

**OXFORD GLEN HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING**

**Minutes of Meeting**

The Annual Meeting was held 11/17/15 at 7:30 at the Mint Hill Town Hall. Meeting was called to order by Teresa Cole, President of the Board of Directors. Teresa introduced the sitting Board of Directors, Don Nicholas - Vice President, Dave Cole- Secretary/Treasurer, Dennis Coston, Joe Ogorek, Tim Counts and Sarah Nicholas. Jeff Walker was unable to attend.

Teresa welcomed all members and thanked each for their attendance. It was requested that if anyone wished to speak or make comments, they should stand, state their name and address. There were 18 members in attendance.

Accomplishments and Achievements:

Front Entrance Improvements - by Don Nicholas

New entrance signs were installed in January. The signs that were replaced had been there since the neighborhood was started in the 1980's and were beginning to deteriorate. The signs are very nice with a new fresh look for our neighborhood.

Electrical repairs were made to the lighting at the front last November. Again, the electrical had been in place since the neighborhood was started and needed some upgrades and rewiring.

Wall repair - the retaining wall on the right as you enter the subdivision was beginning to lean. It appears that some of the children that catch the school bus had been walking on the wall. After it was determined which school bus picked up at this location, the Board contacted the principal at Independence High School and he talked to the children that ride that bus and the problem appears to have stopped. Repair work to the wall included:

Furnish material and labor to repair stonework for approx 5 ft section, to include: dig out around the area of the retaining wall and remove all stones. Tamp ground firmly and put pavers base on bottom to reinforce area. Install fiberglass rebar for stabilization, install landscape timber in dirt, and reinstall stones. Adjust lights to shine on new signs.

The work was completed by John Giles, a resident of Oxford Glen, who originally constructed to retaining walls.

Two work days were held at the front entrance. Members of the Board put out pine needles, cleaned up the area and trimmed bushes. Due to the drought, the Board decided not to add flowers in the spring.

#### Welcome Kits - by Tim Counts

The Board issues Welcome Kits to each new homeowner that moves into our neighborhood. The kit consists of a welcome letter, a copy of the Restricted Covenants and a greeting card signed by the Board Members. Three kits have been issued this year.

Tim stated that this shows our neighborhood is a stable and inviting place where families want to move and stay with their family.

Tim also stated how he appreciated being part of the Board and praised each person for their hard work and dedication.

#### Neighborhood Cleanup - by Sarah Nicholas

There was a dead tree at the end of Bexley Place that was in danger of falling on the street light. Union Power was notified and came to cut down the tree at no cost to the HOA but would not remove the debris. The Board voted to have RCS (our trash collection company) to remove the debris plus other debris that had been dumped on the common area that leads down to the sewer plant. The other debris was limbs and yard waste from surrounding houses for \$175.00. The homeowners have been asked not to use this area for disposal.

#### Neighborhood Events: by Teresa Cole

Holiday Decorating Contest was held in December. \$25.00 gift cards were presented to the three winners:

Originality and Creativity	15129 Dartford Lane
Traditional (religious)	15227 Bexley Place
Best Theme (blue Christmas)	15341 Bexley Place

Spring Fling was scheduled for March 28 and postponed due to cold weather. The reschedule day was May 16 but was rained out.

Fall Fest was scheduled for October 10 but was also rained out.

A deposit has been paid to Jumpin' Jacks for the bounce house. This can be used up to a year, but the owner has agreed to work with us as necessary. Most of the supplies purchased for these two events can be used in the coming year.



### Website

The Restricted Covenants and The Bylaws are listed on the website. All the Board of Directors and officers are listed. Other information and updates are listed as needed. Karen Joyce is our Website Coordinator and does an excellent job of maintaining our website.

Website address - [www.oxfordglenhoa.com](http://www.oxfordglenhoa.com)

For comments or questions - please e-mail: [hoaboard@oxfordglenhoa.com](mailto:hoaboard@oxfordglenhoa.com)

### ARC Reporting : by Dennis Coston

The Architectural Review Committee received the following requests this year:

Siding installation / painting - 5

Porch or deck upgrade - 1

New fence - 1

Solar panels - the Committee neither gave an approval or disapproval on this as it is not covered in our restricted covenants. The homeowner was only instructed to follow the city of Mint Hill building codes and regulations.

Article VIII of the Restricted Covenants details the duties of the Architectural Review Committee. If you do not have a copy of covenants, you can review these on our website or you may send a e-mail to the Board and a copy will be e-mailed to you. The website and e-mail address were given and were listed on another handout that all present received. They are also listed elsewhere in these minutes.

Basis things that need to be approved: new paint colors, any addition to your home: decks, porches, pergolas, fences, a full list is in the Restricted Covenants.

To submit a request to the Committee - send an email to the Board and a form will be sent to you stating the information needed.

A request is always answered within 7 days or less from date of receipt.

Dennis Coston, our ARC Chairman does an excellent job in overseeing and answering all requests.

Financial Reporting: by Dave Cole

The Secretary/Treasurer distributed the Financial Reporting for the period 11/1/14 - 10/31/15. (a copy is attached to these minutes -"A")

Dues Collections - we currently have 7 homeowners with unpaid dues, 2 owe for 2 years and the other 5 owe for the current year.

Beginning in the year 2016, once a homeowner reaches 2 years of unpaid dues they receive a letter of intent to file lien notice. They then have 30 days to pay the dues and late fees or our attorney will file a lien and civil suit to collect the dues. Previously it had been 3 years of unpaid dues. The Board voted to change this period to 2 years in accordance with Section 4.7 and 4.8 of the Restricted Covenants.

This past year there was one intent letter sent and the dues and late fees were paid.

The expenses for the year were reviewed and only one question was asked concerning the expenses. Question - "What is the expense to Uncle Bob's Storage?" Answer - this is for a small storage unit to hold previous years' HOA records which is required by law to be kept, also Christmas decorations for the front, signs that used to announce that homeowners dues are now payable.

Charlotte Water/ Aqua Buyout Reporting - by Joe Ogorek

Joe Ogorek has been the liaison between Oxford Glen, City of Mint Hill and Charlotte Water. All residents of Oxford Glen received a letter from Charlotte Water dated October 13, 2015 announcing the approval of the buyout from Aqua for the water and sewer services. The NC Public Utilities Commission must approve the buyout. Joe had talked with William Grantmeyer, attorney for the Public Staff division - Consumer Advocate and he said the hearing is scheduled for mid-December. It appears to be a slam dunk unless someone shows up to debate this. We can not imagine anyone wanting to keep Aqua Water Co. There will be no hook-up or tap on fees to Charlotte Water. This should cause a significant drop in our water and sewer fees once we are on the Charlotte Water system.

Joe, Dave Cole and Teresa Cole went to the meeting with the Charlotte City Council the night the vote for the buyout was on the agenda. Teresa petitioned and was granted permission to speak before the Council. Two homeowners from Ashe Plantation also spoke. We truly believe these three passionate sincere words from our two subdivisions helped sway the Council. There was only 1 no vote that evening.



The most urgent issue before us now is the pressure reducing valves that should be installed in ALL homes. The letter from Charlotte Water (attachment "B") explains that the water pressure coming through from Charlotte Water is more than 100 psi which is much more than our water pressure is now. This spike in pressure can cause damage in your home and burst pipes.

Each homeowner is strongly urged to get this valve installed before the water is switched over. Charlotte Water will not be responsible for any damage, as they have instructed and urged each homeowner to get this valve in their letter.

The Board will post this letter on our website and will also send a copy to each of the homeowners that live away and are renting their homes in case they did not get the original letter.

The question was asked if we could get a group rate from a plumbing company. The Board cannot endorse any one plumbing company or contract for any or all homeowners. Joe stated that he had used a particular plumbing company and would personally recommend that company and would furnish the name and number after the meeting if anyone was interested.

The Board will also have the sprinkler system checked at the front to see if a valve is needed there.

A huge thank you to Joe for his years of constant work on the water project!

Other:

Joe also received the following information from Brian Welch, Mint Hill Town Manager, in an e-mail:

Bridges at Mint Hill (mall)

The town received some positive environmental news related to the proposed roundabout at Bain School / Lawyers Road. This was a big hurdle to clear. They are also finalizing plans, easement acquisitions and related issues so that the regional sewer lift station can be constructed that will serve the site and surrounding area. There will have to be some final zoning plan approvals from the Town of Mint Hill before they can begin work on the site. There has been no time frame given, but I would not be surprised to see something from them in the next few months.

#### Idlewild Roundabout

NC DOT continues to work on the plans and rights of way acquisition for this project. Barring any other complications, they plan on doing the work next summer (2016) and have estimated 6-8 weeks of construction time. The intersection will be closed during this period and we continue to work with Town Public Safety and NC DOT on detours. NC DOT is adamant that the work start and finish during the summer to take advantage of the reduced traffic flow since school will be out of session.

#### Stevens Creek Nature Preserve- by Don Nicholas

A 230 acre nature preserve is planned with the site to be along Stevens Creek which runs along Yarmouth Road in Oxford Glen. The entrance to this preserve will be from Thompson Road with no access from Oxford Glen. There will be walking trails in the preserve which will be a good distance away from the homes in the subdivision. You may Google Stevens Creek Nature Preserve for more information. (see attachment "C")

Information that was included in Brain Welch's e-mail said: This is entirely a Mecklenburg Parks and Rec Project; however they received final zoning approval from the Town of Mint Hill last month (October). As is their standard practice, they will hold multiple public workshops to gather input as to the final design of the project. The timing and completion of those workshops will drive the actual start of construction.

#### Stevens Creek Project - Yarmouth Road - by Teresa Cole

There is a proposal to correct the erosion and redirect the creek by Mecklenburg County. Several public meetings were held in conjunction with the Nature Preserve, although the two are not related. Meetings were held with almost all homeowners that live along the creek to explain what is to be done and to get easements signed. According to an e-mail from David Woodie, there are still several hold-outs on the project and they are trying to get another meeting with these people to explain and answer any concerns that may arise.

#### Election of Directors for 2016

The following homeowners were duly elected to serve as directors for the coming year:

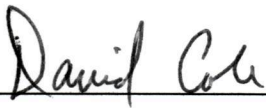
David Cole	Don Nicholas
Teresa Cole	Sarah Nicholas
Dennis Coston	
Tim Counts	

Joe Ogorek and Jeff Walker have both stepped down from the Board at this time due to other obligations.

Teresa Cole, President thanked each person for their attendance and for their support for the Board. She also thanked each director for their hard work and for the pleasure of serving with them this past year.

There being no further business to come before the Association at this time, the meeting was adjourned.


Respectfully submitted,



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David Cole  
Secretary

ATTEST:



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Teresa A Cole  
President



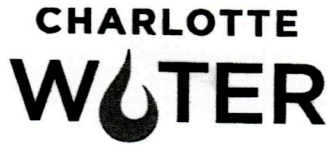
**Oxford Glen HOA**  
**Financial Report for period 11/01/14 - 10/31/15**

Beginning	Bank Balance - 11/01/14		<b>\$3,979.40</b>
Deposits:	Homeowner Dues and Late Fees	\$4,800.00	
	Refund - Room Deposit	\$50.00	
Expenses:	Aqua NC - water	(\$1,026.54)	
	Bank Service Charges	(\$48.00)	
	Debris Removal	(\$175.00)	
	Front Entrance - Electrical Repairs	(\$225.00)	
	Front Entrance - New Signs	(\$1,870.00)	
	Front Entrance Maintenance - General Repairs/ Plantings	(\$340.10)	
	Front Entrance Maintenance - Retaining Wall Repair	(\$550.00)	
	Liability Insurance	(\$784.00)	
	Mowing / Common Area Maintenance	(\$750.00)	
	Neighborhood Events - Spring Fling, Fall Fest, Holiday Decor Contest	(\$271.92)	
	Office Supplies (card stock, paper, envelopes, binders)	(\$69.56)	
	Postage	(\$316.80)	
	Rent Room - Annual Meeting	(\$85.00)	
	Uncle Bob's Storage	(\$192.00)	
	Union Power - electric	(\$602.43)	
	Water Sprinkler Repair	(\$108.00)	
	Website Fees and Maintenance	\$0.00	
	Welcome Kits of new homeowners	(\$25.00)	
	Total Expenses Paid	<b>(\$7,439.35)</b>	
Ending	Bank Balance - 10/31/15		<b>\$1,390.05</b>

*Visit our website - [www.oxfordglenhoa.com](http://www.oxfordglenhoa.com)*

*Question or comments - [hoaboard@oxfordglenhoa.com](mailto:hoaboard@oxfordglenhoa.com)*





October 13, 2015

**SUBJECT:** Transfer of Water and Sewer Services for the Oxford Glen Neighborhood

Dear Resident:

Charlotte City Council approved Charlotte Water's (CLTWater) efforts to purchase the Aqua North Carolina water and sewer system that serves Ashe Planation in June 2015. This includes services for the following streets; Yarmouth Road, Rothwell Drive, Seaton Drive, Dartford Lane, Buckhaven Court, Castleford Drive, Bexley Place, Lymington Court, Oldham Place, and Bridgewater Lane.

The next step will be for the North Carolina Public Utilities Commission to approve the purchase or schedule a hearing. If approved, CLTWater will begin scheduling the construction necessary to connect the neighborhood to public drinking water and sanitary sewer pipes.

As a result of this water service transfer, **water pressure to your home will increase and you should install a pressure-reducing valve (PRV) to protect your plumbing** or have an existing PRV checked. You could experience pressures more than 100 psi after being switched to CLTWater service. A PRV reduces the water pressure coming into your home to protect your plumbing much the same way that an electrical surge protector protects your computer or television. A licensed plumber can assess your current plumbing system and recommend whether a PRV is needed for your home.

As current customers of Aqua North Carolina, you are not responsible for any CLTWater connection or capacity fees for making this transfer of service to our system. However, CLTWater encourages all customers to have a PRV installed or existing ones inspected before CLTWater service is connected. CLTWater is not responsible for any leaks or other problems related to your private plumbing as a result of this transfer.

Once you are connected to the CLTWater system, drinking water/wastewater usage fees and storm water fees will be on one (1) monthly services bill from the City of Charlotte. If any past due storm water fees exist for your residence, these fees will appear on your first water bill. For more information about storm water fees, please visit [stormwater.charmeck.org](http://stormwater.charmeck.org) or call 311 to speak with a customer service representative. .

You will receive by mail more information including a project schedule and additional project details as information becomes available. Please call (704) 391-5170 or email [Ajarrell@charlottenc.gov](mailto:Ajarrell@charlottenc.gov) with any questions or concerns. Thank you in advance for your patience as we move forward with this project.

Regards,

*Arnold Jarrell*

Arnold Jarrell, P.E.

Senior Engineering Project Manager

## Attachment C

## Stevens Creek Nature Preserve

Stevens Creek Nature Preserve helps to protect Stevens Creek, which flows through the nature preserve and into Goose Creek. Goose Creek provides habitat for only one of six known populations of a rare, federally endangered freshwater mussel known as the Carolina heelsplitter. The North Carolina Wildlife Resources Commission considers Stevens Creek to be critical habitat for this mussel, as well as several other important rare mussels. More information on the Carolina heelsplitter can be found here



[http://www.fws.gov/raleigh/species/es\\_carolina\\_heelsplitter.html](http://www.fws.gov/raleigh/species/es_carolina_heelsplitter.html)

[http://www.fws.gov/raleigh/species/es\\_carolina\\_heelsplitter.html](http://www.fws.gov/raleigh/species/es_carolina_heelsplitter.html)

. Stevens Creek Nature Preserve is a 230 acre Natural Heritage Site located in southeastern Mecklenburg County within the Town of Mint Hill, just north of the Matthews/Mint Hill boundary and inside the I-485 outer belt. The preserve is currently closed to public, pending capital development funds.

### Future Amenities

On November 4, 2008 Mecklenburg County voters approved \$250 million in Park Bond projects. One of these projects called for the master planning of Stevens Creek Nature Preserve, which is intended to be the sight of Mecklenburg County's fourth Nature Center. The Nature Center and associated amenities (trails, picnic areas, parking lot, bathrooms, etc.) will serve SE Mecklenburg County and the towns of Matthews and Mint Hill. Stevens Creek Nature Center will serve as gateway for educational programming and information on the preserve's natural communities, flora and fauna.

### Trails

There are currently no accessible trails located within Stevens Creek Nature Preserve.



### Flora and Fauna

Stevens Creek Natural Heritage Site is located along Stevens Creek, which forms the property's northern and eastern boundaries and drains into Goose Creek. The North Carolina Wildlife Resources Commission (NCWRC) considered Stevens Creek to be critical habitat for the federally endangered Carolina heelsplitter. Stevens Creek provides habitat for one of only six known populations of this rare mussel.

The rich forest located along the slopes and floodplain of Stevens Creek is made up of 40 to 60 year old hardwood trees, primarily Mesic Mixed Hardwood Forest and Piedmont Alluvial Forest, the dominant canopy species include: northern red oak, white oak, sweet-gum, tulip poplar, short-leaf pine, and sycamore. In addition to the forest canopy are large patches of early successional shrubland, which include American holly and spicebush. Several area-sensitive bird species have been found in Stevens Creek including wood thrush, red-eyed vireo, Acadian flycatcher, scarlet tanager, and ovenbird.