

... neighborly news you can use!

BOARD BUSINESS

WELCOME TO THE INAUGURAL ISSUE COMMUNITY CONNECTION!

Hawthorne Management Company is excited to launch the first issue of the Community Connection e-newsletter!

We are very proud of our company's extensive experience in the industry and hope that this newsletter is yet another successful method of sharing information with our customers. It is because of these efforts and our continued partnerships with loyal customers that Hawthorne Management Company is recognized as the best in the business.

The content and materials provided in the Community Connection are put together by our valued team members based on everyday experiences and we hope that it will help provide the tools necessary to make informed decisions for community associations. Articles share recent events. Links provide easy connections to related municipal contacts, important legal documents and board information. "Did you know...?" lists answers to questions frequently presented.

Please take a moment to review our first electronic newsletter and let us know your thoughts!

Maintenance MATTERS

SMART IRRIGATION PROGRAM

In response to the need for more efficient and sustainable watering practices, Charlotte-Mecklenburg Utilities and the NC Green Industry Council have joined forces to conduct a program promoting smart irrigation technologies that reduce irrigation water use.



The program is designed to encourage customers to replace irrigation system controllers that rely on day of the week for irrigation scheduling with high-efficiency smart irrigation controllers using daily weather satellite data and plant and site conditions.

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LINKS 2 MUNICIPAL CONTACT INFO

-  **Mecklenburg County**
and City of Charlotte
-  **Mecklenburg County Trash**
Management and Curb it!
-  **Duke Energy Outdoor**
Lighting Repair
-  **Town of Cornelius**
-  **City of Concord**
-  **Town of Harrisburg**
-  **Iredell County**
Municipal Information
-  **Cabarrus County**
Municipal Information
-  **Catawba County**
Municipal Information
-  **Union County**
Municipal Information
-  **Lancaster County**
Municipal Information
-  **Rowan County**
Municipal Information
-  **Lincoln County**
Municipal Information
-  **Gaston County**
Municipal Information
-  **York County**
Municipal Information

MAINTENANCE MATTERS | CONTIUED

A sprinkler system is one area of your home or business where a little knowledge can go a long way to conserve water while maintaining a healthy yard. The new generation of smart sprinkler systems can be viewed as sophisticated communications systems that happen to dispense water, rather than a network of underground valves, pipes and pop-ups controlled by a wall-mounted timer. Thanks to advances in electronics and communications, sprinkler



systems can monitor data, such as climate, site conditions, or soil moisture, and automatically adjust your sprinkler's watering schedule. Smart systems keep your grass green while saving your green.

The secret to smart systems is the controller. Smart controllers use weather and site data to automatically determine when and how long to water. Then your sprinklers apply just enough water at exactly the right time in each zone of your yard.

[CLICK HERE](#)

to review the highlights of the substantial benefits that smart controllers offer:

****If you do not reside in Mecklenburg County or N.C., this information may still pertain to you and your Association. Simply click on the link above and then click on the NC Smart

HMC
HAPPENINGS

INDUSTRY PROFESSIONALS VISIT RALEIGH

The N.C. House of Representatives established a seven member "House Select Committee" last year for the purpose of looking into issues related to the protection and participation of homeowners in community associations. Earlier this year the committee held a public hearing in Raleigh inviting speakers to discuss the subject matter. Several key topics included:

- Collection of delinquent assessments
- Industry licensing
- Developer controlled associations
- Grievances related to meetings, record keeping and board activities

Marie Gray and Alix Porto, Association Managers from Hawthorne Management Company, attended the hearing along with attorneys, homeowners and other interested parties from across North Carolina. Marie and Alix both presented some of their perspectives as seasoned managers in the state. In addition to the speakers present, the committee accepted email and written comments from homeowners, board members and professionals throughout the state. The results of the hearing and written comments may be used to craft new regulations related to North Carolina community associations.

Additional meetings have been held over the past several months and just this month the committee issued its findings which include a number of suggestions and recommendations. There appears to be no major push for dramatic changes to the law. Due to the importance of these issues, Hawthorne Management Company will remain engaged and continue to report any new topics or actions which may come from Raleigh.

Please visit the website for the NC General Assembly for more information on Association Law.

[CLICK HERE](#)

LINKS 2 BOARD RESOURCES

- Homeowners Associations 101
- North Carolina Planned Community Act
- North Carolina Condo Act
- North Carolina Non-profit Corporation Act
- Roberts Rules of Order
- United States Code for display of U.S. Flag
- Federal Swimming Pool Law Link

Homeowner Association Seminar

At least once each year, Hawthorne Management Company continues to invite board members we work with to an Informational seminar. The most recent event was very well attended on a weeknight at the Hilton on Tyvola Road in Charlotte. The goal of the seminar and all others is to provide Board members with information to help make informed decisions for their community. Guest speakers present current events and related topics. Tim Sellers, a local attorney specializing in homeowners associations, spoke on new changes in the NC statutes; foreclosures, liens and bankruptcies; conducting annual meetings; and powers and duties of the Board. Those in attendance were also able to ask questions on the issues that concerned them most in their associations.



Board members who were unable to attend but wish to receive the materials handed out and presented can email

DID YOU KNOW...

Q: *How can Associations recruit volunteers for general spring cleaning around the community?*

a: Many schools in the surrounding area are requiring a significant amount of hours in community service for each student to be completed upon graduation. What a great opportunity to get students or friends of students living in the neighborhood to help. Last year, one community managed by Hawthorne organized a community clean up day. Several volunteers, including parents, students and friends gathered together to make it happen. They split into groups and picked up trash from the various common areas throughout the neighborhood. Refreshments were provided for all volunteers and everyone enjoyed their break and the hot dog truck! After everyone's hard work was complete, certificates were provided to each student eligible for volunteer credit, displaying the hours worked. Pictures were taken and displayed on the community website expressing the gratitude of the community and showing how much fun they had while doing a great deed for the good of the neighborhood.

Q: *What are the various payment options for paying my HOA assessments?*

A: HMC offers the following assessment payment options to our Associations:

US Mail - Mail assessment payment coupon with Check or Money Order. Payment address is on the coupon; envelope is provided.

Auto Debit - You may call our office at (704)377-0114 to obtain the required form and authorize HMC to draft the assessment payment from your bank account.

Website Payments - Please visit www.hawthornemgmt.com to pay by Credit Card or E Check. Payments include a \$9.95 convenience fee.

Online Banking - Submit payment through your bank's online banking system. Please include your account number on the remittance.

In Person - Hawthorne Management Company - 4530 Park Road, Suite 201, Charlotte, NC 28209.

HMC

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