

# The Davis Lake Communiqué

The Official Publication of Davis Lake

## October-December 2015 Issue

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Oct. 24th 12-3 p.m.



Please join us for some ghoulish games, freaky fun & frightening food!  
*There will be vendors galore, face painting, balloonist, photo booth & more*  
*There are live animals, crafts, live music & giveaways in store!!*  
***Come bounce on the inflatable, taste the beer garden, it's all from the best...***  
***There's fun for everyone & all are welcome to the Davis Lake Fall Fest!!***

***Don't miss out on our BIGGEST event of the year!!***  
*Sponsored Beer Garden. Petting Zoo courtesy of Zootastic.*

*On Site: Cornhole, Games, Crafts, Giant JENGA, OBSTACLE Course, Melody Curtis Photography, Thirty-One, & all vendors below (plus others) are going to be in attendance.*

*Volunteers needed: Contact Megan Morsillo at: [club@davislake.org](mailto:club@davislake.org)*



Live Band!



**Board of Directors & Positions:**

- President:** Bruce Auerbach
- Vice President:** Paul Crowder
- Treasurer:** Chuck Doll
- Secretary:** Chuck Doolittle
- Member at Large:** Leopoldo Echevarria

**Community Projects & Updates:**

⇒ **Landscaping:**

- ⇒ Various landscaping projects & clean up are in progress including fallen trees from thunder storms and common areas as well as clean up along the trails
- ⇒ Aerating will begin during October and fall plants will be put out
- ⇒ Pine needles will be put out once the leaves have fallen
- ⇒ Pioneer School has requested a plant buffer to be put in between them and Davis Lake per a requirement brought to their attention by the Mecklenburg County Inspector.

⇒ **Amenity Updates:**

- ⇒ Fence surrounding the playground and volleyball court has been installed
- ⇒ Fitness Room is receiving a new DTA for the TV so it will be working properly
- ⇒ Volleyball net and ropes have been replaced; new sand rake has been received
- ⇒ The leaking pipe at the walkway to the pool/clubhouse has been assessed, repaired and corrected—the board is assessing any potential future needs for the clubhouse facility plumbing for fall 2015 into the 2016 year
- ⇒ Cracks in the sidewalk to the clubhouse entryway will be fixed and stained now that the pool is closed for the season
- ⇒ Crack in the blue tennis courts are being evaluated by Court One for repair this fall

⇒ **Pool:**

- ⇒ VGB's will be installed this fall,
- ⇒ Leak test is to be performed in October and needs for 2016 assessed by pH Pool Management and presented to the Board of Directors
- ⇒ ADA Lift Cover has been approved and ordered— ADA lift was request by the BOD to be stored in the off season

⇒ **Other:**

- ⇒ Discussion for opportunities for website updates are in the works for estimates to be gathered— this will begin this fall and into the 2016 year
- ⇒ Budget will be finalized before next months meeting on October 28th

**Monthly Meeting Dates & Guest Speakers:**

*\*Each month we will have a guest speaker who will give updates to the community during our monthly meetings. Light food & refreshments provided for those who attend.*

**October 28th:** Local Health & Toxicology

**November 18th:** week earlier due to Thanksgiving Holiday following on original Wednesday

**December:** Closed Meeting



## COMMUNITY UPDATE FROM THE PRESIDENT

Dear Davis Lake Residents,

It has been my pleasure to serve as President of your Board of Directors (BoD) for 2015, and I'm happy to provide the following update on a variety of issues including capital improvements, BoD initiatives and important financial news that affects our entire community.

### 2015 COMMUNITY INITIATIVES

As a result of the Reserve Study commissioned in 2013 and ratified in 2014, the Board elected to defer the second of three phases of repaving the walking trails until 2016 (phase one was completed in 2013). This allowed us to allocate approximately \$48,000 to our reserve fund (similar to a *community savings account*). In essence, we increased our financial reserves by that amount while continuing to improve the infrastructure of Davis Lake as recommended in the Reserve Study (available to residents on the community web site). Furthermore, we actually managed to get ahead on a couple of projects without overextending our financial commitments.

The large-scale projects were the repaving of the clubhouse parking lot and resurfacing of the sidewalks in the same area. Other capital improvements include the new white fence around the playground, new exercise equipment and improvements in the fitness room, and new audio/video equipment in the clubhouse. Additional projects for this year are tennis court repair, tree banding to guard against worms, repairing a large plumbing leak near the clubhouse and extensive removal of dead/dying trees along the walking trail. If there are enough funds remaining, we'll have the web site redesigned and replace the television in the fitness room. Some projects may have to wait until 2016.

### FINANCIAL CHANGES FOR 2016

Through thoughtful fiscal planning, our reserves are in good shape and we're working toward the goals articulated in the Reserve Study. That being said, the Board has voted to increase homeowner dues by 10% for 2016. The BoD is authorized to raise dues by a maximum of 10% per year, and there has not been an increase for several years – although in 2015, there was an adjustment to the temporary assessment levied in 2006. The annual increase amounts to \$67.96, or \$5.66 per month. Board members engaged in a robust, candid discussion regarding the dues increase and ultimately recognized how essential it is that we build our reserves to the point where we can face the financial challenges clearly articulated in the Reserve Study. Actually, the Study recommends a 20.3% increase over the past two years, but through careful and creative stewardship of the community finances, the Board has made it feasible to keep the costs down while continuing to make progress with the infrastructure and beautification of Davis Lake.

Current annual dues: \$679.58 x 10% = \$67.96. New annual dues: \$747.54 for 2016.

### PROJECTS FOR 2016

One of the most exciting projects for 2016 is the installation a new Google Fiber system in Davis Lake. There is NO COST to residents for the installation of infrastructure and, once installed, we will have a new choice of venders for television and high-speed internet services. Installation should begin this year and be complete in about 12-15 months. Please review the information below from Google representative, Josh Love:

*"Google Fiber is coming to the Charlotte area and we want to make sure that homeowners in Davis Lake are able to sign up for our service. The next step in the process will involve our engineers visiting the property to survey the roads and develop a plan. Then our construction team brings the Fiber connection through the streets of your community, just like we are doing with the rest of the city."* For more information, visit this web site: <https://fiber.google.com/cities/charlotte/> and for FAQs on the construction process in our community visit <https://fiber.google.com/cities/charlotte/support/#tab=construction> .

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Other projects include: phase 2 of walking trails, critically important improvements to plumbing, structure and amenities in clubhouse, improved monitoring of rental properties, sound system for pool area, fitness course along walking trails, and more projects TBD once the budget is finalized.

One vitally important aspect of our lives in Davis Lake over which the Board has no control is *community involvement*. We've been asking for months (years) for volunteers to step forward and serve on the ARC, but that essential committee remains understaffed. The upcoming tree banding project may receive a \$3000 grant from the city, but not without a group of dedicated volunteers. We hoped to attract more residents to our monthly Board meetings by bringing in guest speakers on topics important to our community. And we've included refreshments at the meetings, too. However, participation remains very low, and responsibilities for the entire community fall to a relative few. How low is attendance at the monthly Board meetings? Well, if one resident came from 1% of our homes, attendance at the meetings would more than double! WE NEED YOUR HELP AND PARTICIPATION. There's no other way to put it.

If you haven't added your name to our community email list, please do so by following instructions at the Davis Lake web site. If you run into difficulty, please contact webmaster Hope Hunt and she'll help you get set up. It only takes a few minutes, and it's a very important source of communication with our residents.

Thank you for your many contributions and continued support of Davis Lake.

Kind regards,

Bruce Auerbach, President  
DLCA Board of Directors  
BruceAuerbach@davislake.org

## **Board of Directors ELECTION & Call for CANDIDATES**

- October 1st:** Start Application Process  
(APPLICATIONS on PAGE 6)
- December 1st:** Candidate Application DEADLINE
- January 4th:** Voting Starts
- January 13th:** "Meet the Candidates" 7:00 p.m.  
Davis Lake Clubhouse
- January 23rd:** "Annual Meeting" 9:30 a.m.  
Davis Lake Clubhouse



**We Want You!**



## Important information on payment of the annual Davis Lake Assessment (DUES)

Dear Davis Lake Resident:

This letter is to inform you of recent updates and information related to making payment of your 2015 annual Davis Lake Community Association Assessment. The Davis Lake Community Association website contains this information and links to various payment options on a new webpage page called Davis Lake Payment Portal [www.davislake.org/pp/](http://www.davislake.org/pp/).

There has been a recent change made to the EZ Draft payment option. This online payment option is implemented through a secure website affiliated with WellsFargo that was set up many years. It is now being administered by Unity FI Solutions rather than EZDraft. The Unity site is linked as an option on the Davis Lake payment portal. There are **three important changes** that we need to bring to your attention regarding this change.

1. EZDraft customer information has been migrated to the new Unity FI Solutions site since the companies have now merged.
2. Former EZDraft customers will need to set up a new password for Unity FI Solutions to make payment changes due to the enhanced password security in this new system. A link is provided on the Davis Lake payment portal page and the Unity FI Solutions login page
3. Very Important - former EZDraft users please note that your payment will be drafted by Unity FI Solutions on the 1st business day of each quarter rather than on the 5th

*Please also note the dues change to your fourth quarter assessment. The fourth quarter assessments are \$169.88 versus the last quarter assessments of \$169.90. You will need update any online payments that you have set up to adjust the assessment amount to \$169.88. Your fourth quarter billing statement is enclosed for your review. Your next billing statement for 2016 will be mailed out the beginning of December. Information will be included in that billing statement of any changes to the 2016 dues.*

Please let us know if you have any questions regarding this change in the online payment processing system.

Sincerely,

Davis Lake Community Association  
Cedar Management Group, LLC

### CONTACT INFORMATION:

**Email:** [customerservice@unityfisolutions.com](mailto:customerservice@unityfisolutions.com)

**Phone Number:** 704-329-0125



## 2016 DLCA Board of Directors Application

Name \_\_\_\_\_

Address \_\_\_\_\_

Davis Lake Community \_\_\_\_\_

Phone Number: Home \_\_\_\_\_ Work \_\_\_\_\_ Cell \_\_\_\_\_

E-Mail Address \_\_\_\_\_

(This will not be shared with the neighborhood. It will only be used by the board to contact you)

Why do you want to be on the board of directors of the DLCA?

(Include how long you have lived in Davis Lake, any neighborhood committees you have volunteered on, what changes you would like to see in the neighborhood, etc.)

*Please return this form so that it is received no later than Monday December 1<sup>st</sup>, 2015*

There are a couple of ways to do this:

- Drop off this form at the clubhouse before December 1<sup>st</sup>, 2015 Use the mail drop slot to the right of the entrance doors if the clubhouse is not open.
- Or fill out the form and email it to [board@davislake.org](mailto:board@davislake.org) along with a photograph of yourself and a bio.

You must be a member in good standing with the community to run in the election. This means no outstanding debts to the Davis Lake Community Association.

ALSO, If you have a current photo that we can publish, this will be helpful for neighbors to be able to put a face with a name before they vote. We would like to publish a brief paragraph or two about you in the next Communiqué and on the Davis Lake website. You are welcome to include whatever you would like here, such as a brief biography, your experience, and ideas for Davis Lake's future or your goals as a board member. Remember that this information will be public. This information needs to be sent to directly to the Communiqué newsletter editor [communiqué@davislake.org](mailto:communiqué@davislake.org)

# Ongoing Davis Lake Activities

## Be On The Lookout...

### Have You Always Wanted To Live On The Lake?

In December 2015, 5026 Old Fox Trail will be offered FSBO:

- ⇒ 3-4 Bedrooms/ 2.5 Baths transitional 2-story on a cul-de-sac
  - ⇒ Beautiful Lake Views from Kitchen, LR, MBR and Large Deck with Gazebo
  - ⇒ Open Floor Plan/ Downstairs Master
  - ⇒ New HVAC, New Roof, Lots of Upgrades
- Pre-Qualified Buyers Only



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**Brokers Welcome**

**Contact: [oldfox5026@outlook.com](mailto:oldfox5026@outlook.com)**

## “Breakfast with Santa”

Saturday December 5th, 2015 9 a.m.-11 a.m.

Come to the clubhouse and have breakfast with Santa and his helpers! Don't forget your wish lists! Bring your cameras for this great photo opportunity you won't want to miss! Crafts will be there for the kids to enjoy and breakfast items will be served as well (while supplies last).



### Need VOLUNTEERS for Holiday Decorations in Community

If you are interested in helping the community look festive by hanging up décor on your community kiosk's please contact the Director at [club@davislake.org](mailto:club@davislake.org)



Decorations will be ready the week before Thanksgiving to be put up.



The Contract Bridge Group of Davis Lake meets at the Clubhouse on the second Tuesday each month at 6:30 p.m. RSVP's are encouraged in order to ensure the game has the correct number of multiples required.

If interested please contact Janet Sullivan at: [jesullivan9514@gmail.com](mailto:jesullivan9514@gmail.com)

**Like us on Facebook!!** Ever wonder what all of the commotion is that's going on down at the Clubhouse & Pool? Looking for something to do or a way to meet your neighbors? Interested in ways to get your kids involved in Summer Camps, Swim Lessons, Swim Team, Volunteering or more? Search for “*Davis Lake Social Activities*” & ‘like’ us!!



# Ongoing Davis Lake Activities

## THE EMPTY NESTERS CLUB OF DAVIS LAKE

We have a lot going on in this quarter! Pot luck suppers, a field trip to a vineyard and our annual Holiday party. Mark your calendar so you don't miss out!!!

**Pot Luck Supper:** November 5 and January 7<sup>th</sup> (First Thursday 6:30 p.m. at the Clubhouse)  
Just bring an appetizer, covered dish or dessert to share and BYOB. Newcomers are welcome!

**Festival at Shelton Vineyard:** October 10, 2015

The details of this outing will be provided by email to our members list.

**Annual Holiday Party:** December 5, 2015 Saturday Evening

The details and location of this lovely event will be provide by email and at our regular meeting.

The Empty Nesters Club is open to the adult residents of Davis Lake (singles/couples; all are welcome) who like to come together with other folks from our community to:

⇒ Share a meal & some drinks

⇒ Visiting with neighbors

⇒ Get the scoop on what is happening in Davis Lake

⇒ Share laughs & fun with friends

⇒ Try out a new recipe

⇒ Have a relaxing evening out close to home

Occasionally, The Empty Nesters Club plans additional outings. For more information about Empty Nesters and/or to be added to the email list, please contact Kathy Mercer at [kmmercerc@comcast.net](mailto:kmmercerc@comcast.net) or Bruce Talbott at [bhtalbott@gmail.com](mailto:bhtalbott@gmail.com)



## Homeowner is getting ready to list For Sale:

Beautifully maintained 2575 square foot, two story, 4 bedroom home with 2.5 baths in Davis Lake.

**Price: \$229,900**

4611 Deer Cross Trail, located end of cul-de-sac in Deer Cross

A dramatic two-story greets you upon entering. 9' ceilings on 1st floor with true hardwood floors.

The kitchen features beautiful natural light with triple windows overlooking the lush backyard, a large walk-in pantry and a large informal bay with gorgeous views.

The family room has built-in shelves, fireplace, crown & chair moldings and French doors leading out to the custom multi-level deck and a very private & wooded backyard.

-3M sun control window tinting on all sun facing windows, home security system

-Exterior painted in 2012, new roof in 2009, new gas hot water heater, new garage door openers.

**Contact homeowner at 704 277-2060 for more information or to schedule a showing.**



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## Current ARC Members & Communities:

**Woodbridge Commons & Place:**  
Berg Gleason

**Bridle Ridge:**  
Pat Levesque

**Harris Glen & Fortunes Ridge:**  
Maggie Joseph

**Crofton Springs & Chestnut Knoll:**  
Gordon Howe

**Deer Cross:**  
Toni Wood

**Winterberry Ridge & Poplar Grove:**  
Brent Miller

**Downing Creek:**  
Jason Adams

**Old Fox Trail & Nuttree Bluff:**  
JR Ford  
(Chairman)

**DLCA Liaison & Twisted Pines:**  
Chuck Doolittle

**Email:**  
[arc@davislake.org](mailto:arc@davislake.org)

## 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 & 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 specifications. **All exterior modifications to homes and/or landscaping must be submitted for review and approval by the ARC before work is started. Also, all trees must be approved prior to being cut down.** Applications should be dropped off at the Clubhouse. The committee meets the Monday before the DLCA Board Meeting of each month. Please submit your application no later than the Friday before the meeting. Architectural specifications, forms & procedures can be found online at: <http://davislake.org/arc.htm> along with contact information for each representative.

### *Some Important ARC Committee Updates*

- ◆ The ARC deadline is the 15th of each month. Please be sure to drop this in the clubhouse drop box, not the clubhouse mailbox.
- ◆ In order to ensure perfect clarification, please include all photographs, surveys, maps, diagrams, paint swatches, etc.

**We would like to welcome NEW members: Pat Levesque, Gordon Howe & Jason Adams to the Davis Lake ARC! We appreciate your efforts in making our community the best it can be.**

***We are always looking for additional members—they meet once a month at the clubhouse. If you are interested please contact the clubhouse at [club@davislake.org](mailto:club@davislake.org)***



## LAWN OF THE MONTH:



6:30 p.m. Sunday December 19<sup>th</sup>:

### **“Holiday Lights & Outdoor Decorations Contest”**

Santa's elves will be touring around Davis Lake on this cool Sunday night beginning at **6:30 p.m.** to judge the holiday spirit in our community! There are two categories that will have a first, second & third place winner for each: “Best Lights” and “Most Fun & Kid Friendly”. The winners will be announced in the January newsletter & on our “Davis Lake Social Activities” Facebook page! Be sure to get those decorations hung & those lights glowing, because on **December the 19th** Davis Lake's holiday spirit will be showing!  
*If you have any questions please contact: Linda Lott at: [llott@wmba.net](mailto:llott@wmba.net)*



# Important Davis Lake Contacts



**DLCA Property Management Company:  
Cedar Management Group**

*\*All e-mails to the following addresses must identify sender's name, community name & address*

<b>For general community concerns:</b> support@cedarmanagementgroup.com	<b>Mail Address:</b> P.O. Box 26844 Charlotte, NC 28221
<b>For ARC application questions:</b> arc@cedarmanagementgroup.com	<b>Physical Address:</b> 9500 Statesville Rd. Charlotte, NC 28269
<b>For compliance and/or violation issues:</b> violations@cedarmanagementgroup.com	<b>Office:</b> 704-644-8808
<b>For community maintenance questions:</b> maintenance@cedarmanagementgroup.com	<b>Fax:</b> 704-509-2429
<b>For billing questions:</b> accounting@cedarmanagementgroup.com	

**DLCA Board**

**President**  
Bruce Auerbach

**Vice President**  
Paul Crowder

**Secretary**  
Chuck Doolittle

**Treasurer**  
Chuck Doll

**Member at Large**  
Leopoldo Echevarria

**Email**  
dlca@davislake.org

**Woodcroft Board**

**President**  
Ralph Peter

**Vice President**  
Jim Whitford

**Secretary**  
Jeremy Churchill

**Treasurer**  
Gail Brown

**Member at Large**  
Prince Jones

**Email**  
woodcroft@davislake.org

**Legacy Board**

**President:**  
Lynne Chamberlain

**Treasurer:**  
Bill Wilson

**Secretary:**  
Mike Conte

**Property Management:**  
Highscapes  
Office: 704-562-2123

**Email**  
legacy@davislake.org

**Davis Lake Aquatic &  
Event Director**

**Megan Morsillo**  
club@davislake.org  
communiqué@davislake.org  
704-596-6958

**Fall/Winter Office Hours:**  
Monday: 11-4 p.m.  
Tuesday & Wednesday: 11-5 p.m.  
Thursday: 10-3 p.m.  
Friday-Sunday: Closed

*If these hours do not accommodate your needs, please do not hesitate to contact the director to set up an appointment.*

**DLCA Webmaster**

**Hope Hunt**  
webmaster@davislake.org