

## Property Owners Association

### Links of Interest

[Club Woodbridge](#)

[New Facebook page for the Neighborhood](#)

[Community Website](#)

## 2012 Annual Meeting

**We would like to announce the 2010 Woodbridge POA Annual Meeting on Monday, March 12, 2012, 7:00 PM at Club Woodbridge.**

We ask that you mark this on your calendar and plan to attend. It needs to be noted that ONLY property owners in good standing with the

Association can attend and participate in the annual meeting. Please see the list included in this newsletter to see property owners with outstanding balances.

It is very important that we have at least 40 property owners present for the meeting to be called to order. Each property is entitled to one vote, so

one vote per couple.

**Be a good neighbor and be there on Monday, March 12<sup>th</sup> at 7:00. You are an important part of this neighborhood, please join us!**

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## Woodbridge Annual Chili Dinner

We invite you to come and get to know your neighbors while filling up with great homemade chili, salads, side dishes, and delicious homemade desserts!

**We will be having our Chili dinner on Saturday, February 25<sup>th</sup> at 6:00pm at Club Woodbridge.**

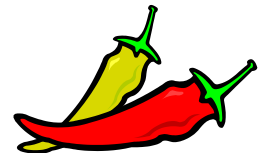
It's a great time of year

to have a nice hot bowl of chili and shoot the breeze with your friends and neighbors.

***So who is making all this food?***

**We hope that you will be!**

Instead of having 20 pots of chili & 1 pecan pie, do us all a favor and contact our Hospitality Chair Lori Smith to let her know



what you can bring.

**Please contact Lori through the voice mail for the Association at 704-750-9165**

**Or via email at [Hospitality.WBA@gmail.com](mailto:Hospitality.WBA@gmail.com)**

Lori will get back to you within 24 hours to confirm what you are bringing or give you ideas if you need them.

Come on out on a cold night for a hot time!

## Letter from the President

*Welcome to the New Year and on behalf of the Woodbridge Board of Directors I would like to wish all of our members a **HAPPY NEW YEAR!***

*We want to remind you to plan on attending our Annual Chili Dinner as well as the Annual Meeting. We always*

*have a lot of fun getting to know each other!*

*Over the past year the board has expended a great deal of time to reduce the amount of outstanding debt (bills over 6 months old). That amount has been reduced from over \$5000 to less than \$1000!*

*I appreciate your involvement and have thoroughly enjoyed being your President this past year!*

*Please consider getting more involved in your neighborhood, you will be glad that you did!*

*Sincerely,  
**Pierre Henwood***

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*"If you know of someone in the neighborhood that has experienced the loss of a loved one please email our Hospitality Director at: [Hospitality.WBA@gmail.com](mailto:Hospitality.WBA@gmail.com) Or Call 704-750-9165*

## Community Bereavement Flower Policy

In the unfortunate event of the passing of a Woodbridge resident or an immediate family member (Spouse, parent or child), the Association will provide flowers of remembrance.

The Board appointed Hospitality director would be responsible for the determination of

whom to order flowers for and for effecting the placement of the order.

We will use the newsletter, website, blog and telephone voicemail (704) 750-9165, to encourage our residents to notify the board of a family member or neighbors loved one's passing. The Association

telephone voicemail will be monitored for notices from residents as will the blog on [Woodbridgetoday](http://Woodbridgetoday.com). In addition, information can be emailed to the Hospitality director or other board members.

***Notice of our bereavement flower policy will be published in each newsletter and published on the website.***

## Contact Information

Many of you probably had late Christmas cards this year as well as misdirected mail during the year. Late, misdirected or non delivered mail causes errors when billing and communicating with our property owners, mostly non- residents.

When the association cannot contact you regarding your property it sometimes results in late fees, extra work for the board (volunteers) and friction when a property owner is assessed a late fee. If you would take a minute and either email or

mail us additional contact information such as an email address for Association business and/or a phone number, it will lessen the chance for any lost communications from the Association. We promise not to share this personal information!

**PLEASE UPDATE YOUR CONTACT INFORMATION FOR ALL ASSOCIATION CORRESPONDENCE**

[woodbridgebod@woodbridgekm.com](mailto:woodbridgebod@woodbridgekm.com)

Woodbridge Association, Inc.  
PO Box 1055  
Kings Mountain, NC 28086

704-750-9165 Voice Mail  
[www.woodbridgekm.org](http://www.woodbridgekm.org)

## Traffic & Safety Information

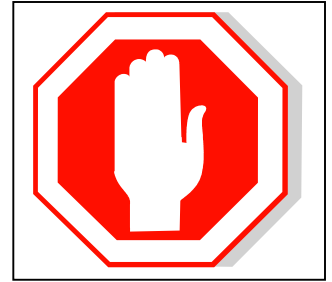
We continue to have problems with people speeding in the Woodbridge neighborhoods.

Our posted speed limit is **25 MPH**, not the 40 to 50 MPH we see from some individuals.

We have even had passing reported on Dunes Drive!

This is a neighborhood, with children playing, neighbors out for their morning or evening walk, golfers crossing the road in their carts.

Please slow down, it could be your child, dog or family member that is hurt because of someone's disregard of the speed limit.



### **Parents did you know that you must be at least 16 years old to operate a golf cart in the state of North Carolina?**

**If you allow your children to operate the golf cart, you could be held responsible for any damage that they cause!**

### **ATV's are prohibited from being operated on all streets and are absolutely banned from the golf course property.**

The NC statute reads:

§ 20-171.19. Prohibited acts by owners and operators. (e)  
Except as otherwise permitted by law, no person shall operate an all-terrain vehicle on any public street, road, or highway except for purposes of crossing that street, road, or highway.

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*Got a great idea for an article in the newsletter?*

*Please contact Dale at [Sec.Treas.WBA@gmail.com](mailto:Sec.Treas.WBA@gmail.com)*

**PLEASE CONTACT THE POLICE IF YOU SEE ANY VIOLATIONS OF THESE LAWS!**

## ADVERTISEMENT



# Spring 2012 Tennis Programs

Club Woodbridge is pleased to partner with Scott Handback to offer tennis clinics and programs to its members. Scott has trained players of all abilities and has had 16 players ranked #1 in their age division in North Carolina over the past ten years. Scott and his staff have years of experience in teaching the game of tennis to both adults and juniors.

## QuickStart Junior Tennis Clinics

Red Group (Ages 4-7)	Wed & Thu	4-5pm	\$80 for 4-week session
Orange Group (Ages 6-11)	Mon & Tue	4-5pm	\$80 for 4-week session
Green Group (Ages 9-14)	Mon & Tue	4-5pm	\$80 for 4-week session

## High School/Tournament Prep Program

Orange Group (Ages 8-10)	Mon & Tue	5-6:15pm	\$140 for 4-week session (includes 1-hour of private lessons during session)
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## Cleveland HPT High Performance Training

Wednesdays & Thursdays	5-7pm	\$140 for 4-week session
Private Lessons scheduled on a first-come, first-serve basis		

## Adult QuickStart Clinics

Mondays	6:15-7:15pm	\$50 for 4-week session once per week
Tuesdays	6:15-7:15pm	\$80 for 4-week session twice per week

## Spring Clinic Session Dates

Session 1	March 12-April 6th
Session 2	April 9-May 4th
Session 3	May 7-June 1st

**For more information or to register,  
please call 704-300-7940 or email us at [scott@scoben.com](mailto:scott@scoben.com).**

**We also offer racquet stringing and fitness training!**

*Watch for information on the summer program  
coming out the end of March!*

1013 New Camp Creek Church Road  
Kings Mountain, NC 28086

**704-300-7940**  
[scott@scoben.com](mailto:scott@scoben.com)





## Services Available From Your Neighbors

### **Cabinet Making**

Don Smith  
704-487-6565

### **House Repairs & Painting**

Bob Fanter  
704-482-8723

### **Lawn Services**

Joe Sellers  
704-418-3210

### **Interior Design**

Heather Quinn  
704-813-8808

### **Health and Life Insurance**

Matt Clark  
704-796-0743

### **Caroline's Jewelry**

(Custom and ready made)  
Sheila Hendrick  
704-482-0745

### **Light Hauling, Dump Runs, Yard Chores**

Stephen Sharp  
704-480-1608

### **Dock and Deck Building**

Paul Weeks  
704-692-0033

### **Closet Systems, Mirrors, Shower Doors/Enclosures & Glass of all types**

Lori Smith  
704-309-1457

### **Mortgage Services**

Michael Hamrick  
704-472-5322

If you would like to be listed in  
the Services Directory please  
contact Dale at  
[Sec.Treas.WBA@Gmail.com](mailto:Sec.Treas.WBA@Gmail.com)

## CONTACT INFORMATION

**Woodbridge Property Owners Association**  
PO BOX 1055, Kings Mountain, NC 28086-1055  
704-750-9165  
[www.woodbrige km.org](http://www.woodbrige km.org)

## 2012 Ballot for Election of Woodbridge Association Directors

In accordance with the by-laws the annual meeting of the Woodbridge Homeowners Association is scheduled for March 12th, 2012, 7pm at Club Woodbridge. The purpose of this meeting is to elect board members for 2012-2013 year, approve an operating budget for the coming year, and conduct any other business brought before the session.

All property owners in good standing are eligible to attend and cast one vote per lot owned. Property owners in good standing is defined as property owner having paid the current and past dues and other charges rendered by the Woodbridge Homeowners Assoc. for their respective property.

If unable to attend a vote may be cast by proxy for candidates listed below presented by the Nominating Committee.

### VOTE FOR THREE CANDIDATES FOR A FULL THREE YEAR TERM

- Stella Cerjan
- Jacquie Rochford
- Clenon Tackett

If you cannot you may return your proxy vote to:

Woodbridge Homeowners Association  
PO Box 1055  
Kings Mountain, NC 28086

Woodbridge Homeowners Member(s)

Name(s) \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

Lot# \_\_\_\_\_

Unsigned ballots cannot be counted!

Candidates Short Bio:

Stella Cerjan – A resident of the Woodbridge East community and former board member.

Jacquie Rochford – Property owner and building in North Woodbridge, former NYPD officer.

Clenon Tackett – Long term resident of the Woodbridge North community, board member Kings Mountain Little Theater.

## Woodbridge Community Facebook Page

In an effort to provide additional means of communication in the neighborhood, a resident has set-up a Facebook page for the neighborhood. The link to the page is: <http://www.facebook.com/pages/The-Woodbridge-Communities-at-Moss-Lake/196919130333820?v=photos#!/pages/The-Woodbridge-Communities-at-Moss-Lake/196919130333820>

## Web-Site Up-date and Community Bulletin Board

We hope everyone will take the opportunity to visit our website, [www.woodbridgekm.us](http://www.woodbridgekm.us). Visiting the homepage will give you a picture of what is available on the website. One link we would like to see used more is the link to [Woodbridge Today](#). Here you may post your news, list items for sale, note special events, etc. We feel this is a way to improve the communication and contacts between our residents. All posts will be reviewed by members of the Board of Directors for acceptability of content and posted as soon as reviewed.

Please use the maintenance contact link on the website for residents to report items in the neighborhood you feel in need of attention. This will allow our maintenance committee to respond in a timely fashion to our residents' needs. Other email links for the President and other directors are also noted on the same website page.

You may also pay your dues using PayPal, the [link](#) is on our website homepage. There is a small service fee to cover the costs to PayPal but you also save the check and postage and there is - no lost mail! You can use a credit or debit card or if you have a PayPal account you can use it as well. Instructions and link to PayPal are on this page.

## Delinquent Homeowners

As of February 7, 2012, the following homeowners have outstanding balances with the Association. As such, they will be unable to attend the annual meeting on March 12th as outlined in our bylaws. If these balances are paid in full before the meeting, these homeowners will be eligible to attend and vote at the meeting.

### **Woodbridge Association, Inc. Customer Balance Summary DUES OWED**

	<u>Feb 7, 12</u>
<b>Abercrombie, Geneva</b>	55.00
<b>Anderson, Jonathan &amp; Elizabeth</b>	55.00
<b>Blanton, Billy E. &amp; Jeanne W.</b>	165.00
<b>Checho, John &amp; Bevra</b>	55.00
<b>Christenbury, Charles &amp; MarySue</b>	55.00
<b>Clucas, John &amp; Jeannine</b>	55.00
<b>Coleman, Calvin E.</b>	55.00
<b>Friday, Dwayne &amp; Anita</b>	55.00
<b>Gihwaha, Kiran</b>	110.00
<b>Graham, Lester C.</b>	55.00
<b>Grayson, Kevin</b>	55.00
<b>Greene, William &amp; Carla</b>	55.00
<b>Haynes, David S. &amp; Kimberly M.</b>	55.00
<b>Jones, Lynda Kay D</b>	110.00
<b>Macomson, Michael R.</b>	55.00
<b>McNeary, Paul &amp; Shawn</b>	55.00
<b>Neal, Albert &amp; Beverly</b>	165.00
<b>Pagan, Mary</b>	55.00
<b>Payne, Mary A..</b>	55.00
<b>Pereira, Alvaro &amp; Matilda Cabral</b>	110.00
<b>Ray, Steven &amp; Christy</b>	55.00
<b>Roberts, Kelly &amp; Melody</b>	165.00
<b>Siak, John &amp; Heather</b>	110.00
<b>Smith, Hal D</b>	55.00
<b>Thomasson, George &amp; Marion</b>	55.00
<b>Vickers, Steven and Shellie</b>	55.00
<b>Weatherly, John H. &amp; Willette H.</b>	55.00
<b>Woods, Brian M.</b>	55.00
<b>TOTAL</b>	<u><u>2,090.00</u></u>