

# Sardis Forest News

Newsletter of the Sardis Forest Homeowners Association

[SFHA28270@yahoo.com](mailto:SFHA28270@yahoo.com)

October / November 2004

*Greetings Neighbor,*

*I am excited to join the new SFHA 2004 Board as we begin to assemble new ideas and goals for the year ahead. As a newly elected Board, we are eager to partner with you as we are committed to being attentive to the needs of our neighborhood.*

*Our focus will continue to zero in on topics that pertain to the health, welfare and safety of our community. In addition, we will persist in our efforts to maintain, promote and enhance our SFHA neighborhood overall.*

*I personally want to thank the Board members from last year. Their tireless efforts helped to aid in a number of successful initiatives last year. Equally, I am happy to introduce to you, the new SFHA Board:*

**Jean Brown** - Newsletter

**Margaret Burton** - Architecture Control

**Catherine Hall** - Vol. Membership / Social

**Gary Jennings** - Vice President

**Eric Johnson** - Secretary

**Dennis Logerquist** - Treasurer

**Tim Messick** - President

**James Ruth** - Grounds

**Irene Suchoza** - At Large

**Matt Walker** - At Large

*Together, we are committed and excited to work with you this year. If we can help you, please feel free to contact us.*

*Thank you in advance for your support, partnership, suggestions, and active participation throughout the months ahead.*

*Blessings!*

*Tim Messick, President  
SFHA*

## Annual Meeting & Elections Recap

The SFHA annual meeting was held on Saturday, Sept 18th, at the Country Inn of Matthews. About 50 neighbors attended. We reflected on achievements from the past year and approved the budget for the next one.

After serving three-year terms, **Cary Simms** (Secretary) and **Rob Sipprell** (At Large) each made a decision to step down. We are grateful for their many hours of service and for all the great ideas they provided to our Association.

*Thanks Guys!* The SFHA Board actively solicited for new board members from Berry Ridge Road, Rock Point Road, Renfrow Lane, Sardis Forest Drive, Tree Haven Drive, Rinehart Court and Dulins Knob, but there were no volunteers from any of these streets in the mandatory membership area.

We welcome help from the voluntary area too! If you would like to assist with any area of the SFHA, please contact **Eric Johnson** at 704-321-2539 or send an e-mail:

[SFHA28270@yahoo.com](mailto:SFHA28270@yahoo.com). Additional Board changes are noted in the list to the left.

## Speed Humps... We're Not Over Them Yet

Although we received signatures from more than 75% of the homeowners on Morning Dale in favor of having speed humps, the SFHA Board has elected to start the process over. Our representative from The Charlotte Department of Transportation (CDOT) indicated that many neighborhood associations request feedback concerning speed humps from all affected neighbors before submitting a petition. Since humps on Morning Dale and Hinson would impact all the neighbors who use those streets, we are starting over with a new petition for each street and requesting feedback from all Sardis Forest neighbors (that means You!). Most SFHA Board

Members, including several who live on Morning Dale and Hinson are in favor of having speed humps, especially since a September 22<sup>nd</sup> traffic study performed by the Charlotte Department of Transportation indicated that motorists on Morning Dale typically exceed the speed limit by 11.2 miles per hour. The 22' speed humps CDOT installs are referred to as "speed tables" by the Institute of Traffic Engineers and would be like the ones recently installed on Nolley Court near the Monroe Road entrance. *The SFHA Board encourages all neighbors with questions or comments to attend an information meeting about speed humps: Saturday, December 4<sup>th</sup> at 1:30 pm (rain date: Sun, Dec. 5<sup>th</sup>) at the Sardis Forest Park on Morning Dale Road.* The petitions will be available to sign if you wish to do so. All comments received from the form on page 6 of this newsletter will be considered by the SFHA Board before an Association letter of endorsement (required by CDOT) is submitted with either or both petitions. For more information and to supply your comments concerning this matter, please contact Jean Brown, speed humps sponsor: 704-846-8449.

**Retail Development Update**

There have been some recent changes at the Sardis Village (Food Lion) Shopping Center: The renovation of the *Food Lion* store is now complete according to store manager, Lewis Long. Jeff Blankenship, a leasing agent with Azalea Management (the company that owns both Sardis Village and Sardis Crossing shopping centers) says that a new *Walgreens* will be built where the *Spring Fresh Cleaners* currently exists. The 13,000 sq. ft. store will be attached to *Food Lion*. Construction on the project is scheduled to begin in January with an opening planned for August 1<sup>st</sup>. You may have noticed that several stores from Sardis Village have been relocated to the Sardis Crossing Shopping Center. *Spring Fresh Cleaners* will remain in Sardis Village, but will move to the former site of *The Beach*

tanning. *Juliana's* will move to the former site of *The Corner Deli*.

The editor contacted Pender Davenport of Lat Purser & Associates concerning progress at the development next to our entrance at Monroe Road (*The Commons at Monroe & Sardis*), but she had nothing new to report.

Mary Herald, a leasing agent for Levine Properties, says the land across from the Lat Purser site (at the light near the Galleria) is being cleared for future development, but no leases are pending for the site at this time.

**Architectural Control**



The Architectural Control Committee meets once a month to review homeowner requests, which should be submitted in writing 30 days prior to

beginning an exterior project. Call Margaret Burton for a request form: 704-849-7853. Our most recent requests are listed below:

**August, 2004**

9101 Hinson Drive - Request to connect existing fences to fully enclose yard.

*Approved.*

**September, 2004**

511 Morning Dale Road - Request to change approved plan from 1.5 story brick veneer two car garage to 1 story cedar sided cabana. *Denied.* (see below)

9231 Sardis Forest Drive - Request to change color and type of roof shingle. *Approved*

**October, 2004**

1001 Richard Barry Drive - Request to change color of exterior paint and trims. *Approved.*

**November 12, 2004**

9240 Sardis Forest Drive - Request to renovate boat inside fenced yard. *Approved.*

511 Morning Dale Road - Request to change approved plan from 1.5 story brick veneer two car garage to one story cedar sided cabana. *Approved with stipulation for brick veneer siding and view buffer landscaping.*

### Storm Water Damage Notice



The Storm Water Department for the City of Charlotte has been working for several weeks behind houses on Rinehart Court to repair extensive erosion damage caused by storm water runoff to a stream behind those homes. The project requires the installation of large diameter pipes, the addition of fill dirt to cover the pipes, and the construction of extensive retaining walls. This work is being done at the city's expense. A supervisor on the site stated that any homeowner may request erosion control/ repair of damage caused by storm water by contacting the Storm Water Department. He also stated that his crews are now working on requests made in 1992! It is important to get on the work list if a problem exists; it will only worsen with time.

### Join the SFHA E-Mail Database

We occasionally send messages to members in our database concerning security issues, trash delays (due to weather), and other matters relevant to our community. To receive SFHA info by e-mail, send us your e-mail address, name, home address, and phone number: [SFHA28270@yahoo.com](mailto:SFHA28270@yahoo.com)

You may also use the above SFHA address to send comments or address concerns to the Association Board. You do not have to be a member of the SFHA to join the database.

### SFHA Dues & Membership

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 dues collected this fiscal year (and next) from first-time voluntary members will be allocated to the playground improvement initiative. Fees collected from voluntary members who renew will be used to help pay for services such as landscaping, general maintenance, and insurance.

### 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*. Call **Catherine** at 704-849-8004 for more info.

### WANTED: Street Captains!

The SFHA Board is actively recruiting street captains to welcome new neighbors, relay information concerning security or street events, and occasionally deliver SFHA flyers. Longer streets will have more than one representative. *Join the elite –represent your street!* Call **Jean Brown** at 704-846-8449 if you want to join the SFHA Street Team.

### Keep Easements Accessible

We have had a request from Duke Power to remind homeowners to keep their utility easements accessible and free from debris. *These areas are for utility crew and equipment access, not for dumping.* The property lines may run either to the middle of, or to the edge of, the utility easement. Homeowners need to check their lot surveys to determine where the lines run, and keep these areas free of debris. Please make sure that telephone, cable and electrical connection boxes are kept free of leaves, branches, etc. Also, please remember that it is illegal and un-neighborly, to dump your leaves and clippings on your neighbor's property.

### How Can I Get Another Set of By-laws?

The SFHA Articles of Incorporation are now available in PDF format via e-mail. E-mail: [sfha28270@yahoo.com](mailto:sfha28270@yahoo.com). Be sure to include your name, home address, and e-mail address.

## Flower Sales

The SFHA earned about \$350.00 from the fall flower and pine needle sale. Thanks to all who placed orders to benefit the SFHA and the park improvement initiative!

## Playground Installation: Sat., Nov. 20th

On November 20<sup>th</sup>, neighborhood volunteers will gather at the SFHA Park at 9:30 am to install the first phase of our playground equipment. *Hooray!* Please call **Catherine Hall** if you can help out and be a part of this exciting event! Catherine: 704-849-8004.

## Stray Cats

Earlier this year Rosalie Masser found a stray kitten under her grill. She took the cat in, but recently found another kitten in a bush in front of her Sardis Forest home. She found a good home for the cat, but contacted us to request that neighbors neuter their pets. "It's not fair to these animals to come into this world with no one to take care of them and have to fend for themselves" says Rosalie. She assures neighbors that if the cost of neutering is a concern, the Humane Society will do the procedure for a reasonable fee.

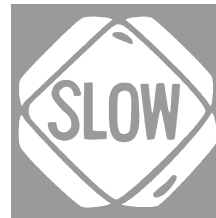
## Advertisers—Tell them "Thanks!"

*The restaurants, service providers and merchants who advertise in this newsletter help to pay for the printing and delivery costs associated with it—When you patronize these businesses please tell them you saw their ad in The Sardis Forest News and thank them for their support.*

Contact **Jean Brown** at 704-846-8449 or [brownies@carolina.rr.com](mailto:brownies@carolina.rr.com) for details about ad rates, sizes, and deadlines for the Sardis Forest News. An ad flyer with this info is available.

## Dates to Remember

**Sat., Nov. 20th** – Playground Installation, Call **Catherine Hall** if you can help or want more information: 704-849-8004. Start time 10 am.  
**Sat., Dec 4<sup>th</sup>** (**Rain Date: Dec. 5<sup>th</sup>**) – Speed Humps information meeting concerning petitions for Morning Dale and Hinson Roads: 1:30 pm / SFHA Park on Morning Dale Rd. All Sardis Forest neighbors are welcome. Call **Jean Brown** for more details: 704-846-8449.



## Speed Humps

*22' Speed (table) humps have been proposed for Morning Dale and Hinson Roads to slow motorists' speeds and reduce the amount of traffic and noise throughout Sardis Forest. A traffic study performed by CDOT on September 22nd found that motorists on Morning Dale typically exceed the speed limit by 11.2 miles per hour. Speed humps induce drivers to slow down, and, in some cases to choose another route.*

**Dimensions:** The 22' speed humps installed by CDOT are referred to as "speed tables" by the Institute of Traffic Engineers ([www.ite.org/traffic/table.htm](http://www.ite.org/traffic/table.htm)). They are long, raised humps with a 10' flat section in the middle and 6' ramps on either end; the center is 3-4" high. ***They would be identical to the newly installed humps on Nolley Court.***

## Facts/Statistics Related to Speed Humps

- Speed humps slow speeding traffic.** The Institute of Traffic Engineers cites slower traffic as an effect of speed humps: "*Speeds between humps have been observed to be reduced between 20 and 25 percent on average<sup>4</sup>.*" This is a widely accepted statistic among traffic engineers and city governments. *Slower traffic means safer streets for pedestrians and bicyclists and less noise for everyone within listening distance.*

2. **Speed humps may marginally impact emergency services response time.** In a study performed by the Portland, Oregon Department of Transportation, fire trucks traveling in areas with 22 ft. speed humps (like CDOT's) were delayed from 0.3 - 3.0 seconds per hump<sup>2</sup>.
3. **Speed humps create safer streets for kids.** A study released in the April 2004 issue of *The American Journal of Public Health*<sup>5</sup>, found that children who lived on streets near a speed hump are up to 60 percent less likely to be hit and injured by an automobile than those who live in areas without them. Motor vehicle-related incidents are the leading cause of death for children age 1 to 15, according to the Centers for Disease Control and Prevention.<sup>5</sup>
4. **Speed humps divert traffic.** In a 1999 study funded by The Federal Highway Administration, speed (table) humps sent motorists onto other roadways, causing a traffic volume decline of 12-18 percent on those streets<sup>4</sup>. The researcher states: "Traffic calming measures reroute non-local traffic." *This supports the idea that installing humps on Morning Dale would deter thru traffic, which would benefit all residents of Sardis Forest.*
5. **Speed Humps reduce the chance of collision incidents.** The Institute of Traffic Engineers<sup>7</sup> reports findings that collision rates were reduced an average rate of 45% on streets where speed humps were installed. *Two collisions were reported on Morning Dale last year.*
6. **Speed humps do not impact property values.** A study cited in the January 2000 issue of *The Institute of Transportation Engineers Journal*, concludes that, "When speed humps are the dependent variable, it cannot be demonstrated that installing speed

humps will affect property values in any predictable way."<sup>8</sup> *Home values in the nearby communities of Lansdowne, Foxcroft, and others with speed humps do not seem to be negatively impacted.*

**"Our children remain at risk unless all of us ban together to insist that our streets remain safe."**

*--Tim Messick, SFHA President*

**Morning Dale Road** is a priority street for speed humps for the following reasons:

1. It is a main artery into and out of Sardis Forest; speed humps will send a message to motorists to drive with caution.
2. Morning Dale runs next to our park where children cross the street to play.
3. We have received complaints of cars and motorcycles "racing" at excessive speeds on the street; often the noise from these vehicles can be heard several blocks away.
4. There have been two speed-related accidents on Morning Dale reported in the past year.
5. We want to reduce chance of cut-through traffic due to the new Wal-Mart and other developments.

**Hinson Road** received a petition because a resident of that street applied for speed humps several years ago, and their request reached the top of CDOT's request pile this year. A traffic study performed by CDOT indicated that average motorist speeds (on the city part of Hinson) exceeded the speed limit by 5.6 mph.

**Check out the Sardis Forest Web site:**  
[www.sardisforest.com](http://www.sardisforest.com)

The SFHA has a new web site where you can access Association information, current and past newsletters, etc. There are also links to local government and school pages and more! Thanks to KC and Eileen Covington of The Covington Group / Keller Williams Realty for sponsoring our site! [www.sardisforest.com](http://www.sardisforest.com)

**Votes Count – Please Submit Yours!**

The SFHA is requesting that **ALL** Sardis Forest neighbors provide feedback to the SFHA concerning speed humps on Morning Dale and Hinson Roads. **Please mail your completed coupon (on the right) to SFHA, P.O. Box. 1283, Matthews, NC 28106.** We need the comments by January 5, 2005.

**2004-2005 SFHA Board**

- Tim Messick**  
*Vice President / 704-849-8195*
- Gary Jennings**  
*Vice President / 704-576-1078*
- Eric Johnson**  
*Secretary / 704-321-2539*
- Dennis Logerquist**  
*Treasurer / 704-847-0261*
- Margaret Burton**  
*Architectural Control / 704-849-7853*
- Catherine Hall**  
*Membership & Social / 704-849-8004*
- James Ruth**  
*Grounds / 704-846-7744*
- Jean Brown**  
*Newsletter / 704-846-8449*
- Matt Walker**  
*At Large / 704-845-6885*
- Irene Suchoza**  
*At Large / 704-845-5607*

**Classified Ads**

**Computer Tutoring & Repair** at reasonable rates. Operating systems: Windows 95/98/ME/XP. Gary Jennings: 704-576-1078 or [garyjennings@carolina.rr.com](mailto:garyjennings@carolina.rr.com)

**Indulge Your Football Fan with these Panthers Items:** Visor, Large T-shirt and a 2003 Season Review Special Double Issue Program *signed by Coach John Fox*. All this great stuff could be yours to give for only ~~\$75.00~~. **\$50.00**. Proceeds benefit the SFHA Park Improvement Initiative. Call **Catherine Hall**: 704-849-8004.

**Sardis Forest Homeowners Association  
Speed Humps Feedback**

Homeowner(s) Name(s):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Do you think speed humps should be installed on **Morning Dale Road**?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Comments/Concerns:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Do you think speed humps should be installed on **Hinson Road**?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Comments / Concerns:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please mail this completed coupon to

**The SFHA  
P.O. Box 1283  
Matthews, NC 28106**