

The Davis Lake Communiqué

The Official Publication of Davis Lake

January-March 2017

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Board of Directors ELECTION Dates:

Jan 9th, 2017: Voting Starts—online runs through 9 p.m. on Feb 2nd

Jan 17th, 2017: “Meet the Candidates” 7:00 p.m.
Davis Lake Clubhouse

****NEW Date!***

Feb 4th, 2017: “Annual Meeting” 9:30 a.m.
Davis Lake Clubhouse

****Refer to pages 2-4 for information on the candidates, voting process & methods and the annual meeting.***

Board of Directors & Positions:

*****2017 Members & Positions will be announced in the next issue and in our weekly emails***

Current Board:

President: Bruce Auerbach
Vice President: Paul Crowder
Treasurer: Samantha Mwangi
Secretary: Tim Olcott
Member at Large: Leopoldo Echevarria

Monthly DLCA Meeting Dates & Guest Speakers:

**Each month we will have a guest speaker who will give updates to the community during our monthly meetings. Light food & refreshments provided for those who attend.*

February 4th: Annual Meeting

February 23rd: TBD

March 30th: CMPD

April-December: TBA in Next Issue & Emails

Like us on Facebook!! Ever wonder what all of the commotion is that's going on down at the Clubhouse & Pool? Looking for something to do or a way to meet your neighbors? Interested in ways to get your kids involved in Summer Camps, Swim Lessons, Swim Team, Volunteering or more? Search for **“Davis Lake Social Activities”** & 'like' us!! ***THE 2017 EVENT CALENDAR WILL BE PUBLISHED IN UPCOMING EMAILS AND IN THE APRIL-JUNE ISSUE.***





2017 Election Candidates



Bruce Auerbach

My wife Jennifer, daughter Abby and I have lived in Davis Lake since June of 2002 when I joined the faculty at UNC Charlotte, and have come to feel truly at home here. We've had the opportunity to get to know lots of neighbors during that time and have volunteered for various activities. We were involved with the Swim Team for 8 years and I served on the ARC for about 4 years. After working with the ARC, I was elected to the Board of Directors in 2012. During my first year I was elected vice-president and then president through 2016. During my term as president, the Board successfully oversaw a variety of important projects such as pool renovation, major clubhouse repair, and a revitalizing of the financial reserves for the community. I hope to be reelected so that I may continue to serve Davis Lake.



Leopoldo Echevarria

I have enjoyed living in Davis Lake for almost 10 years and have been active on the DLCA Board the past two years. I currently sit on the DLCA Board as member-at-large, where as a team we've continued to improve upon the living experience here at Davis Lake. I am the founder and broker-in-charge of Sunrise Properties, where I strive to serve the Charlotte community in their home shopping needs. I believe I can continue to better serve on the DLCA Board because I am passionate about where WE live and have the desire and time to dedicate to keep Davis Lake Community the best place in the Charlotte area to live, work and play. I am a father of three, two daughters and a son, have been married to my wonderful wife for 30 years, and have a German Shepard named Bronco. I am always willing to lend a helping hand so never hesitate to say hey.



David LaLama

My name is David LaLama and I would like to put my name in the hat as a candidate for the Davis Lake Board of Directors. I have lived in Davis Lake since 1995 in 3 different houses in 2 different sections but always in Davis Lake. Along with my wife only 2, almost grown, sons still live in the house. My youngest son is a senior at North Meck and soon to be off to college-hopefully. As for myself, I am employed with Charlotte Mecklenburg schools in the Child Nutrition area, in particular I help in setting up the processes for purchasing the food, USDA commodities and supplies for 170 school cafeterias in Mecklenburg county. My primary reason for running for the Board is to help maintain the integrity of the neighbor. Currently I am on the Davis Lake Architectural Review Committee and see many concerns from newcomers to the neighborhood and those that have been residents for years. Trying to maintain guidelines for improvements and maintenance should be a concern of every resident but applying these rules and guidelines should be done in a "neighborly" fashion. It seems like new residents always want to make improvements to their new home and we should apply the guidelines in a welcoming and time sensitive manner. In addition to what is happening inside the boundaries of the neighborhood, there are numerous developments happening just outside the neighborhood which impact the quality of life for all of us.

With all this being said, I go back to my first statement in trying to maintain the integrity of the neighborhood and the quality of life requires some folks to help so please consider me.

DAVIS LAKE COMMUNITY ASSOCIATION, INC.

APPOINTMENT OF PROXY

The undersigned a Homeowner of the Davis Lake Community Association, Inc. (the Association), a North Carolina nonprofit corporation, hereby constitutes and appoints Paul Crowder (a community resident) and/or Gordon Howe (a community resident).

(In lieu of Paul Crowder and Gordon Howe) another name can be provided above but they MUST attend the meeting in person to cast your vote. Please print legibly)

as my proxy with full power of substitution to act and vote for and on behalf of the undersigned at the meeting of Association members to be held at the **Davis Lake Clubhouse 9000 Davis Lake Pkwy, Charlotte, NC 28269 on February 4, 2017 at 9:30am** and at any adjournment or adjournments thereof.

The undersigned hereby directs the proxy to vote as follows:

Election of Directors: **MARK UP TO THREE (3)** OF THE NOMINEES LISTED BELOW TO INDICATE FOR WHICH NOMINEE(S) YOU DIRECT YOUR VOTE TO BE CAST

 Bruce Auerbach **Leopoldo Echevarria** **David LaLama**

If, at or before the time of the meeting, any of the nominees I have marked above have become unavailable for any reason, my proxy has the discretion to vote for another nominee or nominees.

At his/her discretion, my proxy may vote on any other election business that may properly come before the meeting or any adjournment thereof.

My proxy shall vote as directed above. Any appointment of proxy heretofore made by the undersigned is hereby revoked and voided. **This appointment expires 11 months from the date signed unless alternative expiration date is indicated below.**

Sign on the Signature Line and PRINT all other information.

Date and Time are important. **This is a Legal Document.**

Signature: _____
(OWNER)

Date: _____

Time: _____ (AM PM)

Owner Name: _____
(PRINT)

Davis Lake Address: _____

Phone: _____ **Email Address:** _____



Davis Lake Community Association, Inc.

C/O Cedar Management Group
PO Box 26844, Charlotte NC 28221
www.davislake.org

January 4, 2017

The Davis Lake Community Association (DLCA) Annual Membership Meeting will be held on **February 4, 2017 at 9:30am** at the **Davis Lake Clubhouse, 9000 Davis Lake Pkwy Charlotte, NC 28269**.

The 2017 operating budget for the community will also be presented and ratified at this meeting. The 2017 budget adopted by the Board calls for annual assessments (dues) of \$746.64 per Lot/Unit. There is no requirement that a quorum be present to ratify the budget as presented. The Annual budget calls for a revenue total of \$652,268. The expense and reserve funding will total \$652,268.

It is on this date and at this location that three (3) members will be elected to the DLCA Board of Directors. The term of these positions are for two (2) years. A minimum of 256 Davis Lake property owners in good standing must vote, in person or by proxy in order for the election to be considered valid. Voting by proxy can be done either with the paper form (enclosed) or electronically on the internet. **Candidates are NOT running for a specific position on the board. Offices will be elected by the board themselves after the election.**

Internet voting will begin on January 9, 2017, and will be closed on Thursday February 2, 2017 at 9PM. One person from each property/lot should login to: <http://www.davislake.org/membersonly> between January 9th and February 2nd and look for the VOTE link to cast a safe and secure vote.

Alternately, a ***PAPER PROXY*** voting form has been enclosed for your convenience. **The completed form must be submitted prior to the beginning of the annual meeting. It may be taken to the Davis Clubhouse (use the outside drop slot along the wall to the right of the main entrance - NOT the USPS mailbox), or a clear digital image of the completed proxy form can be emailed to 2017election@davislake.org.** The form should include the homeowner's email address, signature, date, and time. If there are any legibility issues with an emailed or handwritten vote, if time permits, the homeowner will be contacted via phone or email address on the form for verification. It is important that you fill out the proxy form accurately and completely for it to be legally recognized as a valid Proxy and honored in the election. **Homeowner's signature is required.** If co-owners submit separate proxy appointments, the last proxy appointment received will be the one honored.

If you do not submit an appointment proxy, either on paper or electronically, please come to the DLCA Annual Meeting on **February 4, 2017 at 9:30am** and cast your vote. There is only one vote allowed per property address in Davis Lake. A property address can be a single-family dwelling, townhouse (Woodcroft), condominium (Legacy) or undeveloped lot. If there is any doubt as to your attendance, please designate a proxy to ensure a quorum and vote on your behalf. You may still attend the meeting in person; reclaim your proxy and vote.

The quorum requirement for the annual meeting of members of the DLCA is the presence of members, in person or by proxy, entitled to cast 30% of the total vote of the membership. See Section 6(d) of Article III of the Declaration. We look forward to seeing everyone February 4, 2017 at the Davis Lake Annual Meeting.

Sincerely,
Davis Lake Board of Directors
Davis Lake Community Association

Davis Lake Happenings

THE EMPTY NESTERS CLUB OF DAVIS LAKE

Happy New Year Davis Lake!! Mark your calendar so you don't miss out!!!

Pot Luck Supper is the First Thursday 6:30 p.m. at the Clubhouse

Just bring an appetizer, covered dish or dessert to share and BYOB. Newcomers are welcome!

Occasionally, The Empty Nesters Club plans additional outings. For more information about Empty Nesters and/or to be added to the email list, please contact Kathy Mercer at kmmerc@comcast.net or Bruce Talbott at bhtalbot@gmail.com

NOTE: Your nest DOES NOT have to be officially EMPTY to join us! Some nests are empty, but many of us have adult children, grandchildren or a parent at home. No one will be checking to make sure your nest is empty. We all could use an evening out. Come join us!

Davis Lake Club Spring Break TENNIS Camp & Spring Clinics:

Spring 2017 clinics:

Register at www.rdutennis.net

Start dates: Sun. March 5 & Mon. March 6

Sunday Session (8, 1 hr Clinics):

\$80 Resident/\$100 Resident Guest

4:30-5:30pm Grades K-3

5:30-6:30pm Grades 4-8

6:30-7:30pm Adult Intermediate Clinic.

Monday Session (8, 1 hr Clinics):

\$80 Resident/\$100 Non-Resident

4:30-5:30pm Ages 4-6

5:30-6:30pm Ages 7-11

6:30-7:30pm Adult Beginner Level Clinic. No experience necessary.

Register Online at <http://www.RDUTennis.net>

Or contact Brian Rosenthal, (919) 395-7329

Checks payable to RDUTennis:

2202 Anderson Drive, Raleigh, NC 27608



Bridge Group

The Contract Bridge Group of Davis Lake meets at the Clubhouse on the second Tuesday each month at 6:30 p.m. RSVP's are encouraged in order to ensure the game has the correct number of multiples required. If interested please contact

Chuck Doll at:

tishchuckdoll@aol.com





**Coordination
Imagination**



**Character
Teamwork**



**Confidence
Fun**

Soccer Shots



The Children's Soccer Experience

Soccer Shots is an engaging children's soccer program with a focus on character development. Weekly sessions will focus on skill development, teamwork, building confidence and FUN! Our caring team positively impacts children's lives on and off the field through best-in-class coaching, curriculum and communication.

**Season kicks off
February 25th!**

Program Options

MINI: 2 year olds
CLASSIC: 3 – 5 year olds

ENROLL TODAY!

charlotte.ssreg.org

WHERE: Onsite at Davis Lake
(Location given at time of enrollment)

WHEN: Choice of Fridays and Saturdays

COST: \$144 for a 12 week season
(Pay in full or make two payments of \$72)

Visit us online at soccershots.org/charlotte | Questions? Call us at 704.890.0988
or email us at info@soccershots.org

National Partners:





Davis Lake Tree Banding



The Board of Directors would like to thank each person who took the time to volunteer in our neighborhood for tree banding. We're not completely done yet but we want to acknowledge our milestones and everyone who played a part in achieving those milestones. We learned a lot our first time around and we hope this is a project that will continue in Davis Lake for years to come.

Over 40 residents showed up on November 19 during the first phase of banding. Volunteers jumped right in with cutting and preparing the roofing felt and insulation and then went on to staple and tape those materials to trees in the common areas of Davis Lake. We banded roughly 200 trees in about four hours.

For the second phase, a group of 10 residents volunteered on December 10 to spread the sticky Tanglefoot insect barrier onto the banding. December 10 was a cold day, which made spreading the Tanglefoot challenging. Nonetheless, we managed to get that done in about two hours.

The third and final phase will occur in the Spring around March/April to remove the banding materials from the trees. We will need volunteers for that phase as well, so please stay tuned for more information once we get closer to that time.

Again, thank you very much to all the volunteers who "banded together" to protect our neighborhood trees!

Sincerely,

DLCA Board of Directors



Lawn of the Month

Each month the Lawn of the Month committee drives through the Davis Lake neighborhoods and selects the perfect lawn from each one. Winners have a sign in their yard to show off their prestigious Davis Lake award! Selections depend on many things including a fresh cut lawn, pruned plants, colorful arrays of flowers, grass health among other things. Any questions, please be sure to contact the clubhouse: club@davislake.org OR the LOM Chairman, Pat Levesque at plevesque2@carolina.rr.com

October 2016

Neighborhood	Address	Family Name
Downing Creek	5237 Downing Creek Drive	Bynum
Deer Cross	4625 Deer Cross Trail	McNamara
Old Fox Trail	4932 Old Fox Trail	Blackwell
Winterberry Ridge	5139 Foxbriar Trail	Iuliano
Nuttree Bluffs	9512 Arborview Court	Bowers
Fortune's Ridge	9312 Beech Crest Place	
Harris Glen	9522 Harris Glen Drive	MacDonald
Crofton Springs	9115 Crofton Springs Drive	Davis
Poplar Grove	9633 Highstream Court	Beasley
Chestnut Knoll	5000 Chestnut Knoll Lane	Soriano
Bridle Ridge	4649 Bridle Ridge Lane	Vetter & Cohen
Woodbridge Commons	4809 Popular Grove Drive	Talbott
Woodbridge Place	9756 Whitewood Trail	Blakenship
Woodcroft	4718 Morning Dew Court	Harris
The Legacy	8867 Legacy Lake Lane	Hands

Best Lights Honorable Mention	Most Fun & Kid Friendly Honorable Mention
8711 Fox Chase Lane The Peter Family	9210 Pebble Creek Way The Clemons Family
4622 Bridle Ridge Lane The Hoskins Family	4719 Beech Crest Place The Ingram Family
4919 Brompton Court The Phillips & Heaton Family	9707 Harris Glen Drive The Pierce Family
9700 Stoney Run Court The Fry Family	9531 Saddle Run Trail
9932 Crofton Springs Drive	4722 Bridle Ridge lane The Cox Family
4603 Poplar Grove Drive The Cassidy Family	9719 Spring Crest Court The Clarke Family

Lawn of the Month



Holiday Decoration Winners



**1st Place, Best Lights: 9100 Laurel Ridge Trail
The Zygmunt Family**



**1st Place, Most Fun: 5028 Old Fox Trail
The Starnes Family**



**2nd Place, Best Lights: 9633 Highstream Court
The Beasley Family**



**2nd Place, Most Fun: 4926 Foxbriar Trail
The Barnett Smith**



**3rd Place, Best Lights: 9719 Spring Crest Court
The Clark Family**



**3rd Place, Most Fun: 9106 Laurel Ridge Trail
The Starkey Family**

Architectural Review Committee (ARC)

The Architectural Review Committee (ARC) is dedicated to keeping our community within the architectural specifications that help make it a great & beautiful place to live. Their role is to evaluate proposed modifications to one's home and/or property to ensure they conform to the ARC specifications.

All exterior modifications to homes and/or landscaping must be submitted for review and approval by the ARC before work is started. Also, all trees must be approved prior to being cut down.

Applications should be dropped off at the Clubhouse. *The committee meets the 3rd Monday of each month. Deadline for applications is the 15th of each month!*

Architectural specifications, forms & procedures can be found online at: <http://davislake.org/arc.htm> along with contact information for each representative.

ARC Community Representatives are posted online at www.davislake.org and they can be contacted by email: arc@davislake.org

Real Estate Round Up – September - December

Information Courtesy of the Carolina MLS. Not intended to solicit those currently under contract with a real estate agent. Properties reported may be listed or sold by various participants in the Carolina MLS.

	Address	Beds Total	Baths	Days on Mkt	Price	Sq Ft Total	Yr Bit
SOLD	9932 Davis Lake Parkway	4	2.1	159	\$176,000	1,996	1995
SOLD	9525 Saddle Run Trail	4	2.1	30	\$180,000	1,977	1991
SOLD	9419 Ivy Ridge Place	4	3.0	10	\$300,000	2,820	1994
SOLD	4506 Poplar Grove Drive	5	2.1	32	\$245,000	2,647	1995
SOLD	9111 Laurel Ridge Trail	4	2.1	23	\$246,000	2,445	1991
SOLD	9708 Stoney Run Court	4	2.1	2	\$240,405	2,909	1994
SOLD	4942 Foxbriar Trail	4	2.1	158	\$276,500	3,166	1995
SOLD	4308 Poplar Grove Drive	4	2.1	4	\$190,000	2,258	1993
SOLD	9718 Harris Glen Drive	4	2.1	88	\$200,000	2,196	1991
SOLD	9423 Harris Glen Drive	3	3.0	26	\$216,000	2,164	1990
SOLD	8866 Legacy Lake Lane #8866	3	2.1	5	\$175,000	1,562	2001
SOLD	4915 Downing Creek Drive	4	3.0	21	\$239,000	2,385	1990
SOLD	9626 Harris Glen Drive	4	2.1	23	\$195,000	2,414	1991

LOUISE NORTON
704 408 0733

louise@charlotteandthelake.com

MOVING IN 2017?
Call for a **FREE** consultation
NO OBLIGATION





Important Davis Lake Contacts



DLCA Property Management Company: Cedar Management Group

**All e-mails to the following addresses must identify sender's name, community name & address*

For general community concerns:
support@cedarmanagementgroup.com

Mail Address:
P.O. Box 26844
Charlotte, NC 28221

For ARC application questions:
arc@cedarmanagementgroup.com

Physical Address:
9500 Statesville Rd.
Charlotte, NC 28269

For compliance and/or violation issues:
violations@cedarmanagementgroup.com

Office: 704-644-8808

For community maintenance questions:
maintenance@cedarmanagementgroup.com

Fax: 704-509-2429

For billing questions: accounting@cedarmanagementgroup.com

DLCA Board

President

Bruce Auerbach

Vice President

Paul Crowder

Secretary

Tim Olcott

Treasurer

Samantha Mwangi

Member at Large

Leopoldo Echevarria

Email

dlca@davislake.org

Meetings: Last Thursday 7 p.m.

Woodcroft Board

President

Jim Whitford

Vice President

Gail Brown

Secretary

Anne Randolph

Treasurer

Christine O'Dell

Member at Large

Jeremy Churchill

Email

woodcroft@davislake.org

Meetings

3rd Wednesday 6:30/7 p.m.

Legacy Board

President:

John Hands

Secretary:

Lynne Osbourne

Treasurer:

Bill Aniton

Member at Large:

Maggie Joseph

Email

legacy@davislake.org

Meetings

3rd Thursday 6:30 p.m.

Davis Lake Aquatic & Event Director

Megan Morsillo

club@davislake.org

communicate@davislake.org

704-596-6958

Fall/Winter ID Office

Hours:

Mon: 11 a.m.-4 p.m.

Tues & Wed: 11 a.m.-5 p.m.

Thurs: 10 a.m.-3 p.m.

Closed Fri-Sun

DLCA Webmaster

Hope Hunt

webmaster@davislake.org

Sign up for our weekly e-blast!