

Highland Creek Advisory Committee Meeting
Tuesday, November 13, 2007
6:30 PM Sports Club
Notes from Paul Williams

The meeting was called to order at 6:30 OM by Jeff Bennett

The Minutes from the July 17, 2007 meeting were adopted.

The rest of the meeting consisted of Highland Creek Committee Reports. Following are my notes. I also have attached the minutes of the July 17th meeting for your review.

Security – Nancy Semon

The day shift supervisor for Securitas, James Henson, covered the new coverage times for patrols in Highland Creek, 8 AM to 4 AM daily. James encouraged calls to Securitas about parking, and other violations you may see occurring.

The Concord police were here to encourage the homeowners in the sections of HC that are in Concord to form neighborhood watch groups. Sergeant Betty Crump is the Concord liaison officer for neighborhood watch programs. She will work with Nancy to set up the groups.

Finance – Janet Sirhan

Janet recapped the finances for the Highland Creek Community Association (HCCA). We are tracking well to the budgets. For 2008 there will be a \$3 dollar per month increase in assessments beginning in January. The money is targeted for maintaining and improving the vast infrastructure in Highland Creek, buildings, pools, irrigation system, common areas and our beautiful parkway and entrances.

Asked about delinquent homeowners, Janet replied the number of Homeowners delinquent over \$350.00 was 61. Delinquent homeowners over \$350.00 were referred to the HCCA attorney for collection. This is about the normal number of delinquencies. There are also about 23 procedures for foreclosure in HC. This is a very small number for a community of our size. Some of the foreclosures are bank initiated and some are HCCA initiated. Janet mentioned that most homeowners pay off their delinquencies when the foreclosure procedures are initiated.

Activities / Communication – Terri Edmiston

Terri asked each neighborhood representative to walk their respective neighborhood to identify and document items which are in need of attention by the HCCA. I will be walking Falcon Ridge from December 2nd thru the 8th looking for areas that may need attention. These will be sent back to the HCCA board for consideration as they plan for 2008 and beyond. I suspect this will generate a “wish list” of items for the HCCA board to prioritize and address over time.

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Activities / Communication – continued

Some HC activities coming up are:

- Visit with Santa! Saturday, December 8th, 2007
- Drop in to visit with Santa anytime between 11:00 am until 2:00 pm Prosperity Park Clubhouse

- Adult Bingo will return in 2008

- Highland Creek Christmas Party, December 7th, 2007
- The Speedway Club Grand Ballroom at Lowe's Motor Speedway
- Email: hcparty@bellsouth.net for more information

Covenants – Linda Carino

The Parkway Oaks fences are in place. However they may have to have the monuments moved back a few more feet from Highland Creek Parkway. Linda is working on the “tree save” area of Parkway Oaks. The irrigation system has been extended to include the Parkway Oaks area by the Parkway.

The dead trees are scheduled to be replaced in the future when water is available.

Landscaping – Jeff Bennett

Due to the water shortage there will be no winter flowers planted this year. The flower beds will be covered with dark colored mulch. HCCA uses water from our wells and from the Golf course ponds to irrigate the common areas. Due to the water shortage irrigation has been suspended. The HCCA will work with the landscaping contractor to get something of value in place of the flowers we had on order for the parkway beds.

The turf regeneration along the parkway is to kill the encroaching Bermuda grass. The remaining fescue grass has been or will be reseeded.

Human Resources – Heather Casselberry

Jeff made Heather's report in her absence. The HR committee is working to get here hands around the HCCA staff and to better define the roles of the HCCA board members.

Pools – Randy Buck

Much has been accomplished this year to maintain and upgrade our pools. Going forward Randy is looking as small maintenance issues and possibly adding handicap access to the pool(s). The Prosperity pool baby area will be evaluated for repair and/or rebuilding. The pump houses and rest rooms need attention. The restrooms need better ventilation.

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Community Affairs – Matt Ryan

Jeff made Matt's report in his absence. Wallace Farms, HCCA has retained an attorney to make sure we get a public hearing before a permit hearing occurs. The attorney is not going to represent HC in the Wallace Farms matter, only work to get the public hearing.

New Business

- Jeff was asked about any plans for a traffic light at Eastfield road and Highland Creek Parkway. Jeff was not aware of any activity to install a light, but he will look into it.
- Christenbury road street lights. Jeff will look into what it will take to connect the second light.
- Keeping the roundabout yield signs up is a constant battle. Drivers run the yield signs down routinely. Jeff stated that the road and roundabout has not yet been turned over to the city.
- Hawthorne Management to look into the house backing onto Christenbury to see if the backyard gazebo was installed using the Architectural Review process. HMC to get back to us at the next meeting.

If you have any questions about my notes, feel free to contact me.

Paul Williams,
Falcon Ridge Representative to the Highland Creek Advisory Board