

**OXFORD GLEN HOMEOWNERS' ASSOCIATION
ANNUAL MEETING**

Minutes of Meeting

The Annual Meeting was held 11/20/18 at 7:00 p.m., 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, David Cole – Secretary/Treasurer, Bob Roberts, Tim Counts, and Joyce Fischer. Board Member Dennis Coston 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 for the records.

Homeowners are also invited to join the Facebook page What's Up Mint Hill – there is always great information and news here about Mint Hill. You can find out immediately what is going on.

Financial Reporting – David Cole

Dues Payments

We have 9 homeowners that have unpaid dues. All are for the past year of 2018. Liens are filed when a homeowner has 2 years in unpaid dues. Paperwork was sent to the attorney for one homeowner for lien filing this year, but homeowner paid the attorney before actual lien paperwork was filed. The homeowner was also responsible for all attorney fees, which were paid directly to attorney.

Financial Report

Each attendee received a copy of the financial report as they arrived. The report was discussed and explained as requested. (a copy of that report is a part of these minutes as Attachment A)

ARC Reporting – Tim Counts, Chairman

The Architectural Review Committee received the following requests this year:

- 1 - roof installation over new deck
15200 Bexley Place
- 3 – fencing
13801 Oldham Place
13804 Oldham Place
15217 Yarmouth Road

Article VI of the Restricted Covenants details the duties of the Architectural Review Committee. If you do not have a copy of the covenants you can review these on our website or you may send an e-mail to the Board and a copy will be sent to you. The website and e-mail addresses are listed on the handout you received this evening.

Basic things that need to be approved; new paint colors, an addition to your home, decks, porches, pergolas and fences. The full list is in the Restricted Covenants.

To submit a request to the Committee – send an e-mail to the Board and a form will be sent to you, stating all the information needed. Requests are answered within 7 days or less from the date of receipt of all requested information.

Holiday Décor Contest - Bob Roberts

4th Annual Holiday Décor Winners – December 2017

15128 Dartford Lane

15227 Bexley Place

15339 Yarmouth Road

Each winner received a \$25.00 gift card. Details for the 2018 Holiday Contest will be announced before December 1.

Home Sales - Joyce Fischer

15108 Dartford Lane sold - \$297,000

13804 Oldham Place sold - \$268,000

13805 Oldham Place sold - \$289,000

15317 Bexley Place sold - \$230,000

No houses are currently listed for sale at this time. One house is listed as “pre-market”. Our property values continue to maintain a good level.

When each new neighbor moves into our neighborhood, they are given a Welcome Kit by the Board of Directors. This includes a letter of welcome, contact information, a copy of the restricted covenants, a Welcome Greeting Card and a \$10.00 gift card to Home Depot.

Stevens Creek Project / Nature Preserve – Don Nicholas

Don reported on the Stevens Creek Stream Restoration project, along Yarmouth Road and the Nature Preserve construction. This information was distributed at a town meeting in early November. A copy of this information is attached to these minutes as Attachment B. The link to the Charlotte Water website is also give on the attachment so all information can be seen.

Update – Mint Hill -Don Nicholas

Roundabout at Bain School Road and Lawyers Road was scheduled for completion on October 31, it appears to be at least another two months from completion.

Curve on Lawyers Road at Heathfield (to the left from Thompson Road) – there have been two fatalities in the last 16 days. 24-year-old boy on 10/24 and 16-year-old girl on 11/9. Several suggestions have been made to Mint Hill Council, including better indicators approaching dangerous curve, rumble strips, etc.

Bonds – both bonds that were on the fall ballot failed to pass by 53% - 47% margin. One for the Bain School restoration and the other for Park & Rec Ballfield.

Bridges at Mint Hill (shopping center on Lawyers Road) – is still on the plans for Mint Hill. Will be similar to Sycamore Commons or Waverly at Providence Road and 485. The roundabout was actually reconfigured to include an egress into this area.

New business coming:

Across from Showmar's – 5 new businesses – Way Back Burgers, Aveda Salon, Nail Salon, Jimmy John's, Verizon

Across from Char Bar – Novant Medical

Across from Subway - 3 houses will be demolished for a 5-parcel area to include, Planet Fitness, Urgent Care, dental office, and 2 restaurants

Approval has been given for 24 in sewer lines to be run under 485. After this is complete, there will be a QT gas station at Brief Road and lots of growth coming after that.

A new park will be completed at Hwy 51 near Mintwood "Ezel Park" will include farms, greenhouse, ponds, community center, 240 fixed seat amphitheater, plus other amenities.

Open Discussion:

Complaints were made against the house at 15207 Bexley Place. The grass is being mowed but no other maintenance at all. Homeowner, is living in GA with her mother and is home about 3 or 4 times a year. Complaints of rats and cats coming from the house, both are coming over to neighbors' property. Bats were flying in, out and around house all summer. Roof is falling in in some places. Teresa will inspect the property for any covenant violations and contact the owner if any are found. Also, the City of Mint Hill will be called if any code violations are found.

Buddy Helms, 15217 Bexley Place has erosion behind the storage building on this property. The ground is washing out from under the building. This began after the City of Charlotte removed trees when they were putting in the water lines. Buddy asked if there was any assistance the Board could give on this matter. Teresa will send the name of a contact at

Char Water Dept to Buddy. Buddy also stated he will get an engineer to see what needs to be done to help with the building foundation.

Question : Is there any plans to do any work at the front entrance to make it more attractive?

Answer: The Board does plan to do a lot of planting and making the front entrance more pleasing and more in line with the subdivision across the street, but we need to install the sprinkler system first. The sprinkler system is not functional at this time and David Cole is watering the plants by hand, hauling gallons of water down to the front. We do not want to install the water system until the blasting and construction work is done because the lines could get damaged again.

We will investigate some drought resistance plants for the front.

We also will get a quote from a landscaper for the middle island for the spring.

After the quote is received we will make a final decision on the sprinkler system and move forward from there.

Election of Directors for 2018

The following homeowners were elected to serve on the board for the coming year:

David Cole	Joyce Fischer
Teresa Cole	Don Nicholas
Tim Counts	Bob Roberts

Dennis Coston had submitted a letter stating his intention to step down from the Board of Directors for personal reasons. We thank Dennis for his past years of service and for the continued support we know he will provide to the board upon request.

Teresa Cole, President, again thanked each one for their attendance and support of the Board. She also thanked each Board Member for their hard work and the pleasure of serving with them.

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

Respectfully submitted,



David Cole
Secretary

ATTEST:



Teresa A. Cole
President

Please excuse any misspellings or omissions.

Oxford Glen HOA
Financial Report for period 11/01/17 - 10/31/18

Beginning	Bank Balance - 11/01/17		\$3,618.62
Deposits:	Homeowner Dues and Late Fees	\$4,590.00	
	Refund - Room Deposit	\$50.00	
	Rebate - Union Power	\$12.56	
	Total Deposits Received	\$4,652.56	
Expenses:			
	Bank Service Charges	\$48.00	
	Charlotte-Meck - water	\$0.00	
	Front Entrance Maint- Pine Needles, Fertilizer, Flowers	\$436.66	
	Front Entrance Maint - Stump Removal	\$400.00	
	Liability Insurance	\$675.00	
	Mowing / Common Area Maintenance	\$580.00	
	Neighborhood Events - Holiday Decor Contest	\$75.00	
	Office Supplies (card stock, paper, envelopes, binders, printed sign)	\$153.84	
	Postage	\$267.00	
	Post Office - Box Rent	\$75.00	
	Rent Room - Annual Meeting	\$85.00	
	Storage Unit Rental - Life Storage	\$228.00	
	Union Power - electric	\$598.58	
	Website Fees and Maintenance	\$91.02	
	Welcome Kits for new homeowners	\$100.00	
	Total Expenses Paid	\$3,813.10	
Ending	Bank Balance - 10/31/18		\$4,458.08

Visit our website - www.oxfordglenhoa.com

Question or comments - hoaboard@oxfordglenhoa.com

Stevens Creek Stream Restoration

The creek restoration project (along Yarmouth Road) will be done in conjunction and at the same time as the Nature Preserve and some of the water plant removal.

You may go to <https://charlottenc.gov/water/Pages/Home.aspx> - click: **Projects** then click: **Construction** at bottom of that page- scroll down and click on : **Stevens Creek** – then you can read all the information about the project.

Construction scheduled to start December 1 – should be completed in 2019.

Stevens Creek Lift Station, Force Main, & Gravity Sewer

- This project includes the construction of a new wastewater lift station that will serve the Stevens Creek and Goose Creek basins in Mint Hill. This is an exciting initial step in providing widespread public sewer service to residents of Mint Hill. The project also includes approximately 12,800 feet of gravity sewer pipe ranging from 8-24 inches in diameter and approximately 14,600 feet of 20-inch sewer force main.
- Charlotte Water wastewater lift stations pump wastewater from one drainage basin to another through force mains to gravity flow sewer lines so that it can be conveyed to one of the five wastewater treatment plants. In this case, wastewater will eventually be conveyed to the McAlpine Wastewater Treatment Plant.
- The Stevens Creek Lift Station is going to be located on Mecklenburg County's Stevens Creek Nature Preserve property.
- The project includes restoration of affected sidewalks and roadways
- Customers will have access to driveways. If for any reason a driveway may be temporarily inaccessible, the contractor and CLTWater inspector will discuss in advance with the property owner.
- The contractor will work with residents /business to minimize disruption.
- Streets will be temporarily restored during construction and the final restoration may occur at the end of the project.
- Updates will be posted on this website and NextDoor.
- The property owner's through which the new gravity wastewater pipes are crossing their property can [apply for service now](#).
- Property owners within 1,000 linear feet (see map "[Stevens Creek New Applications Map](#)") of the new gravity wastewater pipe may be able to apply for service once the new lines are installed, by going to [New Connections](#).
- Property owners that are more than 1,000 linear feet from the projects will need to discuss their interest with The Town of Mint Hill so that future projects can be prioritized.
- Note that service connections can only be made to the gravity wastewater pipe, not the force main.

Stevens Creek Trunk Sewer Phase 1

- Construction is estimated to begin in December 2018 and will be complete after December 2019.
- The City (Charlotte Water) and [Mecklenburg County \(Storm Water Service\)](#) have overlapping projects identified along a portion of Stevens Creek and a tributary to Stevens Creek in the Town of Mint Hill.
- The City and County have negotiated an interlocal agreement to construct these projects under one contract, which will provide a mutual benefit by reducing the amount of land that would need to be cleared and reduce the length of time residents would be impacted by construction.

- The City's portion of the project includes approximately 10,000 feet of gravity sanitary sewer ranging from 8 to 24 inches diameter.
- The County's portion of the project includes approximately 10,000 feet of stream restoration along Stevens Creek and a tributary to Stevens Creek.
- Once the Stevens Creek Trunk Sewer Phase 1 is constructed, as well as the Stevens Creek Lift Station (described above), the Oxford Glen Package Wastewater Treatment Plant can be taken offline and decommissioned.
- The project includes restoration of affected sidewalks and roadways
- Customers will have access to driveways. If for any reason a driveway may be temporarily inaccessible, the contractor and CLTWater inspector will discuss in advance with the property owner.
- The contractor will work with residents /business to minimize disruption.
- Streets will be temporarily restored during construction and the final restoration may occur at the end of the project.
- Updates will be posted on this website and NextDoor.
- Property owners currently on septic and within 1,000 linear feet of the new pipe may learn more about connecting to CLTWater by going to the [New Connections page](#). Property owners that are more than 1,000 feet will need to discuss their interest with the Town of Mint Hill. The Town of Mint Hill would then discuss as part of future project priorities.
- Normal work hours:
 - 7:30am - 6pm, Monday through Friday
 - The contractor may work Saturday if it rains two days during the week

Water Distribution System Improvements to Serve Stevens Creek Nature Preserve

- The project is under construction.
- Install 1,680 linear feet of 8-inch water pipe to serve Mecklenburg County's Stevens Creek Nature Preserve Visitor's Center and eventually serve Charlotte Water's Stevens Creek Lift Station.

Other Area Projects in the Design Phase:

- **Irvins Creek Tributary Trunk Sewer** – This project will upsize the existing receiving sewer for the Stevens Creek Lift Station which is currently undersized for the lift station capacity.
- **Stevens Creek Trunk Sewer Phase 2** - This project will extend a portion of Stevens Creek Trunk Sewer Phase 1, further upstream. It will also decommission two existing neighborhood lift stations improving system reliability and reducing maintenance costs. The Cheval Lift Station and the Mint Hill Commons Lift Station will be taken offline once the pipeline is activated.

From Charlotte Water's standpoint, these projects are an exciting first step in providing widespread public sewer service to the Goose Creek and Stevens Creek basins. Charlotte Water has further CIP projects planned in the area to continue to expand the availability of public sewer service. These projects will assist properties that do not have current access to public sanitary sewer service and may have failing septic systems or properties that are unable to be served by private septic tanks. These projects will also eliminate one small package wastewater treatment facility (Oxford Glen) and two existing neighborhood lift stations which will improve system reliability and reduce ongoing maintenance costs.

Property owners will be notified in advance.

- Stevens Creek Trunk Sewer Phase 1 = \$7 Million
- Stevens Creek Lift Station, Force Main, Gravity Sewer = \$12 Million
- Watermain to Serve Stevens Creek Nature Preserve = *To Be Determined*

Stevens Creek Stream Restoration and Wastewater Project (Phase 1)

November 2018 Update

Charlotte Water and Mecklenburg County Storm Water Services are pleased to provide project updates regarding the Stevens Creek Stream Restoration and wastewater project. To limit community impacts, these projects are being constructed at the same time. The stream restoration project will improve and restore approximately 2.3 miles of Stevens Creek. Currently, Stevens Creek is severely eroded. The project will stabilize the stream banks to reduce erosion and improve water quality in the creek.

Frequently Asked Questions:

Why is this project necessary?

Severe erosion, stream bank and tree loss, water quality improvements, and long term stability are key factors driving the stream restoration project. The wastewater project is one of a handful of ongoing projects intended to initiate the availability of public wastewater service in Mint Hill. The project, in combination with another nearby lift station project, will allow the Oxford Glen package plant to be decommissioned.

What should I expect during construction?

Construction can be loud, dirty and inconvenient. Crews will be using heavy equipment and storing materials (dirt, pipe) on-site. It will be muddy and the contractor will clean area as needed. Please be aware of your surroundings near the construction site and report any safety concerns to the project inspector as soon as possible. Dump trucks and other vehicles will use Thompson Road and Nature Preserve property to access the construction site.

Will I lose driveway access to my property?

No. Construction activities will take place in easements along creek and within the street right-of-way.

Will my water or sewer services be disrupted during construction?

Disruptions to water and/or sewer services are not expected. If a service interruption becomes necessary, affected customers will be notified in advance. Any unplanned service outages are considered an emergency. Please notify the project inspector.

Will traffic be impacted?

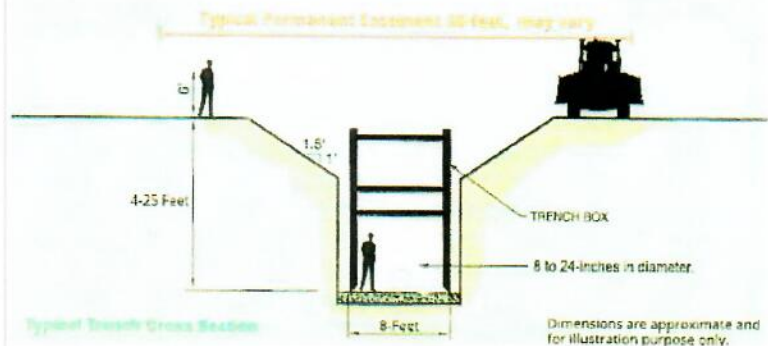
Roads will be tunneled so traffic is not disrupted. In some cases and situations, traffic flaggers will help guide traffic through the area.



A creek during restoration.



The same creek after restoration efforts.



Applying For Wastewater Service

Property owners are eligible to apply for public wastewater service if their property is within 1,000 linear feet of and able to physically reach the new wastewater pipes. Go to www.charlottewater.org (Projects, Stevens Creek and Goose Creek) to review an online map of who can apply for service and application costs.

Customers May Feel a Rumble

- Crews may remove rock formations by use of small blasting.
- Residents and park users may hear a warning horn, a muffled noise, and slight vibration or rumble similar to a slammed door or thunder.
- Blasting is a standard construction procedure in which holes are drilled into the rock for dynamite placement and covered with heavy mats.
- A seismograph monitor records blast vibrations to verify they are within specifications.
- All safety precautions will be taken.

Why may blasting be necessary?

If large rock formations can't be cracked or loosened by traditional methods, these sections of rock will be broken by blasting with small amounts of dynamite. Blasting is expensive and not taken lightly. Charlotte Water offers customers a free pre-blast survey if they are within 500 linear feet of blasting locations. An independent company, Vibratex, will conduct the survey and have proper identification. Vibratex surveys are funded by Charlotte Water.

Will I feel the blasting?

It is likely. Citizens outside may not notice as much as citizens inside because air vibrations may cause windows or plates to rattle a little. It may feel like someone slammed a door or thunder.

Is blasting safe?

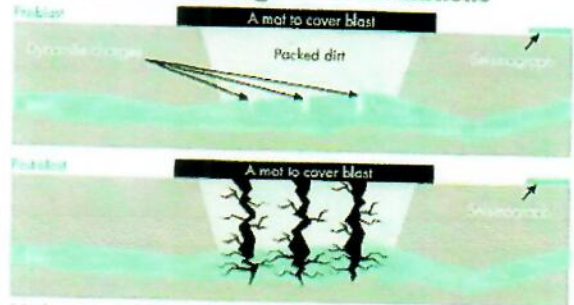
Blasting is a standard construction procedure and all safety precautions are being taken. Most of the energy is consumed by breaking the rock inside the blast area. Ground and air vibrations may exceed the construction zone but decrease rapidly.



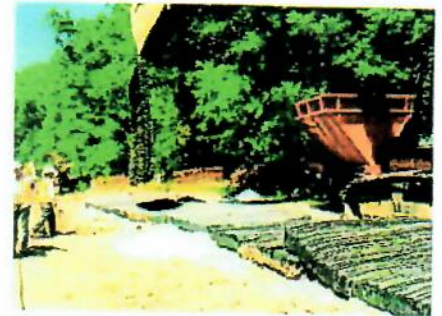
Stream Restoration Contact

David Woodie, PE
Project Manager
Charlotte-Mecklenburg Storm Water Services
980-314-3210
David.Woodie@mecklenburgcountync.gov

Safe Removal of Large Rock Formations



Holes are drilled into the rock underground for dynamite placement. Packed dirt is added to holes and above the rock. A seismograph monitor records blast vibrations to verify they are within specifications.



Heavy mats and several feet of dirt cover the dynamite drilled into rock.

CHARLOTTE
WATER

Wastewater Contacts

Nicole Bartlett, PE
Project Manager
Charlotte Water
704-336-1007
nbartlett@charlottenc.gov

Bruce Twyman
Construction Inspector
Charlotte Water
704-578-0193