



# Sardis Forest News

Newsletter of the Sardis Forest Homeowners Association

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

August / September 2004

Dear Neighbors,

*With the close of this fiscal year, I have been reflecting on events in Sardis Forest these last 12 months. As neighbors, we rallied together to encourage the rezoning of adjacent property on Monroe Road. Our letters, e-mails, and presence at the city council meeting helped to influence the council's decision to vote in favor of the re-zoning, possibly heading off multi-dwelling housing that could have negatively affected our property values. At our request, the Charlotte Department of Transportation (CDOT) installed reduced speed limit signs on several streets, and we have completed the necessary procedures for speed humps on Morning Dale and Hinson Roads, which we hope will reduce speeding and cut-thru traffic, and lessen the chance of accidents on those streets. Our newly formed Park Improvement Initiative Committee has worked tirelessly to raise funds for new playground equipment—more than \$6,000 to date. We extended the circulation of our newsletter and added to our e-mail database so that everyone in our neighborhood will be aware of events that affect us all. Our voluntary membership continues to grow, our funds are being wisely managed, and our neighborhood parties have been well-attended. Last, but not least, we continue to provide the lovely landscaping, necessary maintenance, and architectural management that enhances our thriving community. We have achieved much, but realize there is more to be done. I hope that all SFHA members will attend the annual meeting on September 18<sup>th</sup> to provide the feed-back we need to set appropriate goals for the upcoming year. I look forward to seeing you all there!*

Sincerely,

Irene Suchoza  
SFHA President

## Annual SFHA Meeting & Elections September 18<sup>th</sup> – Mark Your Calendar!

Mark your calendar and plan to attend the Sardis Forest Homeowners Association annual meeting on Saturday, Sept 18th, at the Country Inn of Matthews. Please bring comments, questions, and your appetite—the breakfast buffet is *free* to all SFHA members (mandatory and voluntary) who R.S.V.P. by September 10<sup>th</sup>. Breakfast starts at 8:30. A special presenter will speak at 9:00 about choosing home improvements that will “pay you back” when you decide to sell. The meeting commences at 9:30. Expect a discussion concerning a possible by-law amendment, an overview of the SFHA budget, a recap of the year's events, a question and answer session, a survey of your priorities for the next year, and the Board elections.

The three-year term will be expiring for our President, Secretary, and At Large board members, and our Social Director is looking for a co-chair due to impending childbirth. We need practical directors who will attend board meetings, fulfill position duties, manage association projects, and participate in discussions concerning association issues. For more information about this meeting, elections, position duties, or to R.S.V.P., contact **Cary Simms**: 704-708-9949 or [SFHA28270@yahoo.com](mailto:SFHA28270@yahoo.com). Please R.S.V.P. by September 10<sup>th</sup> since the restaurant requires an accurate count.

## Speed Humps

We have followed the necessary procedures to qualify for speed humps on Morning Dale Road with more than 80% of home owners on

that street signing the petition. Our representative from CDOT has indicated that the humps might be installed as early as this fall.

### **Wal-Mart Prepared for Grand Opening Other Retail Development on Track**

The new Wal-Mart at the Galleria is slated to open on September 15th, according to store manager, Mike Seger. He promises that The store will be the most attractive Wal-Mart building site to date.

Pender Davenport of Lat Purser & Associates recently informed us of the progress at the development next to our entrance at Monroe Road (*The Commons at Monroe & Sardis*). She reported that they do not yet have any signed leases, but they have put forth several proposals to prospective tenants and are awaiting their comments. We are still on track for development and continue to move forward with the grading and overall development plan, she said.

### **Take Steps to Prevent Car Vandalism**

Several cars have been vandalized in our community over the past couple of months. We sent out a report concerning the incidents to our e-mail database (send your name, home address, phone number, and e-mail address to [sfha28270@yahoo.com](mailto:sfha28270@yahoo.com) if you want to be added to this database).

In two incidents, items were stolen from cars with unlocked doors. More recently, car windows were shattered, but nothing stolen. All of the vandalism we know of involved cars that were parked on the street, and most occurred in the vicinity of Sardis Forest Drive, Richard Barry Drive, and Ingraham Place. We heard of one incident that occurred on Berry Ridge. The editor spoke with Police Officer Thomas Bohn at our local station who said that these types of break-ins are not uncommon and suggested the following tips:

1. Keep cars parked in the driveway when possible (all of the reported incidents occurred with cars parked on the road)

2. Don't leave anything in your car—even a diaper bag. Thieves don't know that's what it is!
3. Keep your car locked.
4. If you have a nice car stereo, get a removable face plate so it won't be so inviting to thieves.
5. Be on the lookout for anyone suspicious (walking after dark or driving very slowly).
6. If you see strange activity, call the police and report what you've seen!
7. If you see vandals in action—don't chase after them! It's much safer and more effective to call the police.
8. If your car is vandalized, **REPORT IT** to the police. They keep track of incidents and reports can help lead to an arrest.

### **Architectural Control Maintains Standards**

Exterior home improvements and landscaping are great ways to add to the value of your property, but please remember to contact the SFHA Architectural Control representative before getting started.

Our by-laws require that homeowners submit plans to the SFHA Board before making changes such as new paint colors, siding, additions, out buildings, fences, major landscaping, etc. These requirements exist to keep properties consistent with the neighborhood landscape and to maintain the quality standards that help keep Sardis Forest a beautiful community. Contact **Margaret Burton** at 704-849-7853 prior to making major changes and submit a plan to her at least 30 days prior to the start of any major work.

### **Trim Tree Limbs for Safer, Healthier Trees**

It has been brought to the attention of the SFHA Board that tree limbs are hanging over some of our streets and sidewalks. Please consider cutting any downward growing limbs from trees in your yard. Tree limbs are particularly heavy when they bear the weight

of rain, snow, or ice and may sag, break or cause obstruction to passing traffic. Matt Walker, resident landscaper, has informed us that when limbs hang down, it also causes stress on the trees (except for trees like Willows). Re-moving downward hanging or growing limbs will encourage stronger, healthier tree growth, Matt says. He added that the best time to prune trees is in the fall when cooler temperatures slow sap movement.

**SFHA Dues & Membership**

*All Sardis Forest residents benefit from the landscaping of our front island and park, as well as the other necessary services that membership dues provide.*

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.

**P. I. C. Seeks Additional Members**

The Park Improvement Committee (P.I.C.) is seeking additional members to inspire them with fresh ideas for fundraising and positive energy to help them reach their goals. If you

are interested in joining this committee, please contact **Catherine Hall** at 704-849-8004.

**Tree Rejuvenation / Replacement Program**

Members of the SFHA are in discussions with city tree maintenance officials concerning the replacement of our cherry trees that were recently removed. More info about the tree replacement program will be available at the annual meeting on Sept. 18<sup>th</sup>.

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

All mandatory members should have received a set of the SFHA Articles of Incorporation from their attorney when they closed on their home; but if you have misplaced your by-laws, you can now receive them in PDF format via e-mail. Send a message to [sfha28270@yahoo.com](mailto:sfha28270@yahoo.com). Be sure to include your name, home address, and e-mail address. **Cary Simms**, the SFHA Secretary will respond to your request.

**Community Yard Sale Saturday, Oct. 9<sup>th</sup>**

Our spring event was so successful that we are doing it again this fall! Clean out your attic and get your price tags ready for our community yard sale on Saturday, October 9th! The SFHA will place an ad in *The Charlotte Observer*, with sale hours listed as 8am – noon. The rain date is October 16th. Residents who plan to hold a yard sale at their home may e-mail **Cary Simms** at [SFHA28270@yahoo.com](mailto:SFHA28270@yahoo.com) with their address (or call him at 704-708-9949 after 9 am) to include your location on a map that will be distributed at each neighborhood sale location.

Residents holding a yard sale at their home should obtain the required permit. Charlotte permits can be obtained for \$5.00 at 700 E. Stonewall, (704) 336-4600. Matthews permits are \$5.00 and can be obtained at the Town Hall: (704) 847-4411. Note that a \$50 fine may be imposed on those cited without a permit.

### 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.

### Flower Sales

Once again, we re selling beautiful flowers to benefit The SFHA Park Improvement Initiative; for the fall we ll be selling pansies and mums. To place an order, contact **Tammy Walker**: [tammywalker@vnet.net](mailto:tammywalker@vnet.net) or call her: 704-845-6885. Delivery will be near the end of Sept/beginning of Oct. depending on the weather. Be on the lookout for an order form arriving at your address soon!

### Advertising – Why it Matters

*The restaurants, service providers and merchants who advertise in this newsletter help to pay for the printing and delivery costs associated with it freeing SFHA funds for other projects. 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.

### Volunteers Needed for Park Repair

On September 25<sup>th</sup>, neighborhood volunteers will gather at the SFHA Park at 9:30 am to replace lumber on the park benches and tables. Call **Cary Simms** at 704-708-9949 (any day after 9 am) if you can help out.

### Dates to Remember

**September 18<sup>th</sup>** – SFHA Membership Meeting at the Matthews Country Inn (*Free Breakfast for members at 8:30, meeting starts at 9:30*). *All SFHA members are requested to attend. R.S.V.P. to Cary Simms by Sept. 10<sup>th</sup>: 704-708-9949.*

**September 25<sup>th</sup>** – Park Improvement Day  
*Volunteers will meet at 9:30 am*

**October 5<sup>th</sup>** – SFHA Board Meeting  
*Call Cary Simms at 704-708-9949 if you would like to see a specific issue addressed.*

**October 9<sup>th</sup>** – Community Yard Sale  
Call **Cary Simms** at 704-708-9949 or e-mail [sfha28270@yahoo.com](mailto:sfha28270@yahoo.com) to include your home on the locator map to be distributed at each neighborhood sale location.

### 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 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)

**Items For Sale**

**Antique Clawfoot Bathtub** - very good condition. \$350.00 digital photos available. 704-845-6885.

**Imported Ceramic Tile** - Sandstone color, approx. 500 sq. ft. Orig. \$4.99 sq. ft., will sell for \$1.00 sq. ft. 704-845-6885

**Carolina Panthers Items** - visor, large t-shirt and a 2003 Season Review Special Double Issue program *signed by Coach John Fox*. All for \$75.00. Proceeds benefit the SFHA Park Improvement Initiative. Call Catherine: 704-849-8004 , or [catherinehall@carolina.rr.com](mailto:catherinehall@carolina.rr.com)

***To all current members of  
The Sardis Forest Homeowners Association***

You are cordially invited to attend the annual meeting of the SFHA

Breakfast is free for all SFHA members who **R.S.V.P. by September 10th**  
Call 704-708-9949 (after 9:00 am)

**Saturday, September 18th**

**8:30—11:00 am**

**Country Inn of Matthews\***

341 North Ames Street

*Hear an overview of the past year and provide needed input to help us set goals for the new year. Elections for SFHA directors will also be held.*

*Directions to Matthews Country Inn: From Monroe, Turn left onto North Ames Street (across from Mexican Restaurant) The Country Inn is at the end of road—address: 341 N. Ames Street.*

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