

The Withers Grove Homeowners Association Presents

## The Grove Gazette

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### Withers Grove Annual Meeting Tuesday Oct 13th

The annual Withers Grove Home Owners' Association meeting is scheduled for Tuesday, October 13th, 2009 at the Lakeview Church on Erwin Road. Registration begins at 6:30 p.m.. Pizza and snacks will be served. The meeting will begin promptly at 7:00 P.M. Your attendance is strongly encouraged.

Included on the agenda is the election of members of the Board of Directors. If you are interested in seeking a position, please complete the information form included in the meeting packet mailed to your home and return it to Abbott Enterprises by October 1st, or contact Rachel Gold at (704) 527-2314 or [rgold@abbottexcellence.com](mailto:rgold@abbottexcellence.com). Kim Terrick can also be contacted at 704-904-7520

Homeowners unable to attend the annual meeting should sign and return the proxy which was included in the meeting packet and is inserted on page 4 of this newsletter. All that is required is the signature and property address of the homeowner. The proxy will allow existing Board members to vote on your behalf. Without sufficient attendance or collection of proxies, the election will not be completed in a timely manner. Promptly drop the signed proxy in the newspaper box at 11536 Withers Mill, near the main entrance to Withers Grove.



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#### Current WGHA Board Members:

- **President**  
Susan Bailey  
704-504-1972  
[BaileySusan@earthlink.net](mailto:BaileySusan@earthlink.net)
- **Vice-President**  
Kevin Spitzmiller  
704-302-1399
- **Secretary**  
Steve Chaffin  
704-504-5494  
[schaffin1@carolina.rr.com](mailto:schaffin1@carolina.rr.com)
- **Treasurer**  
Kim Terrick  
704-904-7520  
[Ktkt2112@yahoo.com](mailto:Ktkt2112@yahoo.com)
- **At-Large Member**  
Todd Creed  
704-547-4744

[www.withersgrove.org](http://www.withersgrove.org)



## Rehabilitate Lawn Now and Avoid Violations Later

September and October is the ideal time of year to improve the condition of your lawn. Now is the time to aerate, fertilize and seed. Fescue lawns love the cool weather that comes with the Fall and it will come in nicely with a little watering.

Per our governing documents, Abbott Enterprises has been instructed to contact homeowners who are in violation of the Lawn Care Guidelines for Withers Grove and encourage them to begin the process to rehabilitate their lawns. You may view the guidelines at [www.withersgrove.org](http://www.withersgrove.org). Violations occur mostly for not mowing, excessive weeds, and bare spots in turf. This is also the violation that is moved to a hearing most often.

Unfortunately Withers Grove is not immune to foreclosed/abandoned properties. Please contact Abbot Management at 704-527-2314 if you learn of an abandoned property. The HOA can and does maintain the lawn of these properties, but we have to follow a process that requires giving 10 days notice of a hearing then an additional 5 days to correct the problem. We can not, by law, go onto a property unless we follow the due process. Only after this is done are we able to legally enter the property and bill the homeowner [or bank] for the maintenance. Help in identifying these abandoned properties will expedite the process of calling a hearing and thus keeping the property maintained .

The Board recognizes how one unkempt property can seriously affect how Withers Grove is perceived by realtors and buyers and will enforce lawn care guidelines as required. The Board must rely on homeowners to put forth effort to help maintain our home values, especially during this challenging real estate market. Kudos to those homeowners whom have already killed weeds, and seeded their yard! Let's all do

**Lawn Guidelines: [www.withersgrove.org](http://www.withersgrove.org)**

**Aerate!**

**Fertilize!**

**Seed!**





## Safety and Security

The Safety and Security Committee has remained an active committee for a number of years thanks to the leadership of its chair, Alan Marfin.

You may have noticed Neighborhood Watch signs posted around the neighborhood. Alan lead the effort to install them as well as rehab the community board. Thanks Alan! As always, active block captains are needed to make the Neighborhood Watch program viable and successful. Contact Steve Chaffin at [schaffin1@carolina.rr.com](mailto:schaffin1@carolina.rr.com) or Alan at [amarfin@carolina.rr.com](mailto:amarfin@carolina.rr.com) if you can help in any way.

- As a reminder, if you see someone or something seeming suspicious or just doesn't look right, call 911. It the responsibility of each and every member of

### General Information and Reminders

our neighbors. this community to look out for

- It is against county ordinance to park vehicles on lawns. Non-compliance may result in a fine from the county.
- Be considerate of your neighbors when parking vehicles in the street. Try to remember to not make it difficult for homeowners to access their driveway or back up safely.
- The posted speed limit is 25 mph in the community.
- Mow grass weekly in growing seasons.
- Treat for weeds in driveways, sidewalks, and lawns.
- Paint shutters to maintain a fresh appearance.
- Maintain mailboxes in good condition

**~ Look for NEW DESIGN GUIDELINES at the  
October Annual Meeting and in the mail ~**



### Board of Directors Update

Withers Grove Home Owners Association has had a busy and productive 2009 thus far. As you may know, the Association has several committees and a Board. The five elected board members oversee the processes, establish and allocate the budget, and determine policies for such things as collections and violations. Abbott Management is our contracted management company; they handle all the formal communications and oversee our back office operations. They can be reached at 704-527-2314. The overall goal of the Board is to improve the value of Withers Grove, there by making it a great place to live. We have a responsibility to you, the members of WGHA to perform our missions with your best interests in mind. We meet once a month. Homeowners are welcome to attend the open session of the meeting. Please contact any Board member should you like to attend or if you have an issue you would like addressed. BOD contact information can be found on [www.withersgrove.org](http://www.withersgrove.org) or on page one of this newsletter.

As you may have noticed, the WGHA homeowner's dues were decreased for the first time in our community's history. We were able to do this because the street light buy-out loan was paid in full. The BOD would again like to thank those who helped with this process several years ago. We can now enjoy lower dues thanks to the work of several volunteers who made this happen.

The HOA has completed several projects so far this year. First had several dead trees removed from the walking trail. Later this year we will then be working on repairing some of the riprap and general appearance of the walking trail and other common areas. We have also repaired rip- rap at the bridges on Planters Walk drive and mulched the common areas. Planting will be added this fall to further enhance the area.

The Social Committee hosted the Annual Withers Grove Easter Egg Hunt at Wingate Park. The HOA would like to thank to Janice Guckel for chairing this event. We would also like to thank Chris Combis aka the Easter Bunny. The Social committee also hosted a cookout earlier this summer. Again thanks to Chris and Debi Combis for their efforts in heading up this event. We had a great turnout

We have changed some of the communication in the community. We will still continue to manually distribute newsletters however; events will be notified via phone tree and postings. If you have not registered your phone number with Abbott, please do so be calling 704-527-2314 and asking for Rachel Gold, our community manager.

The annual meeting will be held October 13<sup>th</sup>- at Lakeview Church located at 13925 Erwin Rd. Please see page one. We look forward to seeing you there.

WGHOA BOD