



## McDowell Meadows Homeowners Association

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McDowellMeadowsHOA.com

April 13, 2023

Greetings from your Homeowners Association;

What a year it has been! Your Homeowners Association Board of Directors has been working hard to accomplish the goals set out last year. Here's an update on just some of our accomplishments:

1. We received \$10,700 in dues in 2022, a 151% increase over 2021!
2. 63 Property owners in McDowell Meadows brought their delinquent accounts current.
3. We have fully restored the Yorkdale Rd side of our irrigation system, which includes the center island and one of the monuments on Gretna Green Drive. The system is now fully operational.
4. We held a year's worth of HOA meetings Zoom, open to any homeowner to attend or watch later, which improved transparency.
5. Utilizing volunteers for our entrance clean-up days enabled us to devote more money into our landscape.
6. Thanks to the help of the Board, we were able to keep McDowell Meadows managed voluntarily, allowing 100% of your dues to remain invested in improving the neighborhood.

### Our goals for 2023 include:

1. Restoration of the Gretna Green irrigation system.
2. Continued improvements to the entrance landscape.
3. Community neighborhood events.
4. Improved communication with all neighbors within McDowell Meadows.

### Budget Summary:

	2022 Estimate	2022 Actual	2023 Estimate
Projected Income from Dues:	\$12,750.00	\$10,700.00	\$12,750.00
<b>Annualized Reoccurring Expenses</b>			
Entrance Lawn Care (changing from biweekly to weekly):	\$3,600.00	\$2,065.00	\$6,000.00
Common Area Lighting:	\$1,320.00	\$749.00	\$1,320.00
Mailbox Rental:	\$336.00	\$336.00	\$312.00
Postage and Billing:	\$400.00	\$199.32	\$400.00
Operation of the Irrigation systems:	\$1,200.00	\$0.00	\$850.00
<b>Capital Project Expenses</b>			
Restoration of the irrigation systems:	\$5,000.00	\$3,000.00	\$2,000.00
Entrance Landscaping Improvement:	\$1,000.00	\$475.00	\$1,000.00
Repairs to equipment	\$0.00	\$370.00	\$400.00

### **Capital Projects for 2023:**

Our 2023 projects are a continuation of our 2022 goals, which include:

#### **Restoration of the Gretna Green Irrigation System**

The smaller Gretna Green irrigation system serves the center island and the monument that backs the neighboring townhouses. The overall condition of this system is unknown as it was installed prior to the widening of S Tryon St. The goal is to restore the center island as well as the heads near the monument.

#### **Continued Improvement of Entrance Landscaping**

With the largest portion of our entrance irrigation now repaired and fully functional, we can now invest in more plants, trees, and shrubbery.

#### **Ways to Pay Your Invoice**

1. Zelle: (Preferred method) include the address of your property in the comment field. Our Zelle account is under **McDowellMeadowsHOA@gmail.com** and **McDowellMeadowsHOA@yahoo.com**.
2. CashApp: Our account is **\$mmhoayd**. Please include your address in the "For" line.
3. Check: include the address of your property in the memo line. Checks can be mailed to the address on the invoice or dropped for free in the white mailbox behind the Little Free Library at 1019 Gretna Green Drive.

#### **Other items of consideration:**

- Gather trash as you walk about the neighborhood and in front of your own home. Let's keep our neighborhood free of debris and the stormwater drains clear to prevent flooding.
- Please drive cautiously throughout the neighborhood, especially on the narrower side streets that do not have sidewalks. The speed limit is 25 MPH.
- When hosting parties, please be considerate of your neighbors by asking your guests to park on only one side of the street and to not block driveways so emergency vehicles and other traffic can pass through safely.
- Parking on lawns is against the Charlotte city ordinance.
- Please observe the Charlotte citywide quiet hours, which run from 9pm to 6am daily.
- Notify the Association of any street light outages via email or text.

#### **Our Next HOA Meeting:**

- Our next meeting is on Thursday, May 11 at 6:30pm via Zoom. Register to attend by visiting [McDowellMeadowsHOA.com](https://McDowellMeadowsHOA.com).

#### **Connect with us on Social media:**

- Facebook: McDowell Meadows – Charlotte Community Group.
- Nextdoor: McDowell Meadows Owners Association.
- Share your contact info with us: [McDowellMeadowsHOA.com](https://McDowellMeadowsHOA.com), click **Update Your Info.**

We appreciate having you as our neighbor and look forward to what we can continue to accomplish together.

Sincerely,

Jonathan Osman: President

Timmy Jung: Vice President

Julie Graf: Secretary