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# MARINER'S POINTE NEWS

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Spring 2010

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## Summary of Board actions

- Passed revisions of the following documents: *Did You Know, Parking Regulations, Landscape/Architectural Regulations, Request for Architectural Approval* (on our community website).
- Set amending Bylaws to provide for four Board members with staggered terms as a priority for 2010.
- Set Annual Meeting date – November 4.
- Approved emailing summaries of meetings.
- Finances as of December 31, 2009: Reserves of \$22,300.32; Arrears of \$4,332.30; Building Repairs ahead of budget by \$3,701.51.
- Touch-up paving repairs made the week of January 25.
- Discussed how to eliminate trash containers being on the streets more than 24 hours.
- Gutters on buildings at the south end and the west side have been cleaned. Gutters on front building, 8051 – 8067 Mariner's Pointe Circle have been inspected and found to be free of debris.

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## Meet our New Board Members

**Andy Farrow** – Andy grew up in Memphis and lived in Concord for 14 years before moving to Mariner's Pointe in 2006.

A retired educator, Andy taught in colleges and universities and served as Director of the Dropout Prevention and Safe and Drug Free Schools Program in Cabarrus County. She was a high school counselor in Concord. Andy has held both state and county level administrative and elected positions related to education and was a small business owner. An avid sports enthusiast, Andy played tennis and golf and enjoys watching most sports. Currently, she sails Lake Norman with friends at every opportunity. In June 2008, she retired to devote her energies to sailing and her "boys," Beau and Benji, two Maltese/Yorkshire terriers.

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**Finances as of February 28**

Reserves - \$26,428.20  
Arrears - \$6,173.57  
Special Assessment Reserves - \$8,855  
Building Repairs – positive \$284

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The HOA’s finances are not secret! Any Mariner's Pointe homeowner may receive an emailed copy of the monthly financial statement. If you’d like to receive the monthly statement, please contact Jennifer Foster at Hawthorne Management [jfoster@hawthornemgmt.com](mailto:jfoster@hawthornemgmt.com).

**Peter Anastos** – Peter and his wife Carole purchased their home in Mariner's Pointe in June 2007. They relocated to Cornelius from the Boston area in 2009 with their 19 year old son Trevor, who attends college here, and their 24 year old daughter Krisi, a graphic designer working in Charlotte. Another son Justin is a civil engineer in Massachusetts.

Peter is a civil engineer. He served 6 years in the Army Reserves and the Massachusetts National Guard.

Peter’s 30 year professional career includes work in commercial, institutional, and residential construction as estimator and manager of estimating departments, construction project manager, director of management services, and development of new businesses.

He’s actively seeking to continue his construction career in the Lake Norman area.

**Pressure Washing**

*Several residents have asked about the HOA's pressure washing of buildings.*

*The CC&R's (Section 12.1) do not provide for pressure washing.*

*Maintenance of fences is the responsibility of the home owner.*

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**Just a reminder!**

*Trash containers may be on the streets not more than 24 hours. The CC&R's (Section 6.6) provide "All trash containers or other equipment for storage or disposal of ...waste shall be ... located in ... areas concealed from public view, except on garbage collection days."*

*The Board may impose a fine of up to \$100/day on residents who leave containers on the streets.*

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*Windows, doors, door frames, and door jambs are the homeowner's responsibility.*

The CC&R's outline the HOA's building/grounds maintenance responsibilities in Section 12.1:

- The Association shall be responsible for the following items of exterior maintenance: lawn care in the front yard area of each lot, maintenance and repair of all walkways and paved areas, periodic repainting of exterior building surfaces ..., and repair and replacement (if necessary) of the following structural elements of each ... unit: exterior walls and building surfaces, roofs, front stoops, gutters and down spouts.
- Except for the maintenance required of the Association under Section 12.1, each owner of a lot shall keep the lot ... and all improvements thereon, clean ... and in good order and repair. ... If an owner of any lot fails to maintain that lot and the improvements thereon in accordance with this Article XII in a manner reasonably satisfactory to the Board ..., the Board shall give written notice to such owner and, if the necessary maintenance is not completed within twenty (20) days, the Association shall have the right ... to enter upon the lot of the defaulting owner and to repair, maintain and restore the lot and the exterior of the building and the other improvements erected thereon in a reasonable and ... workman like manner. The cost of such repair, maintenance or restoration shall ...be deemed a special assessment levied by the Association against such owner ... shall become the personal obligation of such owner and shall become a lien against such lot ....

**Thank you for your cooperation!!!**

If you need to paint your front door or door frame, you'll find the paint colors on our web site.



Pet waste continues to be a problem. The CC&R's provide that "each owner shall ... keep the exterior of [his/her] lot in a ... clean condition at all times..." (CC&R's Section 6.2) and "Pets shall not be permitted to defecate in the Common Area, or urinate on shrubbery, and each owner shall immediately clean up after his pet if an accident occurs" (CC&R's Section 6.8).

A fine of up to **\$100 per incident** may be imposed on pet owners who do not clean up their dog's waste. Waste may not be left in any common area or front/back yards. Pet waste stations are located at the west end of the commons and at the east side of Mariner's Pointe Circle at the entry to the community.

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- Will investigate establishing an umbrella insurance rider through Erie Insurance Exchange to cover volunteers working in the community.
- Sent five violation letters; held one hearing.
- Set priorities for 2010
- Resolved to paint new parking limit strips on streets and mail parking regulations to all owners/residents

## CALENDAR OF EVENTS

### APRIL BOD MEETING

DATE: THURSDAY, APRIL 15  
PLACE: SMITHSTONE CLUBHOUSE  
TIME: 7:00PM

All residents are welcome to submit items to the BOD email address and be added to the agenda or participate in the community input and/or Q & A.

### MAY BOD MEETING

DATE: THURSDAY, MAY 20  
PLACE: SMITHSTONE CLUBHOUSE  
TIME: 7:00PM

All residents are welcome to submit items to the BOD email address and be added to the agenda or participate in the community input and/or Q & A.

### SPRING COOKOUT ~ TBD