



THE MUIRFIELD MESSENGER

www.muirfieldcommunity.org

August 2011

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Neighborhood Update

It's hard to believe that we are almost through the dog days of summer. It doesn't seem that long ago that school was just getting out for the summer and everyone was putting the finishing touches on their vacation plans. Now, many families are preparing for their children and grandchildren to return to school and get back into their normal routines.

Over the past couple of months we have had several highlights within the Community:

- The **Community Yard Sale** was a huge success as fifteen families participated in this event. Customer traffic was excellent. Next year we will shoot for early May to avoid the hot weather we contended with during the Sale. Thank you to Jane Peterson for organizing this event.
- We have raised nearly \$1,000.00 in **ads for the Newsletter** and Website. This money will be used to cover the annual cost of both the Newsletter and Website while using local businesses. We are still looking to add a local Handyman business, Heating /Cooling business and Roofing business. If you know someone who might be interested, please let us know.
- Finalized the scope for the **lawn maintenance contract** for the community. We will be selecting a local business to perform this function.
- We have had tremendous participation with residents initiating **Architectural Review Forms** to propose their plans to make improvements to their properties (see the ARC list within the *Messenger*). Not only are there several excellent upgrades to homes taking place, but community residents are following a proven process that greatly reduces the margin of error regarding our Covenants and Restrictions. Thank you to all who have followed this process and to Steve Berchhoff for ensuring the ARC's effectiveness. We are by no means where we want to be, but are definitely moving in the right direction. To date in 2011, we have had fifteen requests: for the entire 2010 we only had two requests.
- We are in the process of finalizing plans for a **Family Fishing Trip** with Cap'n Gus for Saturday, October 8th. (Please see the item on page 2 for more details). This will be a great time so please make plans to participate.
 - We have added a **Restriction Non-Conformance section** that lists the various non-conformances regarding the Community. The non-conformances include rules in the Covenants and Restrictions that refer to contractor signs, trailers in driveways...etc. We need every homeowner to be familiar with the Covenants and Restrictions in order to proactively eliminate these items from becoming an issue. In most instances when we make a homeowner visit, the homeowner may be unaware of the restriction.

Sincerely,
Tim

Financial Report

We currently have \$47,166 in our bank accounts. Through June, our revenues have been \$17,105 and our expenses have been \$9,820. Our expenses are under budgeted amounts by \$2,630. Delinquent dues and late fees total \$300. Of this amount, \$200 is related to a Swift Creek foreclosure. The bank that foreclosed on the house is going to pay a pro-rated amount of \$180.

-submitted by Dave McKenzie

Good Neighbor Alert

A special thanks to Pauline and Doug Rocklein for their initiative and hard work in removing the graffiti from the boulders on the nature trail. This is an important neighborhood asset, and maintaining it benefits us all.

This is also a great reminder to contact the police immediately if you see any suspicious activity in that area so as to prevent further vandalism.

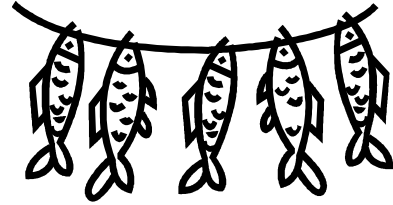
Yard of the Quarter

The Yard of the Quarter Award goes to Marshall & Margaret (Marie) Avison. They have lived in Muirfield for 11 years. New plants and designs are added every year. Marie will sometimes spend the entire day working in the garden, enjoying her plants and wildlife friends. Not only is the front of the yard gorgeous (and only part of that is visible from the street), but the entire yard all around the house is simply amazing. Marshall provides excellent support! Congratulations, and thank you for all the color and beauty you have added to the neighborhood for all these years.

Photo from left: Pete Peterson offering congratulations to Marie & Marshall.
Photographer: Dave McKenzie



Fishing Trip



We are currently in the planning stages of a Community Fishing Trip on Lake Norman with Captain Gus Gustafson for Saturday October 8, 2011. The fishing trip would be from 7:30 – 11:30 am . The cost per person is \$70.00 and includes all life jackets, fishing poles, tackle, nets...The age requirement is 8- 88.

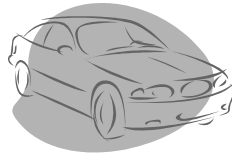
This can be a great way to have fun with your neighbors, wife, husband, children, grandchildren, parents ... and even catch a few fish and tell a fish story or two.

If you are interested in traveling the high seas with us please call Tim Valentine @ 704 663-9532 or Pete Peterson @ 704 799-7777.

Important Parking Notice

Effective September 1, 2011, the HOA Board will begin enforcement of the 24 hour parking policy for the community. Restriction 7.03. of the Covenants and Restrictions document states that no vehicle can remain parked on the street longer than a 24 hr. period over the course of a month.

Hiltz Management will be sending a follow up letter to each home. Failure to adhere to the policy will result in a \$50.00 per day fine. The Board saw the need for more active enforcement of the policy for safety and security purposes.



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Neighborhood Update

Please find below a summary of recent real estate activity in MUIRFIELD and Monument Park (M.P).
Information as per MLS data of Aug 12, 2011 (Please call me for a detailed, complete history for any Listing)

ACTIVE LISTINGS: 7

Address	Type	Bed	Bath	Heated Living Area	List Price	Days on Market
141 Huntly Lane (M.P.)	2 Story	4	2.5	2100-2600	\$259,000	87
120 Haddington Place	2 Story/Basement	5	3.5	3200-3800	\$260,000	202
110 Haddington Place	2 Story	4	2.5	2300-2800	\$265,000	47
949 Muirfield Drive	2 Story	4	2.5	2500-3100	\$288,000	88
113 Lockerbie Lane	2 Story	5	2.5	2900-3500	\$299,000	27
918 Muirfield Drive	2 Story/Basement	4	2/2	2900-3400	\$299,950	68
1029 Muirfield Drive	2 Story	4	2.5	3100-3700	\$299,988	22
AVERAGE		4	3		\$281,277	77

PENDING: 0

Address	Type	Bed	Bath	Heated Living Area	List Price	Days on Market
NONE						

SOLD: 3 (Last 6 Months)

Address	Type	Bed	Bath	Heated Living Area	List Price	Sale Price	Sold Date	Days on Market
130 Swift Creek Lane	2 Story	3	2.5	2554	\$275,000	\$243,500	02/18/2011	107
135 Huntly Lane (M.P.)	2 Story	4	2.5	2535	\$259,900	\$246,000	07/12/2011	102
161 Swift Creek Lane	2 Story/Basement	5	3.5	4167	\$252,500	\$248,550	07/28/2011	69
AVERAGE		4	2.5	3085	\$262,467	\$246,017		93

Would you like to receive **YOUR OWN PERSONAL "NEIGHBORHOOD UP-DATE"** via E-mail ?
You will know immediately when a new listing comes on the market, a house gets Under Contract,
when there was a Price Reduction on a listing, or a house is Sold.
Please call me or send me an e-mail today. I'm looking forward to hear from you.

Buy or Sell with Success, call Madeleine Hess, only around the corner and a phone call away.



Madeleine Hess

Broker/Realtor, ABR

Mobile 704-491-3333

E-mail: MadeleineH@LakeNormanRealty.com



Restriction Non-Conformances

June 1 – August 1, 2011

1. Twelve requests to remove Contractor signs from yards.
2. Two requests to remove trailers from yards.
3. One request to remove a camper from the driveway.
4. One request to remove boat / trailer from the driveway.
5. One request to remove a portable a/c unit from a garage window.
6. Request by the HOA Board to use all standard 20" x 30" signs with black lettering and white background for all neighborhood announcements (Easter Egg Hunt, Garage Sale, Halloween Parade...etc).
7. One request to remove canoe from the side of a home.

Muirfield HOA ARC Requests

Date Received	Description	Status	Date Approved/ Rejected	Comments	Date Returned HOA Mgmt
1/10/2011	Storage shed	Rejected	2/11/2011	Request for option #1 was denied; Option #2 approved if in accordance with restrictions as outlined in articles 7.11 & 7.14; color of shed must be a neutral color	2/11/2011
4/4/2011	Patio/covered porch/deck	Approved	4/15/2011	Brick and trim to match the same already on the house; roof color to closely match front bay window	4/18/2011
4/18/2011	Aluminum & Split rail fence	Rejected	4/27/2011	Proposed plan calls for aluminum as part of the perimeter fencing, which is in violation of restrictions in article 7.07	4/27/2011
4/21/2011	Retaining wall	Rejected	4/27/2011	Materials proposed (stucco) do not comply with restrictions in article 7.17; materials would not be in harmony with the color and finish of existing structures on the lot	4/27/2011
5/9/2011	Storage shed	Approved	5/11/2011		5/12/2011
5/3/2011	Retaining wall	Approved	5/12/2011	To be made out of wood	5/12/2011
5/20/2011	New roof	Approved	5/23/2011	Replace roofing due to damage	5/24/2011
5/27/2011	Storage shed	Approved	6/2/2011		6/2/2011
5/28/2011	Patio/Fill in swimming pool	Approved	5/31/2011	Swimming pool to be filled; sod to be installed over it; bushes in front of house to be moved to the back of the house; install patio	5/31/2011
5/30/2011	Siding replacement	Rejected	6/3/2011	Rejected because proposed plan called for only partial replacement of siding with materials that did not match already existing siding	6/3/2011
6/4/2011	Pool and patio	Approved	6/10/2011	Remove existing wood deck and 9 trees; install concrete pool, new patio and retaining wall	6/10/2011
6/23/2011	Siding replacement	Approved	6/25/2011	Second request for approval; this request calls for the entire siding on the house to be replaced with one color	6/25/2011
6/23/2011	Install storm door at front of house	Approved	6/27/2011		7/5/2011
6/23/2011	Screened in deck	Approved	7/5/2011	Also includes planting of Leyland cypress	7/5/2011
7/13/2011	Replace gutters & downspouts	Approved	7/20/2011	Replace two sections of damaged gutters and upgrade all downspouts to 3x4 and add one additional downspout	7/20/2011
8/2/2011	6' wooden privacy fence	Under Review		6' wooden privacy fence around the deck area	

ARC Update

We have had a lot of activity during the first 7 months of the year, as evidenced by the number of ARC forms submitted for approval. Here are the ARC stats through July:

15 forms submitted

11 forms approved

Of the 4 rejected applications, 3 were resubmitted and later approved with updated plans that the Committee and the applicant worked on together to achieve both compliance with the covenants and homeowner satisfaction.

You can find the ARC form at our community website (www.muirfieldcommunity.org) or you can obtain a copy by calling Hiltz Management. ARC forms must be completed for all outside projects in order to ensure compliance with our restrictions and avoid potential costs to the homeowner.

-submitted by Steve Berchoff

Fall Turf Care Tips

Please keep in mind the following turf care tips for your fall lawn maintenance. Fall is the time to begin to replenish turf and shrubs following a long hot summer.

Core aerate the turf areas. The aerator should penetrate the ground approximately 1" – 2" deep.

Re-seed the turf areas using Tall Fescue Turf. One 50 lb. bag will cover 10,000 square feet.

Use starter fertilizer to assist the turf in its germination process. Again, a 50 lb. bag will cover 10,000 square feet.

You may need to cover some bare spots with wheat straw to minimize seed / water runoff.

Water daily in order to assist in the germination process. Watering times may vary. The seed only needs to be moistened not soaked.

The germination process for most fescues is 21 days.

Do not mow the turf for 2-3 weeks. Stay off the freshly seeded turf area. Do not allow leaves to sit on the turf area at any time as the leaves will eventually kill off the turf below.

Remember – a nice lawn and landscape will add value to your home!

MI Window Warranty is Extended

The MI Window Warranty for the Muirfield Community has been extended to 20 years. This warranty is for glass only and does not include the sash, delivery or installation.

This warranty is for the original homeowner only. If you are eligible for this warranty call MI Windows at 717 365-2500. Forms for most size windows are available on the website: muirfieldcommunity.org



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Tim Valentine / Owner
704-663-9532
704-799-6584
timjvalentine@yahoo.com

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- Hardscapes
- Lawn Maintenance



Welcome Committee

Bernice Bishop, of Montrose Drive, will be heading up the new "Welcome Committee" for the Muirfield Community. Each new homeowner will receive an assortment of gifts from local companies and businesses including a copy of the book *Mooresville – Images of America*, by local writer Cindy Jacobs. We truly appreciate Bernice's effort in putting this program together – thank you, neighbor!



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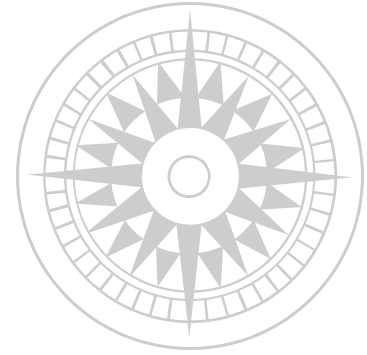
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Street Lights

In the event that the street lights in front of your home are not working properly, please call Duke Power to report the problem. The phone number to call is 1-800-777-9898. You will need to go through two prompts to talk with an attendant. They will then provide you with a work order number. Duke's policy is to be out within 72 hours to make the repair. You will need to provide the nearest address in which the light is located.

A well lit area will prevent crime.

Neighborhood Speed Limit Reminder

Just a quick reminder that the speed limit for ***all*** roads in Muirfield is 25 mph. We have received several complaints recently regarding people not abiding to the speed limits and, in some cases, the stop signs posted at the side streets.

Please remember these limits are set for the safety of all Muirfield Residents.



Trash Talk

By now, you should have received both written and recorded information about Mooresville's curbside recycling program, scheduled to roll out in November. This is an exciting development and will really help to reduce landfill loads. If you have not signed up yet, you have til September 15 to register online at www.ci.mooresville.nc.us.

You will receive a 96 gallon blue recycling bin (a smaller container is available also) that will be emptied on alternating weeks. Muirfield has not been assigned a schedule for pickup yet, but recycling will be emptied on our regular Thursday schedule.

All recyclables will be combined in the same bin, and may include:

Aluminum	Glass	Steel/tin cans
Milk/juice cartons	Paper	Plastic 1-5/7
Flattened cardboard		

Items that cannot be recycled may be taken to the Iredell County Transfer Station (AKA the dump), located on Highway 150 just west of Highway 21 (Macleod Rd). This is an extremely well organized facility for residents of Iredell County to effectively dispose of waste. The transfer station accepts items including: brush, furniture, carpet, demolition items (dry wall, 2 x 4s), household trash, electronic equipment, paint and oil. The Transfer Station is open Monday – Saturday, 7 am – 6:30 pm and Sunday 2 pm – 6:30 pm.

Please use this facility to avoid large, unsightly trash items set along the curbs of our streets in Muirfield.

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An Insider's Word...on the Outside

As we know, the housing market and the economy have kept most of us on edge over the past two years. We also know that there doesn't appear to be any relief in the near future. All we can do is control the things that we can control and hope for the best. One of those things we can control is the maintenance and appearance of our homes.

I recently spoke with Madeleine Hess, one of our community residents and a Realtor for Lake Norman Realty. Madeleine had several simple suggestions regarding what people see when driving through a community.

Madeleine said people react negatively when they see large piles of brush and debris on the curb, especially if the brush covers the sidewalks and prevents people from using the sidewalks, or the brush could potentially scratch or damage a vehicle. Other items of importance are keeping the yards neatly mowed and trimmed.

Rather than putting large furniture, appliances and old carpet on the curb several days before pickup, if possible take the trash to the Mooresville Transfer Station (dump). **See the article about the Transfer Station on page 7).** These are the things that we *can* control.

-Tim Valentine