

## New to Davidson Bay

We're happy to have you as a new neighbor. We think that our community and the surrounding Town of Davidson are very special places in the Charlotte region that provide a small town atmosphere that is more serene and less hectic. Davidson is a college town that has managed to hold back the onslaught of suburbia; you won't find a Walmart or McDonald's here, yet such amenities are a short drive away. We think you'll agree that you've found a great place to live.

**Davidson Bay is an HOA community.** That means a number of things. First, it means we are governed by a set of Bylaws and Covenants. They provide for an Association, run by an elected Board of Directors, that oversees the community in order to preserve the quality of life we all enjoy.

Second, we all pay monthly assessments (dues) to cover the costs of operating our community. That includes the maintenance of the common areas, which are primarily the two parks within our boundaries. However, depending on your previous home-ownership experiences, you may be surprised to learn it covers much more. It includes a master insurance policy that protects all the buildings in Davidson Bay, landscaping for most of the private property in the community, and big-ticket items such as exterior painting, roof repairs, and re-roofing as needed.

Third, there are rules and regulations that require members of the community to take proper care of their home and show proper regard and consideration for their neighbors. We think you'll find that these rules are common sense and provide the kind of environment that most people want to live in. On our website you will find the full Covenants and a summary that gives an overview of the rules community members are expected to follow and the responsibilities the Association has in maintaining Davidson Bay.

### Important things to know:

Police, Fire, EMS - Davidson has its own police and fire departments. EMS (known as Medic) is operated by Mecklenburg County. All can be reached by dialing 9-1-1.

### Urgent Care (closest locations)

Atrium Health Primary & Urgent Care - M-F 10 am - 8 pm, Sat-Sun 8 am - 6 pm  
20036 Zion Ave., Suite 100, Cornelius, NC 28031 (2.2 miles)  
704-801-7400

Novant Health Go Health Urgent Care - 7 days, 8 am - 8 pm  
17078 Nat Bynum Lane, Suite 3, Cornelius, NC 28031 (3.2 miles)  
704-324-3975

### Emergency Rooms (closest locations)

Atrium Health Lake Norman Hospital - 7 days, 24 hours  
1130 Tree of Life Lane, Cornelius, NC 28031 (5.0 miles)  
704-801-5560

Duke Health Lake Norman Hospital - 7 days, 24 hours  
171 Fairview Rd, Mooresville, NC 28117 (4.5 miles)  
704-660-4000

Garbage collection - This is provided by the town through Waste-Pro. Pickup is every Monday for garbage (green containers) and every other Monday for recycling (red containers).

Post Office - 99 Jackson St., Davidson (behind the 100 block of N. Main St.)

Food - All the locations below are walkable or a very short drive.

Supermarket Harris Teeter, 431 Peninsula Dr., Davidson (0.8 mile)

Casual Brickhouse Tavern, sports pub - 209 Delburg St., Davidson (0.4 mile)

Restaurants Milkbread, varied menu - 624 Jetton St., Davidson (0.8 mile)

Famous Toastery, breakfast & lunch - 101 N. Main St., Davidson (0.8 mile)

The Soda Shop, burgers & ice cream - 104 S. Main St., Davidson (0.8 mile)

The Crazy Pig, BBQ - 402 S. Main St., Davidson (1.0 mile)

Sabi Asian Bistro, sushi - 130 Harbour Place Dr., Davidson (1.0 mile)

Fine Dining North Harbor Club, on the water - 100 N. Harbor Place Dr., Davidson (1.4 miles)

Kindred, American cuisine - 131 N. Main St., Davidson (0.7 mile)

The above is a sampling of restaurants in Davidson. There are many more in Davidson and the surrounding communities of Cornelius, Huntersville, and Mooresville.

**Where to go for more information:** You are likely to have more questions than we can answer here. Here are resources you can access to learn more:

[dbayhoa.com](http://dbayhoa.com) - This is our website which contains announcements, homeowner information, and useful links.

[mainstreetmanagers.com](http://mainstreetmanagers.com) - Main Street Management handles the financial and management side of Davidson Bay. If you haven't already, you'll need to open an account on their website, provide contact information, and set up your payments for assessments.

[townofdavidson.org](http://townofdavidson.org) - This is the town's website and it is full of information about everything from local events to town ordinances.

**Questions?** Please review the materials at the websites listed above. However, if you can't find an answer, contact us at [davidsonbayhoa@gmail.com](mailto:davidsonbayhoa@gmail.com) and we'll do our best to help.

Davidson Bay Townhomes Homeowners Association