

BOARD BUSINESS

ALERT! Please allow additional time for on-line payments to your community association!

We need your help spreading the word on this important topic. Please include this information in community newsletters, websites and other sources reviewed by homeowners.

Owners sending payments to the homeowners association on-line are frequently experiencing a significant delay in their payment reaching its destination. Most every bank contracts with a third party such as Check Free, Metavante, I-Pay or Sure Pay to process and actually send the online payments to their destinations. Payments to large organizations with high volume and frequency such as Duke Power, Time Warner, credit card companies and other routine monthly transactions are set up by the third party to be sent electronically. When transmitted electronically, it is an instant transaction and the companies receive the owner's payment within hours. We have been advised by the various banks that the third parties such as Check Free, Metavante, I-Pay or Sure Pay **do not set up electronic payments for smaller organizations with less volume and less frequent transactions such as homeowners associations**. So far, all of these payments are being sent to the association address via US mail. It is up to the third party contracted by the owner's bank to determine whether the payment is sent via the US mail or it is transmitted electronically. Large batches of these checks are routinely received from the third party, and boxed together with checks dated anywhere from 2-10 days prior to the date stamped on the box. It appears the third parties are grouping the batches and not always sending the payment on the date the check was issued.

In summary, homeowners using on-line bill pay services for payment of homeowner's association dues should be aware of these procedures and allow additional time for the payment to be processed and posted to their account at the management company.

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in this issue...

Board Business..... 1
On-line Bill Payment Customer Alert

Maintenance Matters... 2
Buzzzzzzzz!
















HMC Happenings 3

DID YOU Know? 4
Gutter Clutter?

UPDATE ON HOUSE BILL 165.....4
Ratified Into Law



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

Buzzzzzzzzzz!

MAINTENANCE MATTERS

SMALL THINGS THAT DO BIG DAMAGE!

Although we live in an area that is known for it's beautiful wildlife, scenic vistas and variety of outdoor adventures, there are small creatures lurking about that can do significant damage to the land that we love, as well as the structures we live in. While your landscaper will keep their eye out for many of these, it is wise to familiarize yourself with them to help combat infestations of these small but destructive pests.

Besides the better known termite, there is also the carpenter bee, sometimes known as a borer bee. They are typically seen hovering around the eaves of a house or the underside of a deck or porch rail. It is known for its habit of excavating tunnels in wood with its strong jaws. A tell-tale sign of them is sawdust often seen on the surface beneath the hole. They do not consume the wood as food, but use the holes for nesting sites. Only females can sting but rarely do unless confined in your hand or highly agitated.



If you live anywhere other than Uptown Charlotte, you are sure to have heard the cicada making its "music" in the evenings before sundown. Cicadas can cause damage to several cultivated crops, shrubs, and trees, mainly in the form of scarring left on tree branches while the females lay their eggs deep in branches. They do not bite or sting in the true sense but may bite after mistaking a persons arm or other part of their body as a tree or plant limb.



Often identified as yellow jackets or hornets, cicada killers, or solitary wasps are very different in their behavior.



The females use their sting to paralyze their cicada prey rather than to defend their nests. They are commonly seen through the summer months skimming around lawns seeking good sites to dig burrows for their nests and searching for shrubs and trees for cicadas. An infestation of these where large numbers of burrows appear can cause damage to the soil in the form of reddish brown patches. Although large in size, they are not aggressive and rarely sting unless they are grasped, stepped on or caught in clothing.

The Japanese beetle is a serious pest of about 200 species of plants, including rose bushes, crape myrtles, and others. They consume only the leaf material between the veins, thereby skeletonizing the foliage. They are not harmful to humans, only to plants and trees that humans try so hard to keep beautiful



Our area is also susceptible to **cankerworms** which appear in both the spring and fall. Cankerworms feed on the leaves of many different hardwood trees such as oaks, elms, maples and beeches. These “inchworms” increase tree stresses leading to borer damage, branch dieback and root decline. Sticky tree bands are seen throughout the region and capture the females as they walk up the trunks of the trees to lay their eggs.



Your landscaper typically keeps their eye on the pests mentioned, however visit the sites below to learn more about prevention and control so you can join in the fight to beat these pests at their game.

www.wikipedia.org (type name of insect in search bar)
www.cicadamania.com
www.charmeck.org (Departments, Landscape Management, Tree Mgmt.)



HMC Spotlight

Please welcome HMC’s 3 newest employees; Kristin Dillard, Tommy Steffen and Hope Sigmon.

Kristin has over 14 years experience as a project coordinator in land development and is a full time Association Manager.

Tommy has a background in land design & development and is a full time Association Manager.

Hope has several years experience in property management and works as Administrative Support in the front office of HMC.

Whole ‘Lotta Booty!’

Charlotte’s Myer’s Park neighborhood & Queens’ University Campus will come alive July 29-30 as home to the 24 Hours of Booty Bike Ride & Fundraiser. The “Booty Loop” is a 2.97 mile bike route through the neighborhoods surrounding Queens University. Teams and individuals ride for 24 hours on the loop to help raise awareness and funding for cancer research. Hawthorne Management’s Joe Aiken and his daughter Berkley will be riding the booty loop as participants of the “Ale To The Queen” team. **RIDE ON JOE & BERKLEY!**

Interested in finding out more about this worthy cause?

http://www.24hoursofbooty.org/site/PageServer?pagename=ride_charlotte

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

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Did YOU KNOW...



Everyone knows that gutters need to be cleaned but what other tips/things should I be looking for to ensure my gutter system is functioning properly?



Depending on your community documents, your gutters may be maintained by your Association. However, there are some things to look out for and report to Hawthorne and/or the Board.

Remember, water that can't get away from your house will end up back in your house or will do damage to the exterior. But keep in mind that in a very hard rain, water may pour over the tops of the gutters which does not necessarily mean they are clogged. You should keep your eye out for debris hanging over the gutter as well as clogging the bottom of the downspouts.

Another issue to bring to someone's attention is any gutter that appears to be loose or "sloped" more than usual. Properly installed gutters should be sloped 1 inch for every 15-20 horizontal feet so they can drain properly. However, if a gutter has been shifted by strong winds, etc., this can cause leaky joints in the system which in turn will result in a build-up of rust and/or sludge.

UPDATE ON HOUSE BILL 165- RATIFIED INTO LAW

HB 165, which started out as the omnibus bill from the House Select Committee on Homeowner Associations, has been enacted into law and now has four primary purposes:

1. No lien can be foreclosed on unless the assessment remains unpaid for 90 days or more;
2. An Association cannot foreclose a claim of lien unless "the executive board votes to commence the proceeding against the specific lot;"
3. There will be created a new HOA/condo disclosure form for the sale of the property similar to the NC Residential Property Disclosure Statement;
4. The NC Real Estate Commission must create a brochure for the public on HOA/condos and how the failure to pay assessments can lead to foreclosure.

This new law applies to foreclosures filed on or after October 1, 2011. Below are links containing more details.

[Lawnote HB165](#)

<http://www.ncga.state.nc.us/Sessions/2011/Bills/House/PDF/H165v5.pdf>



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