

the Davis Lake *Communiqué*



The Official Publication of the Davis Lake Community Association

www.davislake.org

January 2012



Get Out There and Vote!!!

...you also have the easy option to vote from your warm and cozy home!

It's January in Davis Lake, and this time of year always means it's DLCA Annual Meeting time and DLCA Board of Directors election time. This year we have two seats up for election. (Each year it alternates between three and two seats.) Those two seats are currently being held and served by Betty Lee and Terry Potts.

Terry has decided to step down after six years—3 terms—of dedicated service.

Among her many other duties, Terry most notably served as the liaison to the DLCA's attorney throughout the entire period during our lengthy litigation. We cannot thank Terry enough for her leadership and dedicated service to our community.

Betty has opted to seek re-election, and Steven Donai has stepped up to the plate to seek election and to serve his first time as a potential member of the DLCA Board of Directors. (See candidate profiles on Page 6.)

As you may notice, we have only two candidates for two vacant seats. So, you may be thinking to yourself, "There's no need for me to vote. It's obvious that both of them

will earn a seat." Nothing could be further from the truth.

Our CCR's—our governing documents—do not provide a method for unopposed candidates to simply be appointed to vacant seats. They must be elected by a majority vote of a quorum of the membership.

It sounds silly, we know, but the method to make a change to the CCR's to allow for such an appointment in these cases would require a larger quorum from our 853 homeowners with a 75% majority voting for the change. Sadly, we are lucky to get the lower quorum of only 256 votes for these general elections.

So, we need you to vote! The DLCA, its property managers, and its volunteers work hard to make voting as easy as possible for you.

By far, the simplest method is the one hinted in the headline—by voting online! Our webmaster has created a link on the Davis Lake Property Owners' website to allow one to easily do so. Instructions on how to vote online are located on Pages 4 & 5. We encourage all "connected" property owners to take advantage of it!

(Continued on page 6)

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DLCA Board 2011

Steve Calhoun, President
Steve Duis, Treasurer
Jeff Dail, Secretary
Terry Potts, Member At Large
Betty Lee, Member at Large
dlca@davislake.org

Woodcroft Board 2011

Stephanie Jackson, President
Debra Jordan, Vice President
Doris Wilson, Secretary
Jenni Gray, Treasurer
Megan Davis, Member-At-Large
Lance Berger, Property Manager
woodcroft@davislake.org

Legacy Board 2011

Anne Long, President
Bill Wilson, Vice President
Lynne Osborne, Secretary
Karen Griffin, Member-At-Large
Jean Long, Member-At-Large

Community Assistant

Julie Bauman
club@davislake.org
704-596-6958

DLCA Webmaster

Hope Hunt
webmaster@davislake.org

Communiqué Editor

VACANT
communiqué@davislake.org

DLCA Property Manager

Cedar Management Group, LLC.
Mail: PO Box 26844
Charlotte NC 28221
Physical: 9500 Statesville Rd.
Charlotte NC 28269
Office: 704-644-8808
Fax: 704-509-2429
Community Support:
support@cedarmanagementgroup.com

Architectural Review Committee (ARC)

The Architectural Review Committee (ARC) is dedicated to keeping our community within the architectural specifications that help make it a great and beautiful place to live. Their role is to evaluate proposed modifications to one's home and/or property to ensure they conform to the ARC's specifications.

All exterior modifications to homes or landscaping must be submitted for review and approval by the ARC before work is started. Also, all trees must be approved before being cut down.

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.

Architectural specifications, forms, and procedures can be found online at: <http://davislake.org/arc.htm>.

DLCA Board Liaison: Betty Lee

DLCA ARC Members (by community):

Crofton Springs/Chestnut Knoll

Bruce Auerbach

Deer Cross

Tari Conway (Chairman)

Downing Creek/Nuttree Bluff:

(Vacant)

Harris Glen/ Fortunes Ridge

Paul Crowder

Old Fox Trail/Bridle Ridge

Mike Sansone

Winterberry Ridge/Poplar Grove

Laurie Lorio

Woodbridge Commons/Woodbridge Place

Berg Gleason

Legacy HOA/ARC

Claire Fallon

Woodcroft HOA/ARC

John Ashcroft, III

Contact Information for Cedar Management Group

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

For billing questions use: accounting@cedarmanagementgroup.com

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

Ad Prices and Deadlines

The DLCA Communiqué is distributed to the 853 homes located in Davis Lake, Legacy, Woodcroft, and The Ridge at Davis Lake . It is also available in PDF format at www.davislake.org. The DLCA Board of Directors is currently reevaluating advertising in the Communiqué. As such, this issue will be Ad-Free.

However, postings for yard sales, items for sale, and services wanted are still free for residents of the communities listed above and will be posted in the **Personal Items for Sale** section. To place an ad, contact the Communiqué editor at: communiqué@davislake.org



Julie's Club Corner

Davis Lake Book Swap

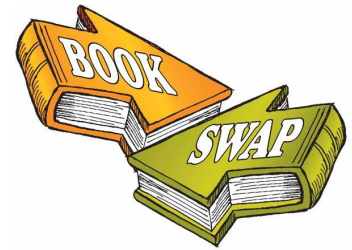
Feb. 11, 2012
10am - 12ish
Davis Lake Club House

A book swap is exactly what it sounds like: you get together with a bunch of people and exchange books. A book swap is a sort of literary stone soup. Everyone who attends adds a little something, and the result is greater than the sum of its parts. It's surprisingly fun and very interesting to see what gems people dig up.

The books you'll find at a book swap will run the gamut from campy to classic. You can tell some books are there because people just wanted to get rid of them. But others are clearly important to their owners who've contributed them to proudly pass on to someone else. These are the best books.

Anyone in Davis Lake is welcome and if you have friends who would be interested, please invite them as well. Literally, the MORE the better. People need to bring a minimum of three books. There will be a table on which to place them as you arrive. You can browse the selection of books as you wait for others to enter. Once it appears everyone is at the clubhouse, we will then start the swap. After everyone has had a chance to look at the books, start grabbing 'em! Each person should only take as many books as they contributed. Then, sit back and enjoy!

At the end of the morning, we will probably end up with quite a few books that nobody has claimed. These books are fair game for anyone who wants to take them home—even if you've already taken your share. After that, if we still have extra books, I will donate them to Goodwill.



Notable Recent DLCA Board Actions

November 9: The board approved and awarded Terra Green the DLCA landscape contract for a three year term at a cost of \$87K/yr. (plus incidentals). We are excited to have them on board and anticipate seeing tremendous results from them over the course of the contract.

November 16: The board approved the 2012 budget. The approved budget allows for a modest 5% increase in the HOA assessment...which supersedes the automatic 10% HOA assessment increase as provided in the CCR's.

Also on that date, the board approved up to \$12K for very much needed repairs to the tennis courts. The scope of this work includes repairs to the fencing, new windscreens, necessary repairs to the hard court surface, and the complete repainting of it. The board deferred \$30K of proposed repairs to the Omega courts to the newly elected board. A course of action regarding these courts will likely require some lengthy discussions and perhaps some type of community involvement.

Clubhouse Office Hours:

Sunday	Closed
Monday	Closed
Tuesday	Closed
Wednesday	Noon - 7pm
Thursday	10am - 4pm
Friday	10am - 4pm
Saturday	9am - 3pm



How to Vote Online

- Go to the DLCA homepage at www.davislake.org and click the "DL Property Owners Site" on the left hand side. (If you are already a registered property owner, great, you can skip to Step 3 on the next page.)

Davis Lake Communities Property Owners' Site

Are you a Davis Lake Property Owner and is this your FIRST TIME visiting the Davis Lake Property Owner's Site? If so, then need to fill out our registration form to set up your username and password. [Click here to register!](#)

NOTE: If you have registered, and your password is not accepted, click on the "Forgot your password?" link. If you do NOT receive a temporary password sent to the email address in your profile, send a message to webmaster@davislake.org.

If you receive a message that your address is already registered, contact webmaster@davislake.org.

DLCA Property Owners log in here:

Username:

Password:

[Forgot your password?](#)

Your Username will be in the format (Property Number + Primary Last Name) (ex: 123Smith)

Davis Lake Community Assoc

The Davis Lake Community is located in north from downtown, Lake Norman, and Charlotte planned community of 800+ homes, condominium great access to both I-77 & I-85. Amenities include a 10 acre "property owners only" fishing lake, child and biking trails, beach volleyball court and a [More photos and information about the Davis Driving Directions](#)

[Online calendar of Co](#)
["What's Hot Page - the Latest N](#)
[Sign up for the Davis Lake Prop](#)

[CA Board of Directors Election](#)
[Details](#)

Questions about

Many common questions are answered on [Q](#) If your question is not addressed there and y [Feedback](#) page to submit a question. It will f [Community Assistant](#) to the correct person.

Other Reso

- If this is your first time at the property owners' site, you must register first before you can vote. To do so, click the link near the top of the page labeled "Click here to register!" (Highlighted above by the dashed box.)

This opens the User Registration form. Complete this form. (All fields preceded with an asterisk (*) are required fields.) After completing all required fields, you will have a generated login ID displayed and a self-assigned password for the DL Property Owners Site. Make sure you remember them or write them down somewhere. Now, click the "Register" button at the bottom.

User Registration

All Fields Marked with (*) Are Required

Household Information

Primary Resident (required)

* First Name:

Middle Initial:

* Last Name:

Second Resident (optional)

First Name:

Middle Initial:

Last Name:

Children (optional)

1 - Child First Name:

1 - Child Year born (ex: 1999):

2 - Child First Name:

2 - Child Year born (ex: 1999):



How to Vote Online (cont'd)

- 3) Now login to the DL Property Owners Site with your login and password.
- 4) Once logged in, find and click the "Vote" link as indicated by the arrow.

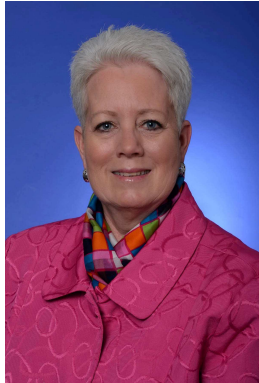
- 5) On this page, make sure the property listed in that field is correct. If so, simply click the checkboxes next to the candidate's name for whom you'd like to vote, and then click the "Vote" button.

Congratulations!!

That's it...you're done!!



Candidates for the 2012 DLCA Board of Directors



Betty Lee has called Davis Lake home since 1992. She has served on the DLCA Board since 2008 filling the following positions: Secretary, member at-large member and ARC Liaison. When asked why she wanted to serve on the Board this is what she said:

“I feel that the DLCA Board has made great strides, and I would like to continue to make a difference in the Davis Lake community.”

Steven Donai has lived in Davis Lake for a little over five years. He has volunteered with the social and environmental committees in the past. When asked why he wanted to serve on the Board, this is what he had to say:

“The biggest change I would like to see in Davis Lake is a return to a sense of community. Over the last few years I have noticed a decrease in attendance for both adult and family socials. As a Board Member, I would like to find ways to encourage us to get out and meet our neighbors and gain the sense of community that Davis Lake was once known for.

“The other change I would like to see is with the communication with our contracted services. I want to make sure we are getting the best value possible with the amount of budget spent on these services and not wasting any of the budget in unnecessary areas. My hope is that this fiscal scrutiny will free up more funds and allow us to keep our dues low for a long time.”



Get Out There and Vote!!! *(cont'd from Page 1)*

Also, on the back of this newsletter is a proxy form you can complete and leave at the drop off box located at the entrance of the clubhouse.

Additionally, by now you should have received the same proxy form in the US Mail from Cedar Management...which can also be dropped off at the clubhouse or mailed.

For paper proxies, please ensure you complete all sections before returning. Incomplete and/or unsigned proxies will be voided. Also, **do not name a proxy** at the top if that person will not be in attendance for the Annual Meeting. Most property owners use the default proxy to ensure their vote gets properly cast and counted.

Please note, too, that paper proxies must include a date and time. This is important should more than one proxy be received from a single address. The one with the most recent date and time will be the only one counted..

So, please, please, please vote! Vote early! Vote now! It's so easy to do. Remember: If we do not meet the required quorum with this first vote, we will have to do it all over again. The printing and mailing of election materials to you costs you and your community association hundreds of dollars. I'm certain that all would prefer to invest that wasted capital on our community's needs instead of unnecessary mailings!

(Please be aware of the voting deadlines for each method of voting as noted on the next page.)



Calendar of Events - January 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5 Brownie Scouts 4-6pm	6	7
8	9 ARC Meets	10	11 DLCA Mtg. 7pm	12 Empty Nesters Daisy Scouts	13	14
15	16	17	18	19 Brownie Scouts 4-6pm	20	21
22	23	24	25	26	27	28 DLCA Annual Mtg.
29	30 ARC Apps Due	31				

- **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.
 - **DLCA Annual Meeting** is on January 28th this year.
 - **Super Bowl Party** will be on Sunday, February 5th at 5 p.m. Pot luck, pre-party activities, games, & prizes. Kickoff at 6 p.m.
- To sign up for the Email Blast to get details, updates, and corrections that are not published in this newsletter, please go to the website below and sign up!:
- <http://davislake.org/membersonly/login.php>

Voting Information and Deadlines

Voting early by proxy can be done either **online** or with a properly completed **paper form**. Only one vote is allowed per Davis Lake property address by the legal property owner.

Online voting began Monday January 9, 2012.

Instructions on how to vote online are on Pages 4 & 5. The electronic proxy must be transmitted by **9:00 p.m., Thursday January 26th, 2012**. Thereafter, electronic proxy appointment will be unavailable; and you must either submit a paper proxy appointment or appear in person at the DLCA Annual Meeting to cast your vote.

Voting by PAPER PROXY voting form

Submit by 9:30 a.m., Saturday, January 28, 2012.

Turn in at the Davis Lake Clubhouse. Place in the drop slot along the wall to the right of the main entrance. (Do Not place in USPS mailbox in the parking lot!)

Vote in person

Saturday, January 28, 2012 , 9:30 a.m., Davis Lake Clubhouse

If you do not submit an appointment of proxy, either by paper or online, you can also vote in person at the DLCA Annual Meeting at 9:30 a.m. at the Clubhouse.



Communiqué Classified Ads

- **Jim Shore Christmas Santa Figurine - Christmas Warmth - Santa/Cat Roly Poly.** Item Number: #4002418. Year introduced: 2005-Retired. Height 10 inches. Displayed a few times. Retailed for \$56.99; asking \$36. Call 704-921-4339.

*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 communiqué@davislake.org by the 15th of the month.*

When are they going to... ?

The fact we have only two candidates running for the DLCA Board of Directors in a community of 853 homes is frightening. Had Mr. Donai not stepped up, we are not even certain how to proceed—or even if we could proceed—which would be totally unfair to those have already served their two-year term.

In most of the recent DLCA monthly meetings, we typically have only a handful of residents attend—and they are usually the same people each month! (A few months ago, we had an audience of only one. Scary...but true.)

This level of apathy is alarming. Do you realize that the DLCA has an operating budget of approximately a half-million dollars? That's \$500,000 folks—it's your

money! One would think more homeowners would want to be concerned with how their HOA assessment is spent.

Have you ever walked or driven through Davis Lake and thought, "When are *they* going to do something about the tennis courts?" "What are *they* going to do about the state of the walking trails?" "I wish *they* would put a fountain in the lake."

The *they* is *you!* The DLCA needs input from residents about things that *you* would like to see done with your money in this community.

Currently, your Board of Directors makes decisions based on the thoughts and priorities of a small number of people. However, we have some tough decisions

to make in the near future—one in particular being the fate of the decaying Omega (artificial turf) tennis courts—and we need community input and involvement to make informed decisions about what *you* perceive to be important, what *you* want, and in what direction *you* would like to take this community.

So, come to a DLCA meeting. (2nd Wednesday of each month) Tell us your thoughts. Propose solutions. Get involved. The DLCA Board of Directors—the falsely-anointed *they*—would love to have *you* attend and help change those thoughts from "When are *they* going to..." to "When are *we* going to..." And, it all begins with *you*.

Davis Lake Picture of the Month



Sample Picture Only
(No pictures were posted for Dec.)

Are you handy with a camera? Have a good eye for framing that perfect shot? Why don't you share them with the neighborhood?

Send your Davis Lake photos of the lake, wildlife, pool, events, and other pictures that highlight our wonderful neighborhood to dlkphotos@davislake.org—notice that is ORG; not COM—by the 15th of each month. They will be posted on our Facebook page for voting by the neighborhood from the 16th until 11pm on

the 19th. Your votes and those of the committee members will determine the winners. Winners will be announced each month in the Communiqué and on the Facebook page.

This will be an ongoing feature, so jump in on the fun. If you aren't a photographer, please go online and vote. Simply log onto Facebook and join the Davis Lake Social Activities. (Note: This is different from the Davis Lake Neighbors group).



Notice of Annual Meeting

The Davis Lake Community Association (DLCA) Annual Membership Meeting will be held on **January 28th, 2012 9:30AM** at the **Davis Lake Clubhouse 9000 Davis Lake Pkwy Charlotte, NC 28269**.

It is on this date and at this location that two (2) members will be elected to the DLCA Board of Directors. The term of these positions is for two (2) years. A minimum of 256⁽¹⁾ Davis Lake property owners in good standing must vote, in person or by proxy in order for the election is considered valid. Voting by proxy can be done either with paper or electronically on the internet. **On line voting will begin on January 9, 2012.**

The 2012 operating budget for the community will also be presented and ratified at this meeting. The 2012 budget adopted by the Board calls for annual assessments of 688.00 per Lot/Unit. There is no requirement that a quorum be present to ratify the budget as presented.

To vote by **INTERNET PROXY** electronically, sign on to the Davis Lake website at **<http://www.davislake.org/membersonly/>** and then complete the **ELECTRONIC PROXY** form. This proxy instructs and authorizes Hope Hunt, a volunteer resident to cast your vote per your directive. **The electronic proxy must be transmitted by 9:00 PM, January 26th, 2012.** Thereafter, electronic proxy appointment will be unavailable; and you must either submit a paper proxy appointment or appear in person at the DLCA Annual Meeting to cast your vote. Historically over 50% of the election voting is done electronically which greatly reduces the work necessary in having the election and achieving a quorum. It also provides an additional level of security as well as documentation of the vote.

A **PAPER PROXY** voting form has been enclosed for your convenience. **The completed form must be submitted to the Davis Lake Clubhouse prior to the beginning of the meeting. Use the outside mail slot along the wall to the right of the main entrance (NOT the USPS mailbox).**

It is important that you fill out the proxy form accurately and completely for it to be legally recognized as a valid Proxy and honored in the election. **Homeowner's signature is required.** If co-owners submit separate proxy appointments, the last proxy appointment received will be the one honored.

If you do not submit an appointment of proxy, either on paper or electronically, please come to the DLCA Annual Meeting on, January 28th, 2012 at 9:30AM and cast your vote. There is only one vote allowed per property address in Davis Lake. A property address can be a single-family dwelling, townhouse (Woodcroft), condominium (Legacy) or undeveloped lot. If there is any doubt as to your attendance, please designate a proxy to ensure a quorum and vote on your behalf. You may still attend the meeting in person; reclaim your proxy and vote. any doubt as to your attendance, please designate a proxy to ensure a quorum and vote on your behalf. You may still attend the meeting in person; reclaim your proxy and vote.

(1) The quorum requirement for the annual meeting of members of the DLCA is the presence of members, in person or by proxy, entitled to cast 30% of the total vote of the membership. See Section 6(d) of Article III of the Declaration.

DAVIS LAKE COMMUNITY ASSOCIATION, INC.

APPOINTMENT OF PROXY

The undersigned a Homeowner of the Davis Lake Community Association, Inc. (the Association), a North Carolina nonprofit corporation, hereby constitutes and appoints Terry Potts (a community resident) and/or Hope Hunt (a community resident).

(In lieu of Terry Potts and Hope Hunt) another name can be provided above but they MUST attend the meeting in person to cast your vote. Please print legibly)

as my proxy with full power of substitution to act and vote for and on behalf of the undersigned at the meeting of Association members to be held at the Davis Lake Clubhouse 900 Davis Lake Pkwy, Charlotte, NC 28269 on **January 28 , 2012 at 9:30 AM** and at any adjournment or adjournments thereof.

The undersigned hereby directs the proxy to vote as follows:

1. Election of Directors:

MARK UP TO TWO (2) OF THE NOMINEES LISTED BELOW TO INDICATE FOR WHICH NOMINEE YOU DIRECT YOUR VOTE TO BE CAST

_____ **Steven Donai**

_____ **Betty K. Lee**

If, at or before the time of the meeting, any of the nominees I have marked above have become unavailable for any reason, my proxy has the discretion to vote for another nominee or nominees.

2. At his/her discretion, my proxy may vote on any other election business that may properly come before the meeting or any adjournment thereof.

My proxy shall vote as directed above. Any appointment of proxy heretofore made by the undersigned is hereby revoked and voided. **This appointment expires 11 months from the date signed unless alternative expiration date is indicated below.**

Sign on the Signature Line and PRINT all other information.

Date and Time are important.

This is a Legal Document.

Expiration Date: _____

Signature: _____
(OWNER)

Date: _____

Time: _____ (AM PM)

Owner Name: _____
(PRINT)

Davis Lake Address: _____

Phone: _____ **Email Address:** _____