

9000 Davis Lake
Parkway
704-596-6958
www.davislake.org



DAVIS LAKE COMMUNITY ASSOCIATION

Davis Lake Communique

Saturday, August 28, 2010

A special meeting was held on Saturday, August 28, 2010 by the Boards of Directors for the Davis Lake Community Association, The Legacy at Davis Lake Homeowners Association, and the Woodcroft at Davis Lake Homeowners Association, and their respective attorneys. This meeting was held at University City United Methodist Church. The purpose of the meeting was to provide information, to interested homeowners in our community, regarding the ongoing lawsuit and proposed settlement that was agreed to during a court ordered mediation in June.

There were approximately 75 people at the meeting. An open dialogue between those in attendance, the three boards and their attorneys provided a chance to answer some of the important questions that residents have regarding the current lawsuit.

The boards provided a list of questions that were received prior to the meeting; and, also, the joint statement prepared by the three homeowners' groups that explains the agreed upon terms of the mediation meeting.

The board will provide a copy of the "Joint Statement" and the questions that were received by the board on the Davis Lake website. Any additional questions can be sent to the board at specialmeeting@davislake.org.

Please remember to vote on this very important neighborhood issue. You can vote in one of the following ways:

1. You can attend the meeting on Saturday, Sep-

tember 18th and cast your vote;

2. You can designate a proxy by writing the proxy's name on the ballot. However, your designated proxy must attend the September 18th meeting. If your designated proxy does not attend the meeting, your vote will not count. Therefore, speak with your proxy before designating him or her; and
3. You can sign your ballot and leave the proxy line blank. This will mean that you are designating Mr. Doug King as your Proxy. Mr. King will be present at the September 18th meeting and will cast your vote on your behalf.

In #2 and #3 listed above, you can mail your ballot to DLCA, 9000 Davis Lake Parkway, Charlotte NC 28269. **In order to count, Cedar MUST receive any mailed proxies by September 18th.**

The DLCA has mailed two proxies. The first proxy failed to designate a "default" proxy. The second proxy designates a former DLCA board member – Doug King – as the "default" proxy. If you have not voted yet, please discard the first proxy and use the second proxy. If you have already sent the original proxy, someone should be contacting you to sign a new proxy.

Between now and the date of the meeting, some volunteers have agreed to canvass neighborhoods to retrieve ballots at members' homes. If you are canvassed, you do not need to designate a proxy (though you may if you desire). Doug King will be the "default" proxy of all ballots obtained through neighborhood canvassing.

**ARC Members
WANTED!!**

**Contact Grant
Smalle at
(704)597-7017
or Betty Lee
(704)-596-7452**

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**DAVIS LAKE COMMUNITY
ASSOCIATION**

www.davislake.org

DLCA Board Members 2009

Steve Duis, President

Steve Calhoun, Vice President

Jeff Dail, Treasurer

Terry Potts, Secretary

Betty Lee, Member at Large

To email the Board: dlca@davislake.org

Legacy HOA

Claire Fallon, President

legacy@davislake.org

Woodcroft HOA

Susan Becknell, President

woodcroft@davislake.org

Julie Bauman, Community Assistant

club@davislake.org

704-596-6958

Charity Bradford, Communique Editor

communique@davislake.org

Cedar Management Group, LLC.

Mail: PO Box 26844
Charlotte NC 28221

Physical: 11515 Reames Road
Charlotte NC 28269

Office: 704-644-8808

Fax: 704-509-2429

Community Support:

support@cedarmanagementgroup.com

Architectural Review Committee

Woodbridge Commons/WB Place

Berg Gleason

Winterberry Ridge/Poplar Grove

Laurie Lorio

Downing Creek/Nuttree Bluff

Open

Harris Glen/ Fortunes Ridge

Paul Crowder

Crofton Springs/Chestnut Knoll

Bruce Auerbach

Old Fox Trail/Bridle Ridge

Eddie Austin

Deer Cross

Grant Smalle, President

DLCA Board Liaison

Betty Lee

Legacy HOA/ARC

Claire Fallon (cgftjf@aol.com)

Woodcroft HOA/ARC

John Ashcroft, III

To contact the members of the ARC by email, write to: arc@davislake.org. Please include your neighborhood or your property address (such as "Deer Cross" or 123 Poplar Grove Dr.) in the subject line of your message to help alert the proper ARC member to respond to your message. **Meetings are held on the first Monday of each month.** There is also a log of approved projects on the Property owners page of the website. Note: Legacy and Woodcroft have separate ARC boards.

**Interested in serving on the ARC?
There is an opening for Downing
Creek. Contact Grant Smalle at
(704)597-7017 for more information.**

Cedar Management Group, LLC

For General Community questions:

support@cedarmanagementgroup.com

For ARC application questions please use:

arc@cedarmanagementgroup.com

For compliance and/or violation issues use:

violations@cedarmanagementgroup.com

For community maintenance questions use:

maintenance@cedarmanagementgroup.com

Billing questions send email to

accounting@cedarmanagementgroup.com

All emails to the above should identify the senders' name, community name, and address if applicable.

Ad Prices

The DLCA Communiqué is distributed to the 854 homes located in Davis Lake, Legacy and Woodcroft. It is also available in PDF format at www.davislake.org. Advertisers committing to three consecutive months of 1/4 page size or greater receive a 10% discount.

Business Card \$30

Quarter Page \$60

Half Page \$125

Full Page \$250

To place an ad, contact the editor at: communique@davislake.org

Julie's Club Corner



VOLUNTEERS of all ages are needed for UPCOMING EVENTS PLEASE CALL OR STOP IN AND SEE JULIE TO GET ON OUR VOLUNTEER LIST.

See Julie or call 704-596-6958 to find out how you can make a difference.

Everyone enjoys the great events that Davis Lake has to offer but it takes dedicated neighbors to come together as a team to make these events come to life... if you have a special gift or talent you want to share with the community... **THIS is your chance!**

Are you a clown, balloon animal artist, magician, musician, or do you just love kids, games, crafts and activities? If you love to chat you can help make calls to vendors and neighbors. We need help decorating and setting up for these events. Do you have a business and want to sponsor an event? There is something for everyone! You do not need to commit to every event. Any amount of time is helpful and appreciated. This is your neighborhood. Step up and be counted, your neighbors will appreciate it and you will feel great in the process.

More Opportunities—

Davis Lake has several Volunteer Committees that could use your help. These committees work together to improve our neighborhood, encourage sense of community, and generally improve our quality of life here in Davis Lake.

For more information on the committees and their goals, go to <http://www.davislake.org/volunteerinfo.htm>

From this page you can also click on a sign up form and pick the committee (s) you would like to be involved in.

Some of the committees include: Women's Club, Social Club, Beautification, Lake, Architectural Review, the Safety, Go Green and and the Communications Committees.

Davis Lake is a beautiful neighborhood. A few people can make a difference, imagine

how many people working together can improve our neighborhood even more.

If you see a need, step up to the plate and see how you can help find a solution.

As we work together we will find our community growing closer as we also raise our property values by becoming the neighborhood that everyone wants to be a part of.

SCHOOL IS BACK IN SESSION....

PLEASE USE CAUTION WHEN DRIVING THROUGH OUR NEIGHBORHOOD ALLOW FOR EXTRA TIME TO GET TO WORK OR WHEN RUNNING ERRANDS DO NOT PASS A STOPPED SCHOOL BUS

REMEMBER SCHOOL IS BACK IN SESSION... PLEASE DRIVE CARE-



FULLY!

Neighborhood Watch

Tired of hearing about crime infiltrating our neighborhoods? Help take a bite out of crime and support Davis Lake's Volunteer Program!

Join the Charlotte-Mecklenburg Neighborhood Watch Program today! It's a great way to improve the security of your home and of the greater neighborhood. When neighbors all practice safety-smart methods, know each other well and communicate effectively across the street and over the fence, it becomes much easier to call out strangers and suspicious activities, and leads to safer and better neighborhoods.

Follow the simple requirements on the CMPD NWA website (link located on the DLCA home-page), nominated your Block Captains and a Chairperson, sign up all interested neighbors and held a kick-off meeting with our CMPD Community Officer in a neighbor's yard. The involvement and time investment of any one individual in the group is quite small, but the power

of having e-mail and phone lists of everyone in the neighborhood and being able to act on the common and basic interests of wanting to look out for each other is tremendous. E-mail lists and calling trees can easily be made and effectively used when events occur—or even before they occur, to report suspicious activity and to keep a common lookout.

Can you name eight neighbors around your house? One of the best tools we have to fight crime is to be able to tell neighbors from strangers. The only requirement for sustaining an NWA is to hold neighborhood meetings at least twice a year. After a brief meeting with your CMPD Community Officers and your NWA officers, what better way to get to know your neighbors than to bring out the grills and break bread in the nearest cul de sac!

Creating a new NWA (or reviving an old one) is quite easy and a great asset to the Davis Lake Community. Take the initiative today and make that first move. For more information and how to start your own contact me at club@davislake.org.

Summer Photos Wanted

Those folks who have been snapping Summertime photos of life in Davis Lake are asked to send them in... we would love to share them with the community. Email them to club@davislake.org



Thank you to the anonymous donor of the clock/radio in the Fitness Room.

Illegal signs

Lately there have been many "Lost dog/cat" signs and other notices posted on street traffic signs and light posts. While we are sensitive to lost pets and other need to know notices in the community I have noticed that these signs are popping up all

(Continued on page 8)

Davis Lake Networking Committee

Our August session centered on several skills and work traits surveys conducted by an instructor from CPCC, Tim Hanson.

He led us through a Myers Briggs survey, a survey that helped us determine our core values and a detailed Transition To Work Survey. Good stuff! If you missed this and want more information I suggest you go to CPCC's web site and search for two classes that Tim teaches. **Job Seekers Skills** and **Career Assessments**. These classes are free to unemployed folks. Check out the schedule and show up to register, it's simple and FREE!

If you want more info feel free to call me.

Some of you may have heard of the grant that Wells gave to CPCC recently. The grant was for \$250,000 and covers tuition for several worthwhile classes. I scored a

grant for their Business Analyst Certification class, it's probably not too late to apply, simply google "Wells Grant to CPCC" and follow the links to apply! You must be unemployed or, I believe, underemployed to receive the grants.

For September—

We will meet on our regularly scheduled date, Thursday 9/9 at 12 noon till 1 pm at the clubhouse. We will have a round table discussion around your job hunt. What's working? What's not? Where do you need help? What resources are you using? How are you networking? Our very own DL resident, Trip Young will facilitate the meeting but he needs your discussion to get things rolling. Show up to the clubhouse and start the conversation. FYI, I will not be in attendance as I am taking a Business Analyst Course at CPCC .

For October—For October I have lined up another DL resident, Christine Richards—full-time Lecturer at Belmont Abbey College near Charlotte. She teaches Business Communications, a speaking and writing intensive course with particular emphasis on business messages. In addition, Richards does consulting work, specializing in analyzing various types of business messages, while also teaching oral presentation skills. She has also developed communication training programs for clients such as White Lodging Services, Inc, the Roman Catholic Diocese of Charlotte, Millsport Motorsports Marketing, and Duke Energy Corporation.

Christine and Trip have offered their expertise for **ONE on ONE sessions to provide you feedback on your resume or cover letters**. You will have an opportu-

nity to sit with one or the other to get timely, relevant feedback on these very important tools that tell your story to potential employers.

You will not want to miss our October session! To accommodate scheduling for October I have had to move the day up to Wednesday 10/13 and the time out to 12:30, we will finish by 2:00 pm.

Have a neighbor that is un or under employed? Bring them along !!

Tim LeVigne on behalf of the DL Networking and Support Committee.

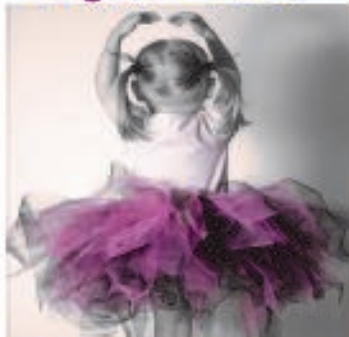
Tim LeVigne

704.499.8109 Land Line

timlevigne@gmail.com

Dance Classes now Offered at the Davis Lake Clubhouse!

Ages 3 - Adult



Come take ballet, tap, jazz, or hip hop from
former NBA dancer and North Carolina
Certified Teacher Stephanie Heberd!

IT'S NOT TOO LATE TO REGISTER!!!!

Classes offered on Mondays and Tuesdays.

For class times and tuition rates please call 704.575.5097 or email
Stephanie.Heberd@gmail.com

Lawn of the Month

Due to scheduling issues...There will be no Lawn of the Month winners announced for August and September (although they have been chosen). Winners for those months will be announced in the October newsletter! Lawns will be judged during the first week of September for October. Thank you for your patience and good luck to everyone"

September 2010 Clubhouse Calendar

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4 Labor Day Celebration See Page 6
5	6 LABOR DAY-no school ARC Meets	7 Dance@Davis Lake	8 DLCA Meeting at the Clubhouse 7PM	9 Network Group Empty Nesters	10	11
12	13 Dance@Davis Lake	14 Dance@Davis Lake	15	16	17	18 DLCA SPECIAL MEETING @ 9:30 in the Clubhouse
19	20 Dance@Davis Lake	21 Dance@Davis Lake	22	23	24	25
26 Last Day the Pool is Open	27 Dance@Davis Lake ARC Application due for October	28 Dance@Davis Lake	29	30		

Schedule of Events

- The **ARC** meets the first Monday of each month. Please have applications in before that date.
- **DLCA Board Meeting** is always on the second Wednesday of the month at 7:00pm in the Clubhouse.
- **ARC Applications** are always due on the last Monday of the month in order to be discussed at the next month's meeting.
- **EMPTYNESTERS:** If you are an Emptynester and would enjoy the company of people with similar situations then come out to our get-togethers. We meet at the Davis Lake Clubhouse on the 2nd Thursday of each month at 6:30 PM. Bring a dish of food to share with all and your own beverage. Sometimes we do other things also such as Christmas Party or a Winery Tour. Suggestions are welcome. The Emptynester meet from Sept to May. If you want more info contact Mike or Barbara Hall at 704-597-9262 or email bhallct@yahoo.com.
- **Dance @ Davis Lake**—Flyer page 4. Dance classes are offered at the Clubhouse for ages 3 to adult. Bal-

let, Jazz, Tap, and Hip Hop. Hours are: Mondays 4:45pm-7:15pm and Tuesdays 4:45pm-8:00pm. Classes will follow the CMS school calendar. For questions and/or more information, contact the instructor at stephanie.hebard@gmail.com or call 704-575-5097.

Sept. POOL Hours
End of Summer Labor Day Event
 Sat. Sept. 4
 10 am - 9 pm
Labor Day - Monday Sept. 6
 10 am - 9 pm
Sept. 7 – Sept. 26
 Weekends Only
 Sat. 10-9, Sun. 11-8

Eagle Scout Project Report

Michael Richards of Troop 148 completed his Eagle Scout Project in Davis Lake the weekend of August 7th and 8th. Volunteers, including Michael's family, (4) other Davis Lake residents, and (10) Boys Scouts, cleaned the Omega tennis courts, built (2) picnic tables for the playground, and built (1) picnic table and (2) benches for the field. The \$550 project involved about 70 hours of planning and 170 man hours.

Michael would really like to thank all who contributed to the project, particularly Mr. Joe Wall of Fortune's Ridge, who provided construction expertise and labor throughout the entire project, the Kavel Family of Harris Glen, and the Krogstie Family of


Cheshunt, who donated time, money, and resources, and Weston McCully and Jeremy Greak, of Harris Glen and Deer Cross, who also helped. In addition, Lenny's at the Shoppes at Davis Lake and Lowe's Home Improvement at Northlake generously offered discounts on food and materials. Finally, thank you to Julie Baughman at the Club and to the Davis Lake Homeowner's Board for their support.

Thank you to all those from Davis Lake who contributed financially to the project as of 8/13:

Kierstan and Omar Boujlil
Jane and Edward Glodowski
Paul Greiner

Pam and Russ Grzywinski
Bonnie and Bret Holmes
Marcia and David Hostetler
Kerstin and Kyle Hunicke
Sally and Michael Johnson
Rebecca and Chris Kavel
Betty and Battey Lee
Ann Marie and Charles Lloyd
Eileen and Ben Miles
Kathleen and Brad Morton
Kathy Cooke and James Page
Kim and Michael Pritchard
Marlena and Alan Travers
Jodie and Brent Whittington

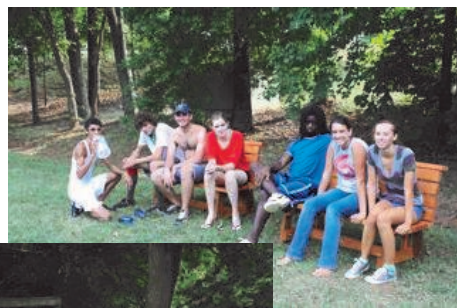
DLCA



Join the Hoopla
Join the Fun
Join the Best
End of Summer Party
Under the Sun!

Saturday, September 4th
10am until 9 pm
Davis Lake Pool

Sit back relax and enjoy the last taste of summer.
We will be dancing, swimming, eating, and playing all day.
We will welcome back the one and only Chili Man!!
So bring your cash for some tasty food.
Food and games start at 11am so come early!!



September Home Comfort Tips

It has been a hot summer and my air conditioner has been working hard. According to the “Energy Savers Booklet” by the U.S. Department of Energy, heating and cooling the home uses more energy and drains more energy dollars than any other system in our homes. Typically, 43% of our utility bill goes for heating and cooling. What’s more, heating and cooling systems in the United States together emit 150 million tons of carbon dioxide into the atmosphere each year, which contributes to global climate change. They also generate about 12% of the nation’s sulfur dioxide and 4% of the nitrogen oxides, the chief ingredients in acid rain.

Few if any houses in Davis Lake were built with the goal of home energy performance, so most of our homes have lots of air leaks. Leaky HVAC ducts are also typically a big problem. As long as a house lets outside air in and inside air out, the heating, ventilation,

and air-conditioning (HVAC) system has to work overtime to keep us comfortable. How can we find out how “leaky” our home is? The answer is “technology.” An energy auditor has special equipment to measure how much air is leaking around the doors, windows, bathroom fans, attic hatches, ducts and other places. He can also take the temperature of walls and ceilings with a thermal camera, which will indicate how good the insulation is and if any is missing.

In addition to air leak problems, many of our HVAC units are as old as our homes, which means they have lost much of their efficiency. No matter what kind of HVAC you have in your house, you can save money and increase your comfort by properly maintaining and upgrading your equipment. But an energy-efficient furnace or air conditioner alone will not have as great an impact on your energy bills as using the whole-house

approach. A good home energy auditor will give you all the information you need. The audit will identify what improvements could be made, which are most important, and what will be most cost-effective. Then you can fix everything at once or develop a plan to do it step by step over time. Fixing the leaks is almost always the first thing to do.

What’s the payoff? By combining proper equipment maintenance and upgrades with appropriate insulation, air sealing, and thermostat settings, you can cut your energy use for heating and cooling, and reduce environmental emissions, from 20% to 50%. And your house will likely be more comfortable. A 20% to 50% lower energy use may give you an advantage if you decide to sell your home, too.



CHARLOTTE FAMILY YOGA CENTER

Dedicated to assisting children, families
and our community to live a healthy,
balanced lifestyle through yoga.

Saturday Oct 2nd
Grand Opening

www.charlottefamilyyogacenter.com

10211 Prosperity Church Rd · Suite 4
Charlotte NC 28269

Get Our
Updates on
 Facebook



Julie's Club Corner continued

(Continued from page 3)

over the neighborhood. Please know that we want you to find your missing pets but signs taped to poles and street signs take away from the neighborhood.

Did you know that in the City of Charlotte it is illegal to post signs on street signs and light posts? ... On March 1, 2000, the City of Charlotte and Keep Charlotte Beautiful added authorization for the removal of **illegal signs** on the public rights-of-way . The Charlotte City Code Section 10-212 prohibits signs being posted within the public rights-of-way. Illegal signs are defined as signs that are posted on telephone poles, inside traffic islands and medians, and in the grass strip between the sidewalk and street...

In an effort to keep Davis Lake a Beautiful place to live and play please refrain from posting signs throughout the neighborhood. If you feel you must pass out flyers, you may place them in the

lower mail box, please do not place them in the USPS mailbox.

Clubhouse Rentals are UP!



Have you noticed the new ceiling fans in the clubhouse and upper deck? These additions added to the new look of our clubhouse. With our recently installed carpet & tile, new paint, oven/stove and audio visual equipment it only makes sense that the *Davis Lake Clubhouse is a great place to host your special event.*

It's time again to start planning your holiday parties & celebrations, family reunions & dinners, bridal & baby showers, rehearsal dinners and weddings, business meetings and book clubs. The clubhouse is available for rent to Davis Lake homeowners and tenants with assigned rights. Clubhouse rentals are up but **prime** dates are still available, don't miss out... reserve your date now.

Stop into the clubhouse or call me to book your event today.

Fishing in Davis Lake

I have been working closely with our Community Police Officer Chuck Sayre and local residents to ensure Davis Lake is an enjoyable place for our residents. We have stopped a total of 17 people from fishing and /or taking fish from our lake illegally. If you are passing the lake and notice anyone "taking" fish in buckets , bags or coolers please know this is a catch and release lake and you can call 911 to report the incident .



Please Donate

Davis Lake Community Blood Drive

Sunday September 19, 2010

12 noon – 4 pm

Call 704-596-6958 or sign up online.



Please give blood.

American Red Cross

The need is constant.
The gratification is instant.
Give blood.™

1-800-GIVE-LIFE
redcrossblood.org

DAVIS LAKE BLOOD DRIVE

@ The Clubhouse

Sunday, Sept. 19th from 12 pm – 4:30 pm

To Schedule an appointment, log on the following website:
www.membersforlife.org/cbsr/schedule

CLICK ON (Search by sponsor code) **SPONSOR CODE is 15032**

Donors will be asked for an email address, birth date, and sponsor code.
*Please bring photo ID or donor card

***All donors will be entered into a region- wide drawing for a \$1000 gift card & items from local businesses!**

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by (USLBA).

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by our Customers

★★★★★

Call 24/7
704-921-8555 www.carefreecoatings.net

Around the Neighborhood!

Davis Lake Annual Fall Carnival

Davis Lake Clubhouse
Sat. Oct. 9, 2010
2 pm - 7 pm

Lots of fun to be had by all.
Look for more information to come.

Independence Day Celebration

Davis Lake came out to Celebrate Independence Day in Style.. Our traditional 4th of July parade started our day and then everyone had a great time with music and dancing, lots of new and old games to play and delicious food prepared by Chili Man. People partied until the pool closed at 9 pm.



Our Awesome Social Committee, Liz Brady, Janel Daley & Melissa Curran



Got Poop?

We Scoop!

We are your super duper pooper scoopers and we want to keep your yard clean, safe and pet waste FREE year round!

- Flexible service options, NEVER any contracts.
- Professional, friendly, and reliable service.
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- Your 100% satisfaction is always guaranteed - or the cleaning is FREE!

DoodyCalls picks up where your dog left off.

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\$20 OFF
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Fall Swim Team Yard Sale Information

Davis Lake residents,

Mark your calendars and start gearing up for the Fall Garage Sale, sponsored by the Davis Lake Dolphin's Swim Team. It will be Saturday, October 2nd 8am-2pm. You may notice the hours have been extended for the sale. This is due to several requests from residents and shoppers. It is a rain or shine event. The cost to participate in the sale is \$25. You have the sale in your own garage/driveway. If you don't have enough "stuff", team up with a friend or neighbor and you can split the \$25 fee.

Why does it cost \$25 to participate? You need a permit to hold a garage sale. Not

only do we send the information to the county, we pick up your permit and deliver it to you. We do other leg work as well, like advertising in local newspapers and posting signs throughout the community. We also compile a list of all the homes participating and the items they are selling. We put this list, along with a neighborhood map and pass it out at the clubhouse entrance the morning of the sale.

The Spring and Fall Davis Lake Garage sales are well-known throughout the community. We get a lot of shoppers during these much anticipated events. So if you have things you want to get rid of, start

planning to participate in this event.

The participation form is in this issue of the Communicate and can be obtained on the Davis Lake website:

(<http://www.davislake.org>).

Please contact me if you have any questions regarding the garage sale.

Wendy Andrews

704-921-7695

philsfam@bellsouth.net

Personal Items For Sale

*This area is for free postings by Davis lake residents. All ads must be for **personal items to be sold**, or **items or services wanted**, and may be run for two months at a time. To place an ad, email communique@davislake.org by the 15th of the month.*

Wanted: Piano teacher for my 10 year old daughter. She has never taken lessons before. We live in Davis Lake and would like to find someone close by. She received a keyboard for her birthday. Thanks Steve 704.597.7370

For Sale: Cherry quilt rack \$10; white Maytag refrigerator \$400; like new king mattress and frame \$400. See pictures at slickzan@att.net or call 704 509 0547.

For Sale: Long gold colored couch. Less than two years old. Smoke free home. I would like 350.00 for it or best offer. Home: 704-745-4514 Cell: 704-685-0330 or 336-209-5668. I am home most of the time. Perry Miller or Beth Breedlove. Email: Perry_Miller60@yahoo.com

For Sale: Original paintings. Prices from 250.00 to 700.00. I am an award winning painter with years of experience and many shows under my belt. Haven't found a gallery yet since we just moved here. So I am offering them under gallery prices until I find a gallery here in Charlotte. Home: 704-745-4514 Cell: 704-685-0330 or 336-209-5668. I am home most of the time. Perry Miller or Beth Breedlove. Email: Perry_Miller60@yahoo.com

For sale: Squier Guitar by Fender. 100.00. Comes with top of the line hard case, many picks, electronic tuner, pitch tuner, and 100's of tabulature sheets. Home: 704-745-4514 Cell: 704-685-0330 or 336-209-5668. Perry Miller or Beth Breedlove. Email: Perry_Miller60@yahoo.com

ClaimSource
one

Important Notice of Unclaimed Funds!

Regarding Civil Action: No. CV95-151-M

Based on our preliminary research of homes in your subdivision, we have determined that your siding may qualify for a settlement. This money has already been set aside for homeowners, but you must file a claim before the deadline to receive your settlement check.

There are never any out-of-pocket costs for our service. If no settlement is paid, you owe us nothing. We work hard to ensure that the claims process is worry-free and risk-free for you.

For local assistance in filing your claim call Edward Foddrell at 704.941.1097

In the past decade, ClaimSource One, Inc. has assisted more than 70,000 homeowners recover more than 100 million in class-action settlements.

490 Sun Valley Dr., Suite 103, Roswell, GA 30076
404.252.1771 or 888.474.0775
Visit our website www.claimsourceone.com

The Davis Lake 2010 Fall Garage Sale
Sponsored by the Davis Lake Swim Team
Saturday, October 2nd 8a-2pm

From 8:00 am until 2:00pm (note: the time has been extended by a few hours. However, homeowners can shut down their individual sale earlier) on Saturday, October 2nd, the Davis Lake Swim Team (the Dolphins) will once again be sponsoring the Community Garage Sale. ALL Davis Lake residents are invited to turn their clutter into cash!! Not only will you make \$\$ for yourself, but a portion of the proceeds will go towards the Dolphins' 2010 swim season.

To participate, simply fill out the slip below and return it with a check for \$25 made out to Davis Lake SwimTeam to Wendy Andrews @ 5007 Foxbriar Trail (Winterberry Ridge) by Monday, September 27th

Contact Wendy Andrews at 704-921-7695 or email at philsfam@bellsouth.net
with any questions

Get in on the HUGE turnout of buyers that flock to Davis Lake for this sale. As part of the entrance fee, the Swim Team will obtain your permit (**Mecklenburg County requires a permit for each participating household**) and place ads in local newspapers and magazines. In addition, your address and a description of the items you are selling will be included on a map (if you make the deadline!) to be distributed at the neighborhood's entrance. Special markers will be given to all participating households to place on the mailbox on the day of the sale. Houses without this marker that are participating will be asked to donate \$25 to the Swim Team and may be subject to a fine by the City of Charlotte. This is a great chance to take advantage of the advertising and legwork we do for you. Not sure if you have enough clutter to get rid of on your own? Why not join up with a neighbor and split the \$25 fee!!

The night before the sale, participants will receive a kit, which will include: your permit, special house marker, map/list of items for sale at each house and a helpful hints instruction sheet.

.....
____ Yes!!! I want to hold a garage sale at my home on Saturday, October 2nd. To receive a permit and be listed on the map, return this form by **Monday, September 27th** to Wendy Andrews, 5007 Foxbriar Trail (Winterberry Ridge). **You can drop this in my mailbox or send it to me. I will send you an email receipt when I receive your payment and form.** Please note: if you miss the deadline, you will be responsible for purchasing your own permit at 700 N Tryon St.- Hal Marshall Services Ctr., 1st Floor Charlotte, NC 28202 (downtown).

Name _____ Neighborhood _____

Address _____ Phone _____

Email address _____

____ Please check if you are interested in participating in an "unofficial" pre-sale Friday evening, October 1st to allow neighbors and other garage sale participants an opportunity to shop early. The pre-sale is optional. You can open for business whenever you want but we see the most traffic in the late afternoon/early evening.

Items for sale (req'd):

Questions & Answers from Aug. 28th Meeting

1. What are the terms of the proposed settlement of the lawsuit brought by Woodcroft and Legacy against the Davis Lake Community Association (DLCA)?

The DLCA Board has agreed to allow Woodcroft and Legacy to separate from Davis Lake, and Woodcroft and Legacy have agreed to dismiss their lawsuit, but only if the following two conditions are met:

A. The DLCA membership must vote to allow this separation. The vote will be held pursuant to the rules set out in the DLCA bylaws, and its Declaration of Covenants and Restrictions. A Special Meeting must be held. A quorum (60% of owners) must vote, and 67% of those voting (after quorum) must vote to allow separation; and

B. All 105 owners within Woodcroft and Legacy must relinquish all property rights in Davis Lake common areas, including the pool and clubhouse, the tennis courts, riding trails, lake, etc. They must do this by executing and recording a "quitclaim deed" and it must be unanimous. However, those Woodcroft and Legacy owners who wish to continue using the DLCA amenities will be given an opportunity to do so by paying a user fee. (See Below)

2. If the DLCA membership approves the separation of all Woodcroft and Legacy owners, what will be the effect on membership assessments?

The 105 members in Legacy and Woodcroft are approximately 12% of the DLCA membership. If they leave, DLCA annual revenues will decrease by approximately 12%. This is about \$62,000 annually. The association cannot absorb that revenue loss by simply reducing expenditures. Therefore, it is likely that assessments will increase. The Board is only authorized to raise assessments by 10% annually. Because the assessments were due to be raised in any event, the Board anticipates an increase for at least two successive years.

3. If membership assessments are going to increase, why should any DLCA member vote to allow the Woodcroft and Legacy members to separate?

Woodcroft and Legacy have sued the DLCA for money damages. If they win in

court, the association will have to pay damages. In addition, it will continue to incur attorney fees, win or lose. Either way, assessments will likely increase anyway. The DLCA Board's decision to support this separation amendment is a way to manage or minimize this risk.

4. What are the risks? What is the probability that the DLCA will lose and have to pay money damages to Woodcroft and Legacy?

While the DLCA's attorneys believe it will prevail in this lawsuit, Woodcroft and Legacy attorney's also believe they will prevail. The outcome of litigation is notoriously unpredictable and anything is possible. In addition, because of the complexity of the issues raised in this case, it is likely that the losing side will appeal, which would result in years of additional litigation and attorney fees. In order to avoid these uncertainties, risks, and costs, the parties have compromised. The Board will support separation without payment of any money.

5. Under the terms of this proposed settlement, will any DLCA money be paid to Woodcroft or Legacy or its attorneys?

No.

6. What will happen if the Davis Lake community votes against separation of Woodcroft and Legacy, or if all owners in Woodcroft and Legacy do not agree to relinquish their property rights to Davis Lake common properties?

The parties will return to court and the lawsuit will proceed to trial, probably in late 2010 or early 2011.

7. The DLCA Board opposed separation in 2008. Now they have agreed to support separation. Why has the Board changed its position?

After four years of acrimony, and two separate lawsuits, the 2010 Board has voted that separation is in the best interest of the entire community for the following reasons:

- There is some financial risk to Davis Lake of continuing to litigate. This risk is erased if this settlement proposal succeeds.

- Win or lose, it is likely that the DLCA will continue to pay attorney fees during any appeal. Separations stops the bleeding.
- There is a value to the entire community in ending the acrimony and fostering community harmony.

8. What will happen to the Woodcroft and Legacy members who want to continue to use the Davis Lake amenities, such as the pool and tennis courts?

The parties have agreed that the present Woodcroft and Legacy owners will be given the opportunity to pay a user fee equal to Davis Lake assessments in order to continue using the Davis Lake pool, clubhouse, tennis courts, etc. Those who have no desire to use the amenities will not have to pay (but cannot use the amenities). Those who wish to use the amenities will pay to the DLCA what they have always paid, except the payments will be a user fee rather than an assessment. The only difference is that this contractual right to use the Davis Lake amenities will not be transferable to new owners. Eventually, as present owners transfer their properties, either by sale or inheritance, this will lead to complete separation of the sub-developments from Davis Lake.

9. Who will be responsible to pay for maintenance and upkeep of the median on Davis Lake Parkway?

The median north of David Cox Road, within Davis Lake proper, is the responsibility of the Davis Lake Community Association. The median south of Davis Cox Road, along Woodcroft and The Shoppes At Davis Lake, is the responsibility of The Shoppes At Davis Lake. The outcome of this vote has no effect on those responsibilities.

10. Why is The Ridge At Davis Lake (RDL) included in this vote?

- The parties to this lawsuit have agreed to allow the community to vote whether the 28 owners in RDL can also separate. This decision was based upon the following factors:
- Some of the owners in RDL have requested that they be allowed to go their own way.

- Until recently, no one in Davis Lake or RDL knew that RDL was a part of Davis Lake.
- They have never paid assessments and have never used any of the amenities.
- They are geographically separated from Davis Lake. You have to leave Davis Lake and drive through Davis Ridge, in order to get to RDL.
- The short term cost to the DLCA of collecting assessments from absentee owners, and bringing all the homes in RDL into compliance with DLCA covenants will be substantial.

If RDL owners agree, separation will merely return everyone to the status quo ante (the way it always was before we discovered RDL was a part of Davis Lake).

The same two conditions apply to RDL separation. The Davis Lake community must vote to approve separation, and all RDL owners must relinquish their property rights in Davis Lake. If those two conditions are not met, RDL will continue to be a part of Davis Lake.

11. If separation is successful, will the Woodcroft and Legacy sub-associations raise assessments for their members?

The Boards for Woodcroft and Legacy have no plans at present to increase their member assessments.

12. Are any of the residents of Woodcroft or Legacy opposed to separation?

This question will be answered by the vote and by the signatures obtained on the Master Quit Claim Deeds whereby those owners will relinquish their DLCA rights. If any Woodcroft and Legacy owners decline to relinquish those rights, then presumably they oppose separation, and this settlement proposal, as presently agreed upon by the litigants, will fail.

13. Does the vote have to be 100% to let the Woodcroft and Legacy members separate?

One hundred percent of Woodcroft and Legacy owners must agree, but only 67% of all voting DLCA members must agree, after quorum. There must first be a quorum of 60% of the owners (**a minimum of 512 votes cast**), and then 67% of the votes cast

must be for separation. This means it is possible for the community to approve separation with only **343 affirmative votes** ($853 \times .60 \times .67 = 343$). Because all 105 Woodcroft and Legacy members are also DLCA members, the minimum single-family-home votes necessary to approve separation is 238, even though there are 748 single family members ($853 \times .60 = 512 \times .67 = 343 - 105 = 238$).

14. Will there be on-line voting?

No. You can vote in one of the following ways:

You can attend the meeting on Saturday, September 18th and cast your vote;

- You can designate a proxy by writing the proxy's name on the ballot. Cast your vote and deliver it to your designated proxy. However, your designated proxy must attend the September 18th meeting. If your designated proxy does not attend the meeting, your vote will not count. Therefore, speak with your proxy before designating him or her; and
- You may send your vote by mail to the DLCA, 9000 Davis Lake Parkway, Charlotte, NC 28269. If you vote by mail, do not designate a proxy. By mailing your ballot, you agree to appoint former Board member Doug King as your "default" proxy. Mr. King will be attending and voting on behalf of all "mailed ballot" members. **ALL MAILED BALLOTS MUST BE RECEIVED BY SEPTEMBER 18TH.**
- Between now and the date of the meeting, some of the members have volunteered to canvass neighborhoods to retrieve ballots at members' homes. If you are canvassed, you do not need to designate a proxy (though you may if you desire). Doug King will be the "default" proxy of all ballots obtained through neighborhood canvassing.

15. If Woodcroft and Legacy owners are allowed to separate, but owe past assessments, will the DLCA be able to collect these assessments?

Yes. The proposed Amendment I specifically authorizes the DLCA to collect any assessments from Woodcroft and Legacy owners who were delinquent on the day

the separation becomes effective.

16. If the Davis Lake community allows Woodcroft and Legacy members to separate, do we have to allow them to continue using Davis Lake amenities, such as the pool?

This is part of the proposed settlement agreement negotiated by the parties and their attorneys at mediation. It was included to help obtain the approval of all Woodcroft and Legacy owners who wanted to use the pool and tennis courts.

17. What costs will the DLCA incur by keeping The Ridge At Davis Lake (RDL) in the DLCA, and have any of their homes been "liened" for non-payment of assessments.

The DLCA sent out its first assessment notices to RDL owners for the second quarter of 2010. Non-payment triggers a process that takes a few months, culminating in the filing of a lien. At this time, no liens have been filed against RDL owners.

There are 28 RDL owners. If they all pay their assessments in a timely manner, this would bring in annual revenues of about \$19,500. However, if a significant number do not pay assessments (as we've seen so far), not only does the DLCA not collect those revenues, but it has to pay its management company and its attorney to send notices, hold hearings, file liens, and if necessary, foreclose on homes. In addition, the DLCA must go through a similar process for all the ARC violations in RDL. It is too soon to know what the financial effects of RDL delinquencies will be, but Cedar Management, the DLCA management company, foresees years of such expenditures to enforce assessment and ARC compliance.

To print off the revised and VALID proxy form, go to the website:

<http://www.davislake.org/separation-newproxy.pdf>