



McDowell Meadows Homeowners Association

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McDowellMeadows.com

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Greetings from your Neighbors,

Ways to Pay Your Annual Dues of \$50:

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 above or dropped for free in the white mailbox labeled "McDowell Meadows" on the Little Free Library at 1019 Gretna Green Drive.

Visit our new website, McDowellMeadows.com where you can register for an upcoming meeting and get details of upcoming meetings.

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. As a result of repairing the irrigation system last Spring, we were able to install 5 new Trident Maple trees in the entrance islands. This is just the first step in creating an inviting entrance to the neighborhood.
2. 30 Property owners in McDowell Meadows brought their delinquent accounts current and 23 have already paid their 2024-2025 dues.
3. In addition to holding our neighborhood meetings via Zoom, we also uploaded the recordings to our YouTube channel so homeowners can catch up with neighborhood happenings on their schedule.
4. We hired an attorney to advise the board on the current rules and regulations.
5. Our neighbors hard work during our entrance clean-up days enabled us to devote more money to landscaping improvements.
6. Thanks to the volunteer efforts of the Board, we were able to keep McDowell Meadows self-managed, allowing 100% of your dues to remain invested in improving our neighborhood.

We are carrying over a few goals into this year including:

1. Restoration of the Gretna Green irrigation system.
2. Repair to the Yorkdale island irrigation system due to a hit-and-run car accident over the winter.
3. Replacement and expansion of the landscape lighting at the entrance.
4. Continued improvements to the entrance landscape.
5. Community neighborhood events.
6. Improved communication with all neighbors within McDowell Meadows.

Budget Summary:

	2024 Estimate
Projected Income from Dues (255 homes x \$50.00 each):	\$12,750.00
Entrance Lawn Care:	\$7,400.00
Common Area Lighting:	\$1,300.00
Mailbox Rental:	\$312.00
Postage and Billing:	\$400.00
Operation of the Irrigation systems:	\$750.00
Website	\$150.00
Capital Project Expenses	
Entrance Landscaping Improvement:	\$1,000.00
Repairs to electrical and irrigation equipment	\$400.00

Other items of consideration:

- Please 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.
- Remember to call 311 or use the CLT+ app to schedule bulk trash pickups.
- Please drive cautiously throughout the neighborhood, especially on the narrower side streets that do not have sidewalks. The speed limit is 25 MPH but consider 15 MPH when driving in the neighborhood. CMPD has agreed to help enforce speeding in the neighborhood.
- 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. It is critical that emergency vehicles can pass down our streets when responding to a call in the neighborhood.
- Please observe the Charlotte citywide quiet hours, which run from 9pm to 6am daily. This includes when hosting parties that may involve loud music and fireworks. As a reminder, fireworks are illegal in North Carolina.
- Please be considerate of your neighbors when playing loud music, especially from your vehicles.
- Notify the Association of any street light outages via email or text.

Connect with us on Social media:

- Facebook: McDowell Meadows – Charlotte Community Group.
- Nextdoor: McDowell Meadows Owners Association.
- Share your contact info with us: McDowellMeadows.com, click **Update Your Info.**

Help us by Volunteering:

We are so grateful to our many volunteers. We are always looking for neighbors to help us, whether you can donate a lot or a little bit of time. Reach out to us to ask how you can help.

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