



DAVIS LAKE COMMUNITY

June 2011

www.davislake.org

Statement on the DLCA/Woodcroft Lawsuit

The Boards of Directors for The Davis Lake Community Association is pleased to announce that Davis Lake and Woodcroft have settled all matters in dispute between them, and Woodcroft HOA has dismissed its lawsuit against the DLCA. The terms of the settlement are as follows:

1. The DLCA and its liability insurer will help Woodcroft HOA pay its landscaping costs for the next eight years by making one immediate payment to Woodcroft HOA in the amount of \$6,400.00, and thereafter eight annual payments of \$6,400.00. This equals approximately 15% of Woodcroft's annual landscaping budget for 2011-2019. The total amount of payments over the next eight years will be \$57,600.00;
2. The DLCA will take over maintenance of Woodcroft's single entrance median at Sagewood Drive and The Davis Lake Parkway. The DLCA already maintains the entrance medians to all 11 neighborhood medians and the Declaration of Covenants requires the DLCA to maintain all entrance medians.
3. There have been no admissions of wrongdoing or liability by either party. The parties have acknowledged that this is a settlement of disputed claims and the DLCA has "bought its peace" with Woodcroft.
4. Woodcroft HOA has released and discharged all its lawsuit claims against the DLCA, and has dismissed its lawsuit. Each party agreed to pay its respective attorney fees and costs.

Legacy at Davis Lake HOA is not a party to this settlement agreement and that part of the litigation will be resolved in a trial scheduled for early August.

SPECIAL POINTS OF INTEREST:

- ◆ Babysitter list for the summer of 2011
- ◆ Father's Day 2011 Inaugural Fishing Tournament



A View From the Lake

INSIDE THIS ISSUE:

Contact Information	2
Julie's Club Corner	3
Calendar of Events	4
Babysitter List	7
Fishing Tournament	8
Lawn of the Month	9
Personal Items for Sale	10



Architectural Review Board (ARC)

DLCA BOARD MEMBERS 2011

STEVE CALHOUN, PRESIDENT

STEVE DUIS, TREASURER

JEFF DAIL, SECRETARY

TERRY POTTS, MEMBER AT LARGE

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@CEDARMANAGEMENTGR
OUP.COM](mailto:SUPPORT@CEDARMANAGEMENTGR.OUP.COM)

The Architectural Review Committee (ARC) is dedicated to keeping our community within the guidelines that make it a great and beautiful place to live.

All exterior modifications to homes or landscaping need to be submitted for review and approval by the ARC before work is started.

Applications should be dropped off at the clubhouse. The committee meets the first Monday of each month. Please submit your application no later than the Friday before the meeting.

All trees must be approved before being cut down.

Woodbridge Commons/WB Place

Berg Gleason

Winterberry Ridge/Poplar Grove

Laurie Lorio

Downing Creek/Nuttree Bluff—Tari Conway

Harris Glen/ Fortunes Ridge—Paul Crowder

Crofton Springs/Chestnut Knoll

Bruce Auerbach

Old Fox Trail/Bridle Ridge—Eddie Austin

Deer Cross—

DLCA Board Liaison—Betty Lee

Legacy HOA/ARC

Claire Fallon (cgftjf@aol.com)

Woodcroft HOA/ARC—John Ashcroft, III

Contact Information for Cedar Management Company

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 and Deadlines

The DLCA Communiqué is distributed to the 878 homes located in Davis Lake, Legacy, Woodcroft, and Davis Lake at the Ridge. 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: communiqué@davislake.org. Postings for Yard Sale type items for sale and Services Wanted are free for residents of these neighborhoods and will be posted in the Personal Items for Sale section.



Julie's Club Corner

Hooray it's Summertime in Davis Lake! Our pool opened on Saturday May 21st and 171 Davis Lake friends and neighbors found their way down to the pool for our season opening and Open House sponsored by All Phase Exteriors. We were entertained by DJ Mark, a bounce house, & face painting while all enjoyed the delicious food. Thank you to All Phase Exteriors for this great event.



Before you use the pool for the first time this year, an updated Facility Usage Contract must be completed and turned into the office. Once the

contract is processed, a 2011 sticker will be placed on the ID cards for that address. New codes for the tennis courts, exercise room and bathrooms are now available. Please contact the office if you have not received them. Email: club@davislake.org or stop in the clubhouse office.



NO GLASS PERMITTED BEYOND POOL GATES. If you have updated your contract you are clearly aware of this rule and have signed indicating as such. Desk attendants will check all bags and coolers upon entry to the pool. If glass is found, you will be asked to take it back to your car or to your home, prior to you being allowed to enter the pool. If you observe someone with glass around the pool, please notify a lifeguard or desk attendant immediately. Any broken glass in or around the pool or pool deck may result in the pool being closed until the glass is cleaned up and inspected.

Vandalism is a crime! It has come to my attention that an individual(s) has been tampering with the tennis court locks.



These locks are fairly new and repairs to them are quite costly. If the locks appear to be malfunctioning, please contact the clubhouse immediately. Do NOT try to climb over or under the fence in order to gain access. This is trespassing and will not be tolerated by the board.

SPEEDING though Davis Lake is dangerous to everyone! Please slow down when driving through the neighborhood. Observe posted speed limits. Keep in mind that children and families are walking and riding



on our streets. If you see someone speeding take note of the vehicle and driver it may just be someone you know.

With the remodeling, decorating and purchase of new tables and chairs, the clubhouse is getting booked for rentals. Information regarding rentals is available on line; or, you can stop by the clubhouse during office hours. Remember that you can rent the pool for private events after the pool closes to the community. There is additional charges for lifeguards when using the pool for such events.

Thank you to all those residents who volunteered time on the beautification day. Some of the jobs completed that day were: scraping and painting the rails at the clubhouse; scrubbing pool furniture; painting the check in desk area; spreading new sand at the volleyball court; spreading mulch around the clubhouse area; and, organizing the storage closet in the hallway. Thanks again to those that helped this spring





JUNE 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 POOL OPEN 4PM-8PM	2 POOL OPEN 4PM-8PM	3 POOL OPEN 4PM-9PM	4 SWIM MEET 8AM-10AM POOL OPENS @10AM
5 POOL OPENS 11AM-8PM	6 ARC MEETS POOL 4PM-8PM SWIM PRACTICE 5:30PM	7 POOL 4PM-8PM	8 POOL 4PM-8PM DLCA BOARD MTG 7PM	9 POOL 4PM-8PM	10 END OF SCHOOL PARTY POOL 4PM-9PM	11
12 POOL 11AM-8PM	13	14 SWIM MEET HOME	15 BOARD HEARINGS 7PM	16 SWIM MEET AWAY	17 BURGER NIGHT AND MOVIE	18
19 FATHER'S DAY FISHING TOURNAMENT	20	21 SWIM MEET AWAY	22	23 SWIM MEET AWAY	24	25
26	27 ARC APPS DUE	28 SWIM MEET HOME	29	30 SWIM MEET HOME		

CALENDAR OF EVENTS

- The **ARC** meets the first Monday of each month. Please have applications in before that date. Spring is coming, so if you are going to be doing anything to the exterior of your home or property, don't wait until the last minute. Plan ahead and get your application in for review.
- **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.
- **Friday, June 10th**—End of School Pool Party 6pm-9pm. Come celebrate the end of the school year with your neighbors at the pool.
- **Sunday, June 19th**—Father's Day Fishing Tournament—See page 8 for details.



Julie's Club Corner continued



50th Birthday Party



Pool Opening Day

Thanks to AllPhase for sponsoring our wonderful opening day festivities. Food, Music and Bounce House were enjoyed by all.

Matthews Hypnosis & Naturopathy
Affordable Bioidentical Hormone Replacement Therapy

As we age, the hormones of our youth are still produced but in a significantly decreased amount. Hormones play a vital role in the optimal functioning of our bodies as we age. Bioidentical Hormones work with your body naturally. If you have been feeling run down, tired and just not like your normal self, give bio-identical hormones a try. We offer a variety of solutions to help you improve your physical and emotional balance.

Women

If you have or have experienced any of the following, you may find a relief in Bioidentical hormones:

PMS, Fibromyalgia, Migraines, Hot Flashes, Weight Gain, Night Sweats (due to hormonal imbalance), Decreased Energy, Endometriosis and Depression.

We offer topical Bioidentical Hormones:
Progesterone, Estrogen, Testosterone, DHEA, HGH

If you have questions on how we can help you call Dr. Deirdre Clark (she is a resident of Davis Lake) she is happy to help. Our line of products is called Herbs of the Earth and we would love to help you get your life back on track!

Visit us at www.herbsoftheearth.com or call 704-845-5705 or 704-707-4860.

If you are interested in our comprehensive life changing plan where we combine hypnotherapy with hormone replacement please visit us at: www.matthewshypnosis.com (Matthews Naturopathy & Hypnosis) for more information.

If you can change your mind, you can change your life.

Mailbox Repair/Replacement

1. Install new mailbox post - re-using the existing "black mailbox Includes post, address numbers on post and news paper box. Does not include name plate.	Cost - \$175
2. Install new black mailbox only * (Does NOT include actually purchasing the mailbox.)	Cost - \$ 25
3. New personalized nameplate including installation. (Last name only)	Cost - \$ 40
4. New nameplate installed. (Blank)	Cost - \$ 25
5. Replace existing newspaper box with name	Cost - \$ 100
6. Replace existing newspaper box - no name	Cost - \$ 75
7. Repaint post - including letters and numbers when newspaper box is replaced	Cost - \$ 25
8. Repaint existing mailbox if box is not too rusty.	Cost - \$ 25

Authentic Philly Cheesesteaks & The Deli Fresh Experience™

★ **\$19.99** ★
Family Meal

Includes:

2 Large Subs ~ 4 Chips ~ 4 Reg. Drinks

**Valid with Davis Lake ID*



Lenny's Sub Shop #80
8517 Davis Lake Pkwy
Charlotte, NC 28269
Phone: 704.921.7820
Fax: 704.921.7812

Provided by a Davis Lake Resident:

Mike Stedman

mstedman@gmail.com

980-475-7207





*Davis Lake Babysitters, Pet Sitters & Lawn Mowers—
Alphabetical by age*

Ashlee Bradford, age 11, responsible, used to watching younger siblings, active in church youth program. Babysitting \$5 an hour for one, \$1 per child for more, Pet sitting—negotiable dependant on number of pets and days needed. 704-302-6384.

Hi my name is **Morgan Smith** and I am 11 years old. I am a mother's helper/babysitter. Name your price.

Kiah Bradford, age 13, responsible, experience babysitting up to 5 kids. Babysitting —1 child \$5 per hour, \$1 additional per child, pet sitting—negotiable.

Emma Teachey, 13yrs old, Red Cross Babysitter Certification. 704-597-5122 Her rates are \$4/hr for one child, \$1/hr per each add'l child.

Blake Bond is 14, almost 15 years old and mows lawns for neighbors in Bridle Ridge. He is able to mow in other areas of the neighborhood. Cell # 704-619-4002. \$15 for mowing only, \$20 for mowing and bagging, and \$25 for mowing, bagging and weed eating.

Natalie Buechler, Rising 8th grader and Red Cross certified, rate \$5 per hour for single child, \$7 per hour for two children. 704-599-0193.

Michelle Kunstmann, 14yrs old, ARC Certified. Babysitting/petsitting. References available upon request. \$8/hr 704-921-4437

Keith Kunstmann 15 yrs old-- lawn, edge/weed trim, & clean up rate dependent on lawn size, work needed 704-921-4437.

Hi, I'm **Morgan Butz**. I am a rising sophomore at North Meck and am Red Cross Certified. I am an "A" honor role student who loves playing with children and would be more than happy to tutor in any subject. Rates are negotiable. You can reach me at (704)-706-4650!

Claire Penuel, age 15. \$7-\$10 per hour, Red Cross Certified, 704-599-3834.

Brittany Glenn, babysitter, age 17 - \$7.00/hr., \$7.50/hr for 2+ children. 704-598-3997 (home phone)

Merritt McCully, age 17, dog-sitter, \$7/day for one visit, including feeding, fresh water, conversation and a walk; \$8/day for two visits/day. Experience with big and small dogs, old and young. 704-408-4132 or 704-293-6264



Signs of Summer!



Father's Day 2011 Inaugural Fishing Tournament

This special event may be on Father's Day, but everyone in your Davis Lake family is welcome to come and participate in the festivities. We have a beautiful lake and would like everyone to come and enjoy this soon to be annual "Father's Day – Fishing Tournament". Enjoy a day of family fishing and special tips from our experts during our fishing demonstrations. Tournament will be followed by an awards ceremony and Lunch (\$ small Fee). Please keep eye out for more detail in our email blasts and Facebook Page (Davis Lake Social Activities).



Date: Sunday, June 19th

Location: Gazebo at the Lake

Time: Registration: 9:30 – 10:00

Fishing Demonstration: 10:15 – 10:35
and 11:15-11:35

Tournament: 10:45 -12: 30

Awards and Lunch: 12:30 – 1:30

Participants: Groupings - Ages 3-5, 6-10,
11-15, 16 Above

Description: A "FUN" fishing tournament for all ages. Each age group will receive special recognition for participation and special event categories.

What to Bring:

- **Fishing poles** if you have them. We anticipate having several poles available for those who don't. We will share if needed to ensure everyone gets to participate.
- **Bait** – We will have some live bait available at the tournament
- **Water, Sun Screen, Bug Spray, hats.** We anticipate a hot, sunny day please come prepared (especially for wee-ones).
- **A helping hand** – if you are an avid fishermen or fisherwomen please come and share your knowledge with others. Anyone signing up as a "TOURNAMENT HELPER" will receive a free lunch and special recognition.
- Please bring outdoor folding chairs for yourself and others to share and rest during our special event.

All activities will take place around the lake and the Lake Gazebo.

Rain Date has not been planned, but if we are washed-out, we will reschedule for a different weekend this summer.

Contact: Email Steve Duis @ SDuis@carolina.rr.com if you have any questions, want to volunteer and have any ideas on how we can make this event better!



CAREFREE PAINTING AND WINDOWS
www.carefreepainting.net

Phone: 704-921-8555
 Fax: 704-921-0059
wm@carefreepainting.net

AWARDED 2008, 2009, 2010 BEST OF CHARLOTTE BY USCD
 5 STAR RATING BY SERVICE MAGIC

May Lawn of the Month Winners

The Ridge	8800 Twisted Pine Drive	David Kowsky
Woodbridge Place	9729 Whitewood Trail	Robert & Alice Ault
Woodbridge Commons	4423 Poplar Grove Dr.	Chad & Laurie Trammell
Poplar Grove	4924 Poplar Grove Drive	Scott & Sandra Shafran
Chestnut Knoll	5129 Chestnut Knoll Lane	Brenda & Ciuliano Macri
Bridle Ridge	9819 Steed Court	Nick & Lori Konawalik
Winterberry ridge	5018 Foxbriar Trail	Don & Diane Rothwell
Crofton Springs	9700 Laurel Crest Court	Nettie Gentry
Harris Glen	9514 Harris Glen Drive.	Janet Sullivan
Nuttree Bluff	9410 Arborview Court	Elisa Hurwitz & Stephen Russell
Fortunes Ridge	4840 Fortunes Ridge Trail	Jason & Leticia Adams
Old Fox Trail	4914 Old Fox Trail	Danuta & Andrew Malec
Deer Cross Trail	9117 Chimney Ridge Trail	Terry & Dan Potts
Downing Creek	5214 Downing Creek Drive	James & Sherry DeFazio



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**. To place an ad, email communique@davislake.org by the 15th of the month.

- **For sale:** Brand Name golf shirts sizes 3X and 4X - GREAT CONDITION. Some worn only a couple times. Values up to \$80 each - cost: \$6.00/each. Come see for yourself. Call Kevin Glenn at 704-598-3997.
- **For sale:** Desks - one girl's, one boy's. Excellent condition, high quality "Stanley" furni-

ture. Boy's is light maple color, girl's is dark wood. Both come with 1/4" beveled glass on top and chairs are in ex. cond also. \$150 each. **Also:** Printer/copier/fax machine: HP Officejet G85 in exc. working condition. \$40 OBO Call 704-921-4437.



Handyman Services | Windows | Gutters | Siding | Roofs

No Home Repair Job Is Too Small – Inside Or Outside – To Get It Done Right

A good handyman is priceless. Especially one from AllPhase Exteriors who will make sure your job is done correctly, quickly and at a great price. AllPhase Exteriors has extensive home contracting experience and being family-owned and operated since 1995, we're focused on superior customer service.

Types of handyman services we offer:

- painting and drywall
- carpentry
- gutters
- roof
- siding
- wood rot
- window & door repairs
- remodeling
- any job on your 'to-do' list

Call AllPhase Exteriors today to schedule a service appointment and avoid home repair headaches.

Ask about our \$100 Referral Program!



ALLPHASE
exteriors inc.

7140 Weddington Road, Concord, NC
704-788-3330

AllPhaseExteriors.com
info@AllPhaseExteriors.com | Find us on Facebook



A+ rating