

Neighbors,

Cooler temperatures are finally here and it looks like many of us are busy with yard work. I hope all is well with you and your families.

At a recent Board meeting the topic came up about how to engage the Board regarding ideas, thoughts for neighborhood updates and enhancements, or to get updates on what is currently being planned or happening within the neighborhood. Attending a Board meeting is a good place to start but you can also e-mail the Board or talk with any of the Board members.

At the annual meeting in January we began a list of topics that would be discussed and potentially reviewed for implementation. As items come up they are prioritized and investigated as to whether or not to move forward. Since many of you have not been able to join us for our meetings, I would like to share with you some of the items that have been completed or are underway within the neighborhood. The list below is not comprehensive, but a sampling of the items that have been covered throughout the year.

1. Since December 2010 the Board has met and been working with Huntersville Town Officials, American Tower representatives, Hawthorne Management and our lawyer regarding the communication tower that was installed in our neighborhood (Perthshire Court) without HOA knowledge or approval. As a final result, the tower was recently relocated to the common area against the woods. This was a long, tedious process. I appreciate the neighbors who had to live with the eyesore and supported the Board throughout this process. Energy United will be replacing the original street light in the near future.
2. A complete comprehensive Reserve Study was conducted by a professional reserve study company, Reserve Advisors. The final report validated that we are on target with our funding of the reserves and the neighborhood continues to be in sound financial shape. This report provides the current and future boards recommendations on which to base financial decisions for many years to come.
3. We 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 and the results were very positive. The Board evaluated the attendance records and many people took advantage of the new hours. We expect to continue extra hours for next pool season. Although discussed, it was decided not to have the pool open without Life Guards on duty because the liability to the HOA is just too significant.
4. The Town of Huntersville was contacted and workers repaired the damaged sidewalks in the common area making them safer for all who use them.
5. Soon to be completed is a remodel of the neighborhood Clubhouse. Work includes new flooring, paint and countertop and is expected to be finished by the end of October.
6. Other items include: pool tags implemented, monuments cleaned, additional speakers installed at the pool, flag poles straightened and a SG Face Book created.

On a less positive note, we as a neighborhood have suffered some vandalism and items being stolen. Recently, we had street signs and the announcement board that we place at our entrances taken. In addition, a street pole was pushed over. We have contacted the Town to replace the street signs. If anyone has any information on the missing items; please contact the Huntersville Police Department. Additional acts of vandalism will be reported to the police department.

Continue to reach out to your neighborhood blockheads and Board members with your questions or concerns. Visit the Stephens Grove website for up to date information on what's going on in your community. <http://www.stephensgrove.com/>

Thank you, Bob Brethen