

January 2009

Cheshunt HOA Board

President: Lora Candelario

lora@cheshuntnc.com

Vice President: Al Grammel

Agram10427@aol.com

Treasurer : Bob Cerosky

bob@cheshuntnc.com

Secretary: Jill Lutz

jill@cheshuntnc.com

Directors

Helen Hinson

evita6704@aol.com

Andrea Springs

msdiva72@yahoo.com

Kirk Young

kirkhambishop@yahoo.com

Board Meetings are normally held the second Monday of every month at 6:30 PM in the clubhouse at 4200 Brownes Ferry Road. **The next board meeting will be the Annual Call Meeting.**

Details of the call meeting are in this newsletter. Notice of this meeting has been mailed to every homeowner.

Committee Chairs

Architectural Review

Michele Crane Al Grammel

Roland Wentworth

Newsletter

Jill Lutz jdml31019@yahoo.com

Clubhouse Rental

Andrea Springs

Cheshuntclubhouse@yahoo.com

Social Committee

Jessica Rivas

frivasi@carolina.rr.com

Neighborhood Watch

Kirk Young

Swim Team

Kay Knosby 704-598-3691

Cheshunt Neighbors

A publication from the Cheshunt Homeowner's Association

www.cheshuntnc.com

Property Management: William Douglas Management Co.
P.O. Box 37109
Charlotte, NC 28237-7109
(704) 347-8900 ext. 113
Contact: Debby Beller
dbeller@wmdouglas.com

Annual Call Meeting

This year's annual call meeting will be held on Monday, January 26 at 7:00 PM. The meeting will take place at the Cheshunt Clubhouse located at 4200 Browne's Ferry Road.

The neighborhood Covenants, Conditions, & Restrictions (CCRs) require that in order for the annual meeting to be held, 10% of homeowners need to attend either in person or by proxy in order to vote for new board members and to approve the HOA budget.

Proxy votes should be cast if a homeowner is unable to attend the meeting. This means that an individual is asked to vote on behalf of the homeowner. A proxy form was included with notice of the annual call meeting and proposed budget, and can be sent to Debby Beller at William Douglas Management Company or given to any board member.

Homeowners who wish to add items to the agenda should do so in writing by Thursday, January 22 to Debby Beller.

Two board openings will be available. Homeowners interested in serving on the HOA board should plan on attending the annual call meeting. Details on the responsibilities of officers and directors of the board can be found inside.



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Duties of the Officers — Cheshunt HOA

This information is taken from the current CCRs under Article 9, Section 8.

President

The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall sign all promissory notes and in the absence of the Treasurer, shall sign all checks.

Vice President

The vice president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Homeowners Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Homeowners Association together with their addresses, and shall perform such other duties as required by the board.

Treasurer

The treasurer shall receive and deposit in appropriate bank accounts all monies of the Homeowners Association and shall disburse such funds as directed by the resolution of the Board of Directors; shall sign all checks of the Homeowners Association; keep proper books of account; cause an annual audit of the Homeowners Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be represented to the membership at its regular annual meeting, and deliver a copy to the Members.



**Host your next event
at the
Cheshunt Clubhouse!**

**Contact Andrea Springs
Cheshuntclubhouse@yahoo.com**

*Effective January 1, 2009
new rental rates go into effect:*

\$80 — full day rental

\$50 — half day rental

\$20 per hour over 4 hours
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Check out www.cheshuntnc.com
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Cheshunt Neighbors Newsletter

Advertisers, committees, and general announcements for the newsletter should be sent via email to Jill Lutz by the **22nd** of each month for the following month's publication. The email address is JDML31019@yahoo.com.

Advertisers will receive an email version of the newsletter; invoices and receipts of payment will be given upon request. Payment is expected prior to the ad running.

Cheshunt Real Estate Specialist



My Results Speak for Themselves

*This year alone I sold 2 homes in Cheshunt
and*

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Jim Mooney - Realtor/Broker - Allen Tate Company

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I have community references available

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| 5-line ad | \$5.00 | Eko Mann | 704-921-8890 | Abby Schasny | 704-599-5695 |
| 1/4 page ad | \$15.00 | Ben Knosby | 704-598-3691 | Katie Borysewicz | 704-599-1343 |
| 1/2 page ad | \$30.00 | Casey Knosby | 704-598-3691 | Jamie Horn | 704-509-4149 |
| Full page ad | \$60.00 | Abby Schasny | 704-599-5695 | Madeline Wysong | 704-596-8837 |
| Discounts available! | | Katie Borysewicz | 704-599-1343 | Crystal Taylor | 704-598-6080 |
| Jill Lutz · jdml31019@yahoo.com | | Madeline Wysong | 704-596-8837 | Shani Mann | 704-921-8890 |
| Car Washing | | Crystal Taylor | 704-598-6080 | Meagan Lail | 704-597-5722 |
| Emily | 704-599-3927 | Parker Mackin | 704-597-9916 | Cheryl Adams | 704-596-3843 or 299-1609 |
| Omar | 704-921-3738 | Notary Service | | Elsie Bayard | 704-509-0082 |
| David | 704-599-8716 | Barb Wysong | 704-596-8837 | Summer Sanders | 704-598-9490 |
| | | Yard Work | | David Nevstruyev | 704-599-8716 |
| | | Scott Lail | 704-597-5722 | Parker Mackin | 704-597-9916 |
| | | David Nevstruyev | 704-599-8716 | Swim Lessons | |
| | | | | David Nevstruyev | 704-599-8716 |

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