



## McDowell Meadows Homeowners Association

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**McDowellMeadowsHOA@gmail.com**

**McDowellMeadows.com**

June 1, 2025

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.

**Our Next Meeting: Thursday, June 12 at 7pm via Zoom. Register at McDowellMeadows.com**

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. Phase 2 of our neighborhood entrance improvements were delayed due to only 48% of the homeowners paying the annual dues on time last year. We hope to resume phase 2 this Fall and next Spring but steady improvements are being made.
2. 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.
3. Thanks to our neighbors' hard work at the quarterly entrance clean-up days, we could allocate more funds to landscaping improvements.
4. 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.

### Our goals for this year are:

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

### Other items of consideration:

- Large work vehicles should be parked in your driveway to keep from blocking traffic, especially school bus traffic.
- Snakes have been spotted in the neighborhood. Please keep your lawn mowed regularly to deter snake activity.
- Please be considerate of your neighbors when playing loud music, especially from your vehicles.

- 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 pick up after your pet.
- 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, playing loud music and fireworks. As a reminder, fireworks are illegal in North Carolina.
- Notify the Association of any street light outages via email or text.

#### **Budget Summary:**

	<b>2025 Estimate</b>
Projected Income from Dues (255 homes x \$50.00 each):	\$12,750.00
<b>Operating Expenses</b>	
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
<b>Capital Project Expenses</b>	
Entrance Landscaping Improvement:	\$1,000.00
Repairs to electrical and irrigation equipment:	\$400.00

#### **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 Your Neighbors 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.

***Board elections will take place at the October Meeting. To nominate yourself or a neighbor, email us at McDowellMeadowsHOA@gmail.com***

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