

Neighbors,

Summer is almost here so we are about to enter the season that is most appreciated by school-aged children and warm weather enthusiasts throughout our community.

The past few board meetings have been eventful and interesting, with many topics covered and to say the least, some lively discussion. For those who been unable to attend, I would like to bring you up to date on some items that have been discussed and actions taken.

1. Since December the Board has met and been working with Huntersville Town Officials and American Tower representatives regarding the communication tower that was installed in our neighborhood without HOA knowledge. As a result progress has been made towards moving the Communications Tower (Node) from Perthshire Court to the common area up against the woods. The new power line has been run by Energy United and the easement is under review by Hawthorne Management, our lawyer and myself. I was hoping to have it signed by this time, but we as we've found legal matters move slowly. The Board will continue to work with Hawthorne Management and our legal advisors until this matter is fully resolved. For any questions, contact Bob Brethen.
2. In order to improve communication in the community, we now have a Facebook page in conjunction with our WEB Site. Thank you to Chris Zangara for volunteering to take ownership on these initiatives for the HOA and keeping them current.
3. Although being an HOA with sound financial strength, we will soon be reviewing our long term financials. We have started the process to complete a comprehensive Reserve Study. Once complete, this will give the current and future boards recommendations on which to base financial decisions for many years to come.
4. Over the past few summer seasons, the Board has heard from many neighbors about non-residents using our pool. This year we have purchased pool tags to help dissuade this practice. Please show your tag to the lifeguard on duty when entering the pool. If you were unable to pick up your tags, please contact Chris Zangara via Facebook or e-mail.
5. The pool officially opened on Saturday, May 14th beginning with early morning Swim Team practice. In addition to team members, the pool was well attended on both Saturday and Sunday. Please note that we have expanded the pool hours this year to include earlier afternoon hours (1:00pm to 7:00pm) for the two weeks prior to Memorial Day Weekend. The Board will evaluate attendance during the new hours to gauge use and interest, before scheduling these hours next year.
6. We have completed the painting of the entrance to the pool to match the pool deck that was painted last year.
7. We contacted the Town of Huntersville and they will soon be repairing the damaged sidewalks in the common area.

Please continue to reach out to your neighborhood blockheads and Board members with your questions or concerns. Visit the Stephens Grove WEB Site for up to date information on what's going on in your community.

<http://www.stephengrove.com/>

Thank you, Bob Brethen