



Sardis Forest News

Newsletter of the Sardis Forest Homeowners Association

SFHA28270@yahoo.com

April / May 2004

Spring is here at last! Enjoy the weather! In this issue, you will find information about our annual Spring party in the Sardis Forest Park, news about the silent auction and flower sales that will benefit our park improvement fund, and Part II of an interview with Mr. Trotter, the developer and builder of Sardis Forest. Also, the SFHA Board is considering a proposal to amend our by-laws (see below).

Amendment to Articles of Incorporation

The board members of the Sardis Forest Homeowners Association are asking that all mandatory members support a request to amend our Articles of Incorporation so that we may take prompt action when property conditions do not meet the guidelines of our by-laws. The reason for this amendment is that a SFHA property that has been vacant for more than two years has become a nuisance to surrounding neighbors. The owner of the property has not responded to requests to clean up the yard and keep it maintained. The back yard is a dense jungle of vines and briars. A neighbor has reported that snakes and rodents are coming into their yard and they had to construct a rock barrier on the property line to help stop erosion because of a deep depression that drains over onto their yard.

Our attorney has informed us that outdated bylaws do not protect the association if we impede on the vacant property to clean it up. We want to create an amendment that would help us to uphold our by-laws without a threat of lawsuits. In order to update our articles of incorporation with an amendment, we need at least 67% of Sardis Forest homeowners (within the mandatory area) to agree to the amendment. We will keep SFHA mandatory members informed about

this proposed amendment and may distribute information with a request for signatures through e-mails and/or fliers.

Questions or comments concerning this amendment request may be directed to the SFHA Board through e-mail:

sfha28270@yahoo.com or call Irene Suchoza, SFHA President: 704-845-5607.

Rezoning

The commercial rezoning of the property near the Green Gardens /Monroe Road entrance was approved by the Charlotte City Council. The many messages sent to council members, and the presence of so many Sardis Forest residents at meetings undoubtedly influenced their decision. Thanks to all who made their opinions known and participated in the process.

Preparing for Loss

An arborist who was contracted by the City recently informed the SFHA Board that they will recommend that the two magnificent oaks at our Sardis Road entrance be cut down because they are rotten in the middle and could pose a threat to motorists or pedestrians. While we are requesting at least one more recommendation (the City is the authority over this decision), we also acknowledge that the trees have been deteriorating. We will hate to lose these beautiful symbols of our community (one is believed to be nearly 200 years old), but we are trying to prepare for it and ask you, our neighbors to be prepared for this sad loss as well. We are hopeful that we will be able to do something productive with the wood from the trees perhaps make some benches for our park.

Silent Auction – ALOHA!

The surf is up for the May 22nd Sardis Forest Silent Auction to benefit our playground and park. The theme will be a Hawaiian luau; the excitement is building! Thus far, we have received items from the following merchants and service providers:

Attachment Parenting (Kelley Wheeler)
Berryhill Mortgage
Bicycle's East
Boardwalk Billy's
Brewster's Ice Cream
Carvel Ice Cream
Catherine Sessa (Southern Living)
Charlotte Observer
Colchester's Nursery
Food Lion
Greg's BBQ
Harris Teeter
JR Renditions Salon
Julie Tiddy (Southern Living)
Kids Shots Photography
Kristopher's Restaurant
Liz Hackett (homemade tote bag)
Mahola Salon
Miss Donna's School of Dance
New Zealand Cafe
Pam Cooke (Discovery Toys)
Paper Moon (Kathryn Kreutzer)
Patty Dutcher (3 homemade items of jewelry)
Paul Banner Landscaping
Pie Safe
Radio Disney
Ray's Splash Planet
Red Rocks Cafe
Salsa's Restaurant
Stonebridge Golf
Innisbrook Wraps Gift Basket (Tammy Walker)
Tanning Beach
TCBY
Tot Tracks Keepsakes by Handfuls
The Bike Shoppe
Victory Cart Racers
Village Lake Emporium
Yoga of Matthews

Also available for auction will be homemade dinners provided by **Alison Alexander, Elizabeth Barger, & Kathryn Kreutzer**

If you can donate a new item, or a service, please contact Kathryn Kreutzer at 704-321-2204. The auction will be held at the Sardis Forest Pool. The fun and festivities will commence at 7:00 pm, May 22nd, and continue until 10:00 pm. BYOB we ll supply appetizers and set-ups. Invitations will be delivered to each Sardis Forest home, but feel free to bring your friends, parents, whoever! The more people that attend the more money we ll raise for the park improvement fund! Adults only please. Don tropical attire and be prepared for an evening of fun food, games, and auction excitement! Contact **Catherine Hall** to RSVP or for more info: 704-849-8004.

PFHQS – Support our Schools!

Partners for Highest Quality Schools is a proactive group of committed parents, students, and community leaders who are partnering with school system staff, PTA s, business leaders, and others to advocate for the highest quality schools in our area. The group is seeking support from Sardis Forest residents who would like the East Mecklenburg High School feeder area to become the first choice for residents in that district. If you would like to join their e-mail list, or just want more information on PFHQS, visit their web site at www.pfhqs.org or send an e-mail to beth@whiteheadassociates.com to contact them directly.

Flower Sales

The SFHA Playground Committee is selling beautiful flowering annuals for spring and summer. Pots and flats of impatiens, begonias, petunias, geraniums and more are still available for purchase. To order, clip out your completed form (on page 5) and mail, or

drop off to Tammy Walker 9107 Hinson Drive (Matthews, 28105) along with your payment. Make checks out to *The Sardis Forest Homeowners Association*. The deadline for orders and fees has been extended to April 12th. Orders will be ready for pickup on April 24th at the Spring Party from 9am-2pm. All proceeds will benefit the park improvement initiative.

SFHA Dues & Membership

Due to increasing expenses, the SFHA Board regrets that a dues increase from \$79.50 to \$83.50 per year is necessary. This is the allowable increase according to the SFHA Articles of Incorporation. The dues collected from association members pay for landscaping, maintenance, insurance, and other necessary services that benefit our community. Bills will be mailed to all mandatory members on June 1st, payable by July 1st.

If you are not an owner of one of the original 171 Sardis Forest homes, please consider becoming a voluntary member for only \$50.00/year. All fees collected this year from first-time voluntary members will be allocated to the playground improvement initiative.

Volunteer Membership Form

Name: _____
Address: _____
Phone: _____
E-mail: _____

Mail or deliver to **Catherine Hall**, 715 Swift Court. Make checks (\$50.00) payable to the *Sardis Forest Homeowners Association*.

Party in the Park - April 24th

Make plans to attend the 5th annual Spring Fling in the SFHA Park on April 24th (rain date is April 25th). As always, there will be food, games and more! The cost this year is

\$5.00 per SFHA family, \$10.00 for families not in the association. RSVP requested. Contact Tammy Walker to make reservations, or for more information: 704-845-6885 or tammywalker@vnet.net.

Community Yard Sale + Doughnuts

Clean out your closet and get ready for the Sardis Forest Yard Sale on Saturday, June 5th! 18 area homes participated last year, and we hope to have at least as many again. The SFHA will place a newspaper ad for the neighborhood sale (the rain date is June 12th). We will advertise the sale hours as 8am - noon. Residents who wish to participate should obtain the required permit. Charlotte permits can be obtained for \$5.00 at 700 N. Tryon St, (704) 336-4600. Matthews permits are \$5.00 and can be obtained at the Town Hall: (704) 847-4411. Participants may post signs the Friday before the sale. We hope every sale is successful! The Park Improvement Committee will also be selling Krispy Kreme doughnuts that morning to benefit the park fund. Cheap stuff and Krispy Kremes what could be better?

Park Improvement Initiative

The Sardis Forest Park Improvement Committee has already raised a nearly \$2,000 for new playground equipment and park improvements thanks mostly to the generosity of Sardis Forest residents. At their meeting on April 1st, the SFHA Board voted to approve the plan put forth by the Park Improvements Committee. Fund-raising efforts are under way and we are still asking area businesses for direct donations and bid items for the silent auction slated for May 22nd. We've achieved so much, but still have far to go to reach our goal of \$12,000. To see the approved plan, please contact Jean Brown via e-mail: adamjbrow@aol.com or call her: 704-846-8449.

Special Thanks to the Corporate Sponsors who are supporting our efforts to improve the SFHA Park with monetary donations:

- **Family Dollar Stores** has given \$250
- **The Trotter Building Company** has given \$500 (They gave us our Park!)
- **Saturn of Charlotte** has offered to give 20% of all service and parts charges to the SFHA Park Improvement Initiative. This includes oil changes, tire service, and parts. Ask for the donation at the time of service. Good for any car model.

Interview with Mr. Trotter-Part II

Back in November, the editor met with William Trotter, the builder and developer of Sardis Forest. He reflected about our neighborhood when it was under development 25 years ago. Here is Part II of that interview.

Mr. Trotter noted that Sardis Forest street names were derived from several sources. Former property owners inspired the names of Renfrow Drive, Dulins Knob Court, and Neil Ridge Drive. Ingraham Place was named for Robert Ingraham, an engineer for the Trotter Company who later became the president of the North Carolina Homebuilders Association. Trotter said, Mr. Tadlock was a shoe repairman that I respected. He passed away when the neighborhood was under construction, so Tadlock Place was named in his honor.

Richard Barry was an ancestor of Trotter who fought in the Revolutionary War and served on the commission that planned downtown Charlotte. Streets like Berry Ridge, Black Oak, and Tree Haven were derived from the terrain. Others were picked from the phone book. We tried to collate the length of each street with its name, Trotter says. Cul-de-sacs received short names and long streets got lengthier ones.

There are now 486 Trotter-built homes in Sardis Forest. Trotter estimates that his company has built about 4,500 dwelling units (including some apartments and townhouses)

and 12-15 neighborhoods of considerable size, but Sardis Forest has been the largest. When asked about the growth and change of the area, Trotter replies, Sardis Road is a nice street with well-planned communities, which we expected. The growth on Monroe Road has been surprising. At the time (when Sardis Forest was built), it was a low quality commercial corridor leading to a rural road. I would never have anticipated the type of businesses that exist there now. He concluded, Overall, I think the surrounding area has turned out well for Sardis Forest residents.

Dates to Remember

April 12 Flower orders due

April 24 - Spring Party 12 pm - 4 pm in the park (rain date is April 25)

May 22 - Silent Auction & Luau for Park

June 3 SFHA Board Meeting

(Call **Cary Simms** at 708-9949 if you would like to see a specific issue addressed).

June 5 Neighborhood Yard Sale (rain date is June 12th)

Join our database to receive SFHA info by e-mail. Send us your e-mail address, name, street address, and phone number:
SFHA28270@yahoo.com Also use this address to send comments or ask questions.

Thanks to David Hall

David replaced the basketball nets at the Sardis Forest Park court. Dude --You rock!

Newsletter Advertising

Contact **Jean Brown** at 704-846-8449 or adamjbrow@aol for details about ad rates, sizes, and deadlines for the Sardis Forest News. An ad flyer with this info is available.

Newsletter-cont.

All ads must be prepaid. The SFHA board reserves the right to decline any ad.

AD RATES	SFHA Members	Non Members
Full Page	\$50.00	\$75.00
1/2 Page	\$30.00	\$50.00
1/4 Page	\$20.00	\$35.00
Business Card	\$15.00	\$20.00
Classified *	\$10.00 for 15 words	N/A

*Classifieds are available to advertise items for sale, lost & found, etc.

SFHA 2003-2004 Board Members

Irene Suchoza

President / 704-845-5607

Tim Messick

Vice President / 704-849-8195

Cary Simms

Secretary / 704-708-9949

Dennis Logerquist

Treasurer / 704-847-0261

Gary Jennings

Grounds / 704-576-1078

Margaret Burton

Architectural Control / 704-849-7853

Catherine Hall

Membership / 704-849-8004

Tammy Walker

Social Events / 704-845-6885

Jean Brown

Newsletter / 704-846-8449

Rob Sipprell

At Large / 704-321-5392

Classified Ads

Computer problems? Call Cary @ 704.708.9949 \$40/hr service call or tutoring. Phone advice Free!

Sardis Forest Flower Order

Name: _____

Phone#: _____

Address: _____

SHADE FLATS - \$14 each-36 plants per flat

Begonias - Brightens any shady spot!

Quantity x Price = Total

Pink _____ x _____ = _____

White _____ x _____ = _____

Red _____ x _____ = _____

Impatiens - Tried & true garden favorite!

Hot Pink _____ x _____ = _____

White _____ x _____ = _____

Red _____ x _____ = _____

SUNNY FLATS - \$14 each-36 plants per flat

Petunias - LOVE the heat! Double blooms!

Pink _____ x _____ = _____

White _____ x _____ = _____

Purple _____ x _____ = _____

Marigolds - Bright oranges & reds!

\$13.50 per flat

Red & Orange _____ x _____ = _____

10" Geranium Pots or Basket!

\$13.50 each - 3 big plants per container

Pink _____ x _____ = _____

White _____ x _____ = _____

Red _____ x _____ = _____

TOTAL \$ _____

(Prices include tax & delivery)

Clip and deliver (with payment) to Tammy Walker, 2815 Hinson Drive, by Monday, April 12th. Orders ready for pickup on April 24th (Spring Party).

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