

**OXFORD GLEN HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING**

**Minutes of Meeting**

The Annual Meeting was held 11/15/22 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, Tim Counts, Trevor Countryman, and Bob Roberts. Joyce Fischer resigned from the Board in September.

The Board Members each spoke, giving their address, how long they have been homeowners in Oxford Glen and some other personal information about themselves and families.

Teresa welcomed all members and thanked each for their attendance. There were twelve households represented this year. Was very good to see so many neighbors.

OLD BUSINESS – The only item of old business was the proposal made by Sarah Nicholas last year for the Free Book Library Box. An old newspaper box was located and refitted for this purpose. The box will be on Bexley Place (under the street light near the old entrance to the water treatment plant) once it is painted and ready to be installed. Sarah has volunteered to do the painting and oversee the box.

**Financial Reporting – David Cole**

Dues Payments

We have NO unpaid dues for 2022 at this time. No liens had to be filed this year.

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 – deck addition        | 1 – pool gazebo          |
| 2 – exterior painting    | 1- shed request          |
| 1 – fencing request      | 1 – shingles replacement |
| 1 – front porch addition | 1 – siding request       |

(a copy of that report is a part of these minutes as **Attachment B**)

Section 8 and Section 10 of the Restricted Covenants details the duties and responsibilities 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 at the bottom of these minutes and on all correspondence from the Board of Directors.

Basic things that need to be approved; new paint colors, an addition to your home, decks, porches, pergolas, pools and fences. The full list is in the Restricted Covenants. The ARC is to ensure that all neighbors follow the covenants to keep the uniformity and integrity of our neighborhood. The covenants are to protect all neighbors.

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 3 days or less from the date of receipt of all requested information.

**Holiday Décor Contest / Home Related Info – Trevor Countryman**

8th Annual Holiday Décor Winners – December 2021

13717 Castleford Road

15200 Dartford Lane

13804 Oldham Place

Each winner received a \$25.00 gift card. Details for the 2022 Holiday Contest have been announced - judging will be December 14. Make our neighborhood sparkle and shine!

Please make yourself familiar with Section 10 which discuss the homeowner's responsibilities and things that are not allowed in our neighborhood. These restrictions are there to protect you and your investment in your home, not to infringe upon your rights. These covenants were put in place in the 1980's when the developers started the subdivision and revised in 2010 to bring some things up to date. The Restricted Covenants are legal and binding documents that are tied to your deed and recorded at the Mecklenburg County Courthouse.

**Home Sales – Bob Roberts**

Bob did an excellent job during his presentation of the Housing Market with excellent and informative news of unprecedented events during the last year. Seven housing sold in Oxford Glen this past year, with the high price at \$558,000 and the low price of \$347,800.

(a copy of that report is a part of these minutes as **Attachment C**)

## Oxford Glen HOA

### Financial Report 11/1/21 - 10/31/22

<b>Beginning</b>	<b>Bank Balance - 11/01/21</b>		<b>\$ 1,372.76</b>	
<b>Deposits:</b>	Homeowner Dues and Late Fees	6,195.00		
	<b>Total Deposits Received</b>	<b>\$ 6,195.00</b>		
<b>Expenses:</b>	Bank Service Charges	86.32		
	City of Char - water	11.40		
	Front Entrance- Maintenance <small>(pine needles, lights for Christmas)</small>	153.02		
	Legal Expenses	321.13		
	Liability Insurance	663.00		
	Mowing / Common Area Maintenance	2,445.00	**	\$1,760.00
	Neighborhood Events - Holiday Decor Contest	90.00		\$350.00
	Office Supplies (card stock, , envelopes, binders, printer ink)	127.90		\$335.00
	Postage	232.00		<b>\$2,445.00</b>
	Post Office - Box Rent	134.00		
	Rent Room - Annual Meeting	85.00		
	Storage Unit Rental - Life Storage	252.00		
	Union Power - electric for street lights	746.26		
	Website Fees (domain fees and maintenance)	174.76		
	Welcome Kits for new homeowners (gift cards, Welcome card)	183.22		
	<b>Total Expenses Paid</b>	<b>\$5,705.01</b>		
<b>Ending</b>	<b>Bank Balance - 10/31/22</b>		<b>\$ 1,862.75</b>	
	<i>Visit our website - <a href="http://www.oxfordglenhoa.com">www.oxfordglenhoa.com</a></i>			
	<i>Question or comments - <a href="mailto:hoaboard@oxfordglenhoa.com">hoaboard@oxfordglenhoa.com</a></i>			

**ARC Requests - 2022 (11/1/21-10/31/22)**

**deck**

15325 Yarmouth Road

**exterior painting - 2**

13801 Castleford

15201 Buckhaven Ct

**fencing request**

15325 Yarmouth Road

**front porch addition**

15350 Bexley Place

**pool gazebo**

15217 Yarmouth Road

**shed request**

15340 Yarmouth Road

**shingles**

15228 Dartford Lane

**siding**

15300 Bexley Place

# OXFORD GLEN HOA

## Housing Market Update

**Bob Roberts**

**15 November 2022**



# **OXFORD GLEN HOA – HOUSING MARKET**

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- **United States overview – Migration**
- **North Carolina overview**
- **Mecklenburg County overview**
- **Mint Hill overview**
- **Oxford Glen overview**



# OXFORD GLEN HOA — HOUSING MARKET

- According to the website: “Redfin.com” (July 2022)
- **Domestic Migration - states**
  - Top 5 states where homebuyers want to move are:
    - Florida, Texas, Tennessee, Nevada, and North Carolina
  - Top 5 states where homebuyers want to leave are:
    - California, New York, DC, Massachusetts, and Illinois
- **Domestic Migration – Metro Areas**
  - Top metro areas homebuyers want to move into are:
    - Sacramento, Las Vegas, Miami, San Diego, Tampa
  - Top 5 metro areas where homebuyers want to leave are:
    - San Francisco, Los Angeles, New York, DC, Boston



# OXFORD GLEN HOA — HOUSING MARKET

- According to the website: “Redfin.com” (July 2022)
  - **United States**
    - Median sale price of personal homes: \$346,700 (versus NC at \$242,300)
  - **North Carolina**
    - Home prices up 10.1% year-over-year as of September 2022.
    - Number of homes fell 0.2%
    - Number of homes for sale rose 1.6%
    - Homes sold above list price = 34% (in 2021, this number was 52%)
    - Number of homes for sale in North Carolina = 43,726
    - **Hottest Markets:**
      - Sunset Beach, NC 81.3%
      - Newton, NC 57.0%
      - Huntersville, NC 42.1%
      - Shelby, NC 34.1%





# OXFORD GLEN HOA — HOUSING MARKET

- According to the website: “Best Places” (supported by “Rocket Homes”
  - **North Carolina**
    - Cost of Living is 9% below the national average
    - The unemployment rate is 4.6% (versus national average of 6.0%)
    - Statewide population is 10,600,823.
    - Population growth of 8.4% since 2020 statistics came out.
    - Average commute time is 24.3 minutes (versus national average of 26.4 minutes).
    - Median age of NC residents is 38.4 years.
    - Median income is \$46,693.
    - Median home price is \$242,300
    - Home price appreciation has averaged 8.4% per year over the past 10 years.
    - NC public schools spend on average \$8,965 per student (versus \$12,383 per student nationally)



# OXFORD GLEN HOA — HOUSING MARKET

- According to the website: “Best Places” (supported by “Rocket Homes”)
  - **Mecklenburg County, NC**
    - Median sales price of personal homes: \$418,000
    - Represents a 16% increase since this time in 2021.
    - Average sales price per square foot is \$217. This is a 13.6% increase over conditions in 2021.
    - 25,000 homes are likely to face flooding conditions.
    - Likelihood of negative impacts:
      - Storm risk (84%) = Rated very high
      - Drought risk (60%) = Rated high
      - Heat risk (56%) = Rated high



# OXFORD GLEN HOA — HOUSING MARKET

- According to the website: “Realtor.com”
  - **Mint Hill, NC**
    - Median list price of personal homes: \$475,000
    - Median sold home price: \$405,500
    - On average, homes sell in 33 days.
    - Average sales price per square foot is \$212.
    - 247 homes are for sale in Mint Hill.
    - Homebuyers searching to move into Mint Hill:
      - New York
      - Washington DC
      - Los Angeles
  - Homebuyers searching to move out of Mint Hill (only 1 out of 4 homebuyers)
    - Myrtle Beach, Asheville, Greenville



# OXFORD GLEN HOA — HOUSING MARKET

- According to the website: “Realtor.com”
  - **Mint Hill, NC**
    - Median list price of personal homes: \$475,000
    - Likelihood of negative impacts:
      - Flood risk (6%)                      Rated average
      - Storm risk (87%)                      Rated extreme
      - Drought risk (59%)                      Rated high
      - Heat risk (52%)                      Rated high



# OXFORD GLEN HOA — HOUSING MARKET

- According to the website: “Realtor.com”
  - **Mint Hill, NC**
    - Median list price of personal homes: \$475,000
    - Likelihood of negative impacts:
      - Flood risk (6%)                      Rated average
      - Storm risk (87%)                      Rated extreme
      - Drought risk (59%)                      Rated high
      - Heat risk (52%)                      Rated high



## Home Sales - 2021 / 2022 (11/1/2021 - 10/31/2022)

15207 Dartford Lane	\$347,800 *
15207 Dartford Lane	\$400,850 *
13720 Castleford Road	\$400,000 *
15332 Yarmouth Road	\$558,000 *
15228 Dartford Lane	\$440,000
13708 Castleford Road	\$379,500
13805 Oldham Place	\$448,100

\* - Holding Company / Rentals

## OXFORD GLEN & TOWN OF MINT HILL COMMUNITY NEWS

OGHOA ANNUAL MEETING – TUES. NOV. 15, 2022 – 7:00PM

### The Bridges at Mint Hill

A future mixed use (commercial & residential) development in the Lawyers Rd / I-485 area, i.e. The Bridges at Mint Hill. A 1.2 million square foot retail development. It is going to be designed as an outdoor “mall”, similar to Sycamore Commons or Waverly. Shopping center, anchor stores, movie theater, hotel(s), etc with connectivity to Veterans Park on Hwy 218. The Howard Hughes Corp is the developer on the project. The land was purchased for \$50M. Construction began in 2008 but was delayed due to economic conditions. No current timeline, although I’ve heard that now that the lift station and sewer/water infrastructure are complete, ground could break sometime in 2023.

### Stevens Creek Nature Preserve

The new Stevens Creek Nature Preserve officially opened July 2021.

The 281 acre preserve hosts a nature center focused on stream ecology, incl the infamous mussel called the North Carolina Heelsplitter which caused a lot of delays in a lot of area projects

The preserve is open 7 days a week...the nature center is open Mon-Sat 9a-5p and Sun 1-5p...there are 4 wooded hiking trails that are open 7 days a week from sunup to sundown. The trails allow you to walk anywhere from 3.2-4.3 miles roundtrip depending on the trail combo you walk. The nature center has a large classroom / conference room and can also be rented out for small group gatherings, parties or meetings. It also has a fun topographical kinetic sand table where you can control the weather and water flow.

Multiple weekly classes for children & adults. Classes, camps, yoga, etc.

### Ezell Community Park

On hold. Break ground 2023/2024. Corner of Mintwood, Well Rd & Hwy 51 with the park entrance off Well Rd.

Master Plan includes large community garden(in place), Farmer’s Market, greenhouses, fishing pond, walking & biking nature trails, picnic areas(open & covered), playground center, community center, outdoor amphitheater & stage area with both fixed & lawn seating.

### OTHER

Over the course of the summer, the Town of MH worked on the reconstruction of the lower tennis courts at Veterans Memorial Park. That project is now complete, and the courts are open. In addition to improving drainage and repairing the court base, two new games have been added: pop tennis and pickleball. All tennis courts and one pickleball court may be reserved (keeping the upper tennis courts and one pickleball court as walk-up play only).

The LED field lighting project is underway at Veterans Memorial Park soccer fields. Crews are installing new 80-foot poles with LED lights that will allow use of the fields after the sun sets. This is the first phase of a full makeover for the soccer fields. Next will be the conversion of the grass to synthetic turf followed by a new paved walking trail. All of this work will happen between now and May 2023. When completed, the soccer fields, tennis courts at both parks, and the softball field at Wilgrove Park will be lit with new LED lighting. The work is anticipated to be completed in December 2022.

Mint Hill Madness Oct. 20-22 was a huge success. Incredible fireworks display.

Annual Scarecrow Decorating Contest.

1st Place Business - The Knight of the Living Scarecrow Queens Grant Community School.

Midterm Elections took place Tues. Nov. 8th

Military Hometown Hero Banners now on display around the fountain in front of Town Hall through Veterans Day – Nov. 11. Annual Veterans Breakfast on Saturday, November 12

Free Paper Shredding Event on Sat. 11/19 from 9a-12p at the Compost Central & Recycling Center on 140 Valleydale Rd in Charlotte.

Annual Christmas Parade and Tree Lighting scheduled for Saturday, December 3<sup>rd</sup> @ 5:30pm

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Facebook Page: Oxford Glen Neighbors (111 members)

Lost pets, items for sale/free, contractor needs/recommendations, safety & security, Brian Robinson, coyotes, Town of MH news, etc.