

SHADOWLAKE NEIGHBORHOOD NEWSLETTER



Published by the Shadowlake Neighborhood Association, Inc. "SNA", a non-profit corporation. Membership is always voluntary. To pay dues; get news; updates; and information on advertising on the website and in the newsletter, go to www.shadowlakeneews.org and follow the links.

Susan Heusinger, Editor

Contact us at sna@shadowlakeneews.org

February/March 2012

ARE SHADOWLAKE DUES MANDATORY?

Beginning in late 1974 and continuing into the mid 1980's, Shadowlake subdivision was developed in six phases. Though very similar, each phase has its own set of Restrictive Covenants, all of which are posted on the Shadowlake website. Simply put, these are a set of rules and regulations that restrict how the lots in the subdivision may be used, as well as, what and where structures may be built on those lots. It is important to understand that these covenants, or rules, pass with the title to the lots, so that all owners, present and future, must follow them. It is also important to understand that if the developer wishes to create a Homeowner Association ("HOA"), it does so through the Restrictive Covenants. The developer of Shadowlake subdivision did not create an HOA.

Up until 1999, the lake and several lots facing Ryder Avenue that are also adjacent to the lake, were privately owned. At some point during the 1990's the owners of the lake property started plans to fill the lake with dirt and to sell this area as new lots on which additional homes could be built. Many of the residents of Shadowlake objected to this plan and filed a suit to stop the project. Finally, in 1999, as part of a settlement of that lawsuit, the Shadowlake Neighborhood Association, Inc. ("SNA") was created as a non-profit corporation, so that the ownership of the lake area and two of the lots facing Ryder Avenue, collectively identified as "Recreational Lots", could be conveyed to the new Association. The conveyance to SNA included a restriction that the property be for the "use and enjoyment of the owners **and residents** in the Shadowlake Subdivision". The conveyance also came with the requirement that these areas be properly maintained. So the responsibility for the care of the lake was passed to the Association.

Because this all happened long after Shadowlake was fully developed, membership in SNA is always **optional**; open to **all residents of the subdivision**; and the payment of dues is purely **voluntary**. But, how can SNA maintain the Recreational Lots if no one pays dues, or shows up for neighborhood work days??? In addition to the Recreational Lots, the subdivision has three islands at the Quail Ridge Drive entrance and others in at least two of our cul-de-sacs. There is no mention of these areas in any of our restrictive covenants, nor were they a part of the lawsuit mentioned above. Its as if these areas didn't exist. But they are there and we pass them everyday. So, who maintains these islands? It seems that each **resident** of Shadowlake shares that responsibility. If we don't, who will? 2012 Shadowlake membership dues are only \$50.00. What a deal! That's less than my monthly water bill! Among other things your \$50.00 will help us buy pine needles; keep weeds and poison ivy under control; buy gasoline to fuel the personal lawn equipment of resident volunteers who cut grass and brush; and pay for the contractors we need for the occasional "big" jobs. Together we can do this. Mail a check now, or go to the website and pay online. This is your subdivision and it is **your choice** to join.

2012 Association Officers

PRESIDENT: Dan Kelly - 704-609-5950,
dankellymd@gmail.com

VICE PRESIDENT: Joanne Mason-Trull
704-817-9793, masonjo62@hotmail.com

SECRETARY: Summer Zifko - 704-620-2673, sumtuch@hotmail.com

TREASURER: Luis Morales - 704-543-6229

2012 Board Members

Mike Demetrio

Matt Fultz

Jay Hamilton

****SAVE THESE DATES****

Work Days: Third Saturday of every month

SNA General Meeting: March 6th, 7:30 PM at Earth Fare

Neighborhood Yard Sale: April 28th

Fishing Tournament: June 16th (Father's Day weekend)

We need volunteers to help deliver the newsletter only six times per year. If you can help, please contact Joanne Mason-Trull. Her contact information is listed above.



Looking for a way to advertise your services? We provide free advertising to members of the Shadowlake Association. Not a member? You can't beat our rates!! Check our website for details.



REMINDER

On the third Saturday of every month, the good neighbors of Shadowlake get together to help spruce up the neighborhood. We meet at the lake from 9am to 12pm to cut back weeds, mow grass, pick up trash, or do what ever else is needed in our common areas to make this a beautiful place to live. We need your help! If you would like to participate, just show up! If you know of any resident who is in need of some assistance due to special circumstances, please let us know. Maybe we can help. Mark Trull has graciously volunteered to organize these work days. If you have any questions, or know of a teen whom may need some service hours, please call Mark at (704) 309-0004.

GET INVOLVED

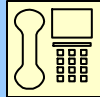
Sign up for one of the following committees by calling Dan Kelly at (704)609-5960 or, sending an email to him at sna@shadowlakenews.org

**Landscaping - Communications
Membership - Social**

A big heartfelt thank you to **Mr. & Mrs. Dan Kelly** for their generous contribution to SNA by paying for the services of the professional landscaping company that recently spruced up the entrance islands on Quail Ridge. Also, to **Harriette Smith**, who donated her time by raking and bagging up the leaves. The islands look great!



You may be hearing from us....



The 2012 membership drive is underway. You may receive a telephone call, or a knock on your door, from a representative of the Shadowlake Neighborhood Association. We will be inviting you to become a member of the association. Please allow us an opportunity to tell you about the many exciting plans, events and projects that we have for 2012; and why you are an important part of our community.

2012 Shadowlake Neighborhood Dues

Please complete the following form and send it in with your **\$50 check** made out to the

Shadowlake Neighborhood Association, Inc., OR

YOU CAN NOW PAY SECURELY ONLINE BY DEBIT, OR CREDIT CARD.

Log on to www.shadowlakenews.org then click on the "DONATE" button to pay your annual dues.

Name : _____	Mail or drop off check to:
Address: _____	Luis Morales, Treasurer
_____	5939 Tillery Drive
Phone: _____	Charlotte NC 28226
Email: _____	<i>Note: Membership is voluntary</i>