

FROM THE HOA PRESIDENT: *CLENON TACKETT*

Dear fellow homeowners, in recent days the owner of the golf course, Gene Miller, requested a meeting with the *Woodbridge Homeowner's Association Board*. We met with Mr. Miller and his representatives, and he advised us of the following options he was considering.

- 1) Shut the course down and sell off half the course for housing developments and the other half would be a 9 hole golf course.
- 2) Shut the course down and sell off the entire acreage for housing and not have a golf course anymore.
- 3) Have the homeowner's help with the cost associated with replacing the greens and deferred maintenance.
- 4) Have the homeowner's purchase the course or Lease the golf course.

The Board asked Mr. Schweppe, our attorney, to prepare a title search from the original deeds of late 60-early 70's to see exactly what is out there. Our primary question is whether the deed had any limitations/restrictions on use. This would include all sales by the golf course, any previous restrictions and the deeds of trust that have been on the property. The fact that the 2002 deed doesn't have any restrictions may not be dis positive on the matter.

His preliminary findings are as follows:

There are at least 12 deeds that comprise the five golf course parcels. In reviewing all the deeds, only one appears to restrict usage to a golf course. It appears that parcel 16858 consisting of 23.696 acres is the tract with that restriction.

Once Mr. Schweppe completes his research, if any additional information is found to be pertinent, I will pass on in the form of a newsletter to the homeowners.

The Board feels that the Homeowners Association would have no interest in purchasing or leasing the golf course.

Mr. Miller is entertaining offers to purchase and / or lease the course. If you would like additional information, you can contact realtor Randall Bozard at (704) 540-1260 or randall@charlotteofficespace.com.

Thank you, Clenon

Financial Report:

As of Nov. 21, 2014, accounts receivable dues total to \$1,567.01 of which Late Fees and Interest have been added.

Reminder: YOU ARE RESPONSIBLE FOR YOUR LATE FEES AND INTEREST. In an effort to collect our dues in a timely manner, you were notified that Late Fees & Interest would be applied. Late Fees & Interest will accrue and be added to your next year's dues.

2015 HOA Dues are Due Jan 1, 2015. Dues Invoices will go out at the end of December. Your dues pay for bookkeeping, insurance, taxes, website hosting, lighting and maintenance of entrances and cul-de-sacs, hospitality functions, socials, welcoming new neighbors, condolences, newsletters, postage, etc. Please mail your payment before February 1 as a \$20.00 Late Fee will be applied after February 1, 2015.

ENVIRONMENTAL NOTES: Jacquie Rochford

Winter is upon us and they're predicting another one like last year. If you have an outside pet, PLEASE remember to make warm bedding for them. (Line their house with a cut up styrofoam cooler, fill with hay, blankets, or even a pet heating pad). This cannot be said enough; **IF YOU ARE COLD, THEY ARE COLD.**

Any street damage, roadway drain/pipes that need repair, please call the County Offices. The HOA cannot fix state maintained roads.

A large dumping of grass clippings and tree limbs were found behind a home on Pine Lake Drive. **PLEASE DISPOSE OF YOUR YARD WASTE PROPERLY.**

Water hazard on the 3rd fairway drained creating severe amount of flies, turtles, and frogs overtaking yards. Golf course stated they cannot fix.

Complaint stating sand was left on Canterbury by a truck, therefore my family and I swept it up.

Complaints made on several different Pebble Beach homes by different homeowners on Pebble Beach: water runoff, disabled trailer on blocks, refuse on the side of home, dismantled play set, barren spots on lawn, 4ft weeds, digging holes, bricks with overgrowth, unfilled drainage ditch.

Approvals: new fence on Preston Trail, an addition on Pine Lake Drive, a fence on Oakmount Drive.

On a final note, a lot of complaints are made between neighbors and sometimes that neighbor didn't realize there was a problem until the board is involved. Please start talking to your neighbors, they are some really nice people. Happy Thanksgiving, Merry Christmas, and have a safe, happy, and healthy New Year.

Greetings from Club Woodbridge!

Please check out our Facebook Page. It is here where you will find monthly events, and club happenings. Please add us as a friend, we encourage your participation and welcome your comments.

704-692-2046. email ghays@carolina.rr.com



It's available for rent upon request. 704 692-2046

WOODBIDGE LAWNMOWER CHRISTMAS PARADE

(Also known as Charlie Cane Memorial Parade)

SUNDAY – DECEMBER 21, 2014 @ 2 PM

Welcome Lawnmowers, Tractors, Golf Carts, Classical Cars,
Trucks,
Bikes, Skateboards, Scooters, Walkers, etc.

Parade Starts at the Top of Dunes Drive in North
Woodbridge

CAROLING ALONG THE ROUTE

(No talent necessary)

FESTIVAL OF COOKIES

Immediately after Parade
The Home of Jim & Jacquie Rochford
110 Muirfield Drive
Volunteer Cookie Bakers Needed

VISIT FROM SANTA

ALL WOODBRIDGE RESIDENTS, FAMILIES AND GUEST ARE
ENCOURAGED TO ATTEND

Longest Running Lawnmower Parade in the State
Come, Be A Part Of History!

Parade is sponsored by Woodbridge Property Owners Assoc.
& Parade Organizers

For More Information Call
Nancy Quinn – 704-480-0554

Hospitality News:

You all have heard the phrase “We are looking for a Few Good Men”. Well, Woodbridge is looking for a few good Men & Women to help with the Hospitality Committee (Team). This committee or team would help organize functions associated with Association: Deliver a welcome gift to new homeowners, plan and organize functions associated with the association. You may contact Nancy Quinn for more information at 704-480-0554.

Please join us in welcoming our newest homeowners.

<i>Beam, Timothy</i>	<i>Lot on 1023 New Camp Creek Church Rd (North)</i>
<i>Melton, Miranda</i>	<i>108 Starmount Dr. (Main)</i>
<i>Pyne, Danny & Jennifer</i>	<i>103 Preston Trail (East)</i>
<i>Repman, Travis & Danita</i>	<i>109 Quail Hollow (North)</i>
<i>Vercio, Meg</i>	<i>109 N Oakwood Dr (Main)</i>
<i>Verdin, Stephen & Doreen</i>	<i>135 Quail Hollow Dr. (North)</i>

The Fall Seasonal Yard Award Winners were as follows:

<i>Cryst, Karen</i>	<i>119 Oakwood Drive (Main)</i>
<i>Eberhard, Claude</i>	<i>116 Starmount Dr (Main)</i>
<i>Eng, Robert & Susan</i>	<i>156 Quail Hollow Dr (North)</i>
<i>Pyne, Danny & Jennifer</i>	<i>103 Preston Trail (East)</i>
<i>Ray, Steven & Christy</i>	<i>100 S Oakwood Drive (Main)</i>
<i>Shipley, Bill & Paige</i>	<i>148 Dunes Drive (North)</i>
<i>Thompson, Ronald & Myra</i>	<i>111 Cypress Point Dr (West)</i>

The Annual Woodbridge Chili Dinner will be held sometime over the winter months. Date to be determined.

Please save the date March 26, 2015 for “The Annual American Red Cross Blood Drive” sponsored by the Woodbridge Association. Exact location to be determined.

Services Available From Your Neighbors

ABT Tax Service

Brook Duncan 704-484-9980

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

Lori Smith 704-309-1457

Dock and Deck Building

Paul Weeks 704-692-0033

Mike's Lawn Service & Landscaping

Chad Duncan 704-472-3448

Real Estate Broker

Denise Wright 704-692-2859

Realtor & Broker

Linda Duffin Ford 704-472-7674

Piano Lessons & Pottery

Melody Gildner 704-600-6044

Custom Handcrafted Outdoor Furniture, Games, Gaming Tables, Personalized, Embroidering
Items & Gifts.....Justin & Penny Willyoung..... Email contact:jpwillyoung@att.net

Justin Cell: 814-673-5308Penny Cell: 814-758-6362

Babysitting Services:

Alexis Browning 704-974-1441

Katie Dyer: rdyer1@carolina.rr.com

Financial Advisor

Michelle L McDuffie 704-674-9994

Mortgage Services

Michael Hamrick 704-472-5322

Realtor Broker

John Collins 704-300-2087

Mark Burr 704-418-2734

Allen Tate Realtors

Woodbridge Property Owners Association

PO Box 1055

Kings Mountain, NC 28086