

WOODBRIAGE NEWSLETTER August 2015

COME CELEBRATE THE END OF
SUMMER

2015 ANNUAL WOODBRIDGE
ASSOCIATION

"SUMMER
SPLASH"

SUNDAY, AUGUST 30

@ CLUB WOODBRIDGE

SWIMMING STARTS AT 3:00 PM

SUB SANDWICHES AND DRINKS
WILL BE PROVIDED!

APPETIZERS, DESSERTS & SIDE DISHES
WILL BE WELCOME!

Woodbridge Communities
Neighborhood

YARD SALE

Back by popular demand, Woodbridge Community is hosting its 2nd annual Neighborhood Yard Sale on Saturday, September 19th, from 8:00 AM until 3:00 PM. Look for signs posted at the entrance of each Woodbridge Community for addresses where sales are being held.

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Woodbridge Community 2nd Annual Neighborhood Yard Sale
Saturday, September 19th, 8:00 AM – 3:00 PM

Woodbridge HOA will advertise the yard sale in local papers and post flyers. Signs will be placed in front of each Woodbridge neighborhood the morning of the sale with addresses of each participating home. If you would like to participate and be included on the sign, please complete the attached form and send it back to nancyquinn@carolina.rr.com. Forms must be submitted by 9/12

I would like to participate in the Neighborhood Yard Sale
Name

Address

Please mark which Woodbridge neighborhood you are part of:

- Woodbridge North
- Woodbridge South
- Woodbridge East
- Woodbridge West
- Woodbridge Main

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**Don't miss the Back to School Party Aug.
21st 3:00pm-6:00pm**

This is a paid advertisement

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You may now find us on more social media! Twitter: @Club_Woodbridge Instagram: @Clubwoodbridge Facebook: www.facebook.com/clubwoodbridge2 Web: www.clubwoodbridge.com Please feel free to send us your summer photos via email: clubwoodbridge@gmail.com You can even tag us with #clubwoodbridge on any social media! ALSO! Last but not least, don't forget to check in!!

We've had a wonderful year so far, and still have several weeks left until we close the pool. If you want to become a member or want to continue to be a member, but the membership is a little tough on the wallet, then we may have the answer you've been looking for.

The way it works:

Monthly payments can be accepted by setting up your debit/credit card on recurring payments or drafted monthly from your checking account. The prices are as follows: \$39.95 for Family Membership, \$35.95 for Senior Family Membership, \$20.95 for Single Membership, \$18.95 for Single Senior Membership.

We are excited about this wonderful cost efficient way of taking care of membership dues! You will still have the option to pay annually if desired. A reminder that we are open year-round, upon request; Being that we do not have a full time staff, you will be required to reach out to us for this option. Family in town? Why not bring them up for a game of pool, or a game of tennis!? Amenities are for your use all year!

Thank you to those of you loyal members and to those new! We wouldn't be who we are without you. Thank you for respecting one another and successfully pulling off Summer 2015 so wonderfully!

Enjoy the rest of the summer at Club Woodbridge

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Hello Everyone,

It is hard to believe summer is almost over. Soon schools will be in session, leaves will begin to fall, and Christmas Decorations will be for sale at Wal-Mart. While it may be a while to begin Christmas Shopping, it's not too early to have a final Summer Outing. Your Woodbridge HOA will be having a Summer Splash on August 30 at 3 pm for all residents. Subs will be served and side dishes and desserts will be welcome and appreciated.

Probably the most talked about topic is the status of the Golf Course. The Board maintains contact with the Golf Course Ownership and Ownership has assured the Board that if the Course is sold or is placed under new management they will let us know. Of course, we will relay that information as soon as it is received.

Please let us know if you have any questions or concerns. We look forward to seeing everyone on the 30th.

Robert Lutz, President

Financial Report:

As of August 15th our Accounts Receivable was \$3,108.66 in which a small portion is bank foreclosures and or bankruptcy. Most of this amount is for past dues, late fees, interest and mowing of the vacant lots.

It is very costly and time consuming to continue trying to collect these dues. If you have not paid your dues or mowing fees, you will be hearing from an attorney. Their fee will be passed on to you.

Please make arrangements ASAP via PayPal on our website: www.woodbridgekm.com, or mail to: Woodbridge Association P. O. Box 1055, Kings Mountain, NC 28086.

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Environmental Notes: YOU MAY BE IN VIOLATION:

No poultry is allowed in Woodbridge. Per the restrictions, Page 4
USE AND UPKEEP:

2. Nuisances and Pet Responsibility. No noxious, dangerous or offensive activity shall be carried on upon any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighbor/neighborhood. There shall not be maintained any plants, poultry, animals (other than household pets), or device or thing of any sort whose normal activities or existence is in any way noxious, dangerous, unsightly, unpleasant or of a nature as may diminish the enjoyment of other property in the neighborhood by the owners thereof. Dogs and other common household pets may be kept or maintained provided that they are restricted to the owner's lot.

Please contact the board before installing any structure on your property. Per the restrictions, Page 3 COVENANTS RELATING TO PRIMARY USE AND CONSTRUCTION ON LOTS

3. Approval for Plans and Location of Construction. No building, fence, wall, or other structure shall be erected or maintained upon any lot, nor shall any exterior addition or change or alterations be made to any structure until two (2) copies of the plans and specifications, (including all exterior elevations, showing the nature, kind, size, shape, height, materials, and other pertinent information relating to the proposed construction), together with two (2) copies of the plat plan showing the location of the proposed construction shall have been submitted to and approved in writing by the Environmental Control Committee. The Committee in their process of approval shall take into consideration the various provisions of these restrictions as well as the harmony of the external design of the structure and its location in relations to surrounding neighboring lots of the Woodbridge Association.

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Maintenance Notes:

We have contracted with Willard Sanders and McArthur Hopper to mow the vacant lots this summer. The first mowing was on May 14, second was completed on June 24. The third mowing is expected to be before Labor Day. We appreciate them working with us this year.

Jarrett Blanton continues to keep our entrances and cul-de-sacs looking great.

If you see John Ricker out picking up trash, be sure to thank him and let him know what a great job he is doing.

HOSPITALITY:

The community is in much need of a "Hospitality Committee". We need help planning functions, greeting new neighbors, bereavement, seasonal yard awards, etc. Please sign-up today.

Miscellaneous:

Woodbridge Community Facebook Page:

[**www.facebook.com/pages/The-Woodbridge-Communities-at-Moss-Lakw/196919130333820**](http://www.facebook.com/pages/The-Woodbridge-Communities-at-Moss-Lakw/196919130333820)

To continue getting updates, newsletters, and dues invoices, it is very important you let us know if you change your email address.

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Services Available From Your Neighbors

ABT Tax Service
Brook Duncan 704-484-9980

Baby Sitting & Pet Sitting Services:
Alexis Browning 704-974-1441

Closet Systems, Mirrors, and Shower Doors/Enclosures & Glass of all types
Lori Smith 704-309-1457

Custom Handcrafted Outdoor Furniture, Games, Gaming Tables, Personalized, Embroidering
Items & Gifts.....Justin & Penny Willyoung.....Email.....jpwillyoung@att.net
Justin Cell: 814-673-5308Penny Cell: 814-758-6362

Dock and Deck Building
Paul Weeks 704-692-0033

Financial Advisor
Michelle L McDuffie 704-674-9994

Mike's Lawn Service & Landscaping
Chad Duncan 704-472-3448

Mortgage Services
Michael Hamrick 704-472-5322

Piano Lessons & Pottery.....Melody Gildner 704-600-6044

Photography & Videography and many other specialty services:
Paul & Terri Huggins Owner of Shelby Camera & Video in uptown Shelby

Real Estate Realtors & Brokers

Mark Burr 704-418-2734
John Collins 704-300-2087

Linda Duffin Ford 704-472-7674
Denise Wright 704-692-2859