



BOARD OF DIRECTORS

*David Gorlesky – President
(704-455-5299)*

Hello everyone! Spring was here briefly and we skipped right to Summer. The previous rain and constantly changing weather has taken a toll on our common areas and personal properties. Mold and mildew has plagued almost every home in the community. Now is a good time to start thinking about cleaning, painting and other outside repairs now that the pollen has subsided.

We have a lot planned for the community this year. Updates and upgrades will be made to the community clubhouse starting in June. The volleyball area received a complete remodel with new commercial poles, netting, boundary lines and sand. Additional activities are planned to finish previous work and complete new work to continue to provide a safe and fun community.

Let's not forget about all the great social events scheduled and volunteer opportunities to help out the community and meet your neighbors. Check the Porter's Landing website, weekly update email, and our community message boards exiting the community for dates and upcoming events.

We continue to work with the Cabarrus County Sheriff's Office on concerns in the community. Monitoring and late night visitors in our pool parking lot still occur. We will be stepping up efforts around the pool and Clubhouse to further secure, light up and arrest trespassers on site during restricted hours. The Sheriff's Department also continues to drive through our community.

COMMUNITY HOT TOPICS:

- The Annual HOA meeting was on March 16th. Two new Board members were elected for a two-year term. Congratulations to Mike Neely and Eric Hien.
- The pool is open for business. We had a few issues getting things kicked off and running smoothly this season. We are working with Trident and other vendors to address these issues quickly and minimize impacts to our pool visitors.
 - ♦ Please ensure you are in compliance with all pool rules at all times. Access cards are required. We do not permit running, glass, smoking, vaping or diving in the pool area.
 - ♦ Homeowners are responsible for their guests while in the community.
 - ♦ Pool violations or fees owed will result in denied access and removal from the pool facility.
- When parking on our streets, please stay off the grass and park in the correct direction. Please be mindful of how narrow our streets get in the community. Cars parked on both sides of the road can make it difficult for cars to proceed and could prevent emergency vehicles safely navigating our streets.
- We continue to monitor and clean blockages in the creek. Currently we are only finding storm-related blockages, but confident the beavers have been planning their return given recent signs of activity.

Anyone interested in receiving community updates by email, please send your email address to the Board or AMG. You will only get community-related news and this service

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BOARD OF DIRECTORS

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is very limited in usage (once per week on average) so do not fear junk spam.

The Board of Directors would like to hear from you! Limited attendance at our monthly meeting makes it difficult to know what's on your minds. Please reach out to a Board member or email us at boardofdirectors@porterslanding.org.

Volunteers are always needed. You don't have to join a Committee, attend meetings, dress up, learn a secret handshake or go through a secret initiation ceremony.

Thanks to everyone who volunteers in our community to help make this a GREAT place to live!

The monthly HOA meetings are held on the third Tuesday of the month at the Clubhouse starting at 7:00 p.m. All homeowners are welcome and encouraged to attend.

David Gorlesky
President

BOARD OF DIRECTORS

President – David Gorlesky – 455-5299
Vice President – Dave Parkinson – 456-7091
Secretary – Eric Hien – 704-652-1770
Treasurer – Susan Coble – 455-7975

Members:
Steve Cook – 704-957-9675
Carmen Montante – 454-5828
Mike Neely – 454-5895

NEED NOTARY SERVICES?
Contact Maria Romeo
704-258-1299

CLUBHOUSE COMMITTEE

Susan Musialowski (704-340-4140)

Exciting changes have been happening at our Clubhouse in the month of June! The building has been undergoing some much needed updates and you will soon be seeing a fresh new exterior. New siding, trim work, fixtures, and paint are just a few of the highlights taking place to maintain this wonderful neighborhood amenity.

It's also time to tackle sprucing up the folding tables and chairs which are in need of a good cleaning. Please mark your calendars to come to the Clubhouse on Sunday, June 23rd at 10:00 a.m. to lend a hand. We'll be hosing down the furniture outside, giving things a good scrub before drying off and putting away. The more neighbors we have to lend a hand, the better. Any amount of time you can spend and a little elbow grease are greatly needed and appreciated! We'll provide the cleaning supplies along with snacks and drinks.

As a Porter's Landing homeowner, the Clubhouse is available for the private use of our homeowners. Specifics about the facility and detailed renting information can be located on our neighborhood website at www.porterslanding.org, then click on the Clubhouse page under "Committees & Facilities." You can also pre-check availability on our site under "Community Calendar." After our current projects wrap up, we'll be ready for rentals again beginning in July.

For more information about renting the Clubhouse or joining the Committee, feel free to call Susan at 704-340-4140 or email at clubhousecommittee@porterslanding.org.

Susan Musialowski
Clubhouse Chair



LANDSCAPE COMMITTEE

Carmen Montante (704-454-5828)
Anna Dollar (704-454-5817)

Greetings.

The temperatures are starting to rise. If you want your grass to stay green, it will need an inch of water per week. This can be accomplished by mother nature or additional watering in the early morning. Some homeowners choose to leave their lawn alone to go dormant. Whatever you decide to do just be consistent.

We had Ricardo Cruz place fresh pine needles throughout the neighborhood just in time for Lala "Pool" Ooza 2 on June 8th.

A couple of trees were removed from our common areas. One was near the community garden and one by the nature trail area. The mulch was spread on the paths in these areas to cut down on weed growth and to help in our recycling efforts. Thank you Margaret Brandt and Craig Stone for helping Bev and I in this project.

The walkway bridge to the pool from Baystone has been repaired with new handrails and support posts. Solar lights have been installed for night walks. Special thanks to Patrick Calvey for your assistance.

Congratulations to Dave and Deb Norkett of 1528 Little Falls Drive for winning the "Yard of the Month" for May. They were rewarded a \$25 gift card to Lowe's Home Improvement Store for their efforts.

The community garden is in full planting mode. For those newcomers to our neighborhood, the garden is located near the recently refurbished volleyball court adjacent to the pool. Thanks to those who helped plant and prepare the beds. If you would like to help maintain the beds, please contact Anna Dollar at 454-5817. Please help yourself to any ripe veggies and feel free to pull a weed or two while you are at it.

When and if the temperature cools down a bit, there are more landscape projects planned. If you would like to help out, please contact the landscapingcommittee@porterslanding.org.

We are Porter's Landing. Hope you have a great Summer.

DOES YOUR DRYER VENT NEED TO BE CLEANED?

Do you know your dryer has a vent system? Of course you do but do you know that it should be thoroughly cleaned every year? Most people don't know that and usually can't remember when it was last cleaned, if ever.

The National Fire Protection Association and USFA FEMA list that there are many thousands of dryer fires every year and the single leading cause is failure to properly clean them at least annually.

Do you see lint at the vent outlet or does the dryer take longer to dry the clothes, especially towels and jeans? Has it been over one year since your vent was thoroughly cleaned? If so, you need to have it done. A short brush or a leaf blower does not do the job. Hot lint is like glue and the more that sticks to the pipes the more resistance it causes which allows more lint to stick. It is a vicious cycle that creates a very real fire hazard, as well as costing you money in electricity and wear and tear on your dryer.

I have cleaned a number of the vents here in the community and have many great references. As a retired Fire Officer, I take great pride in my work. I have seen far too many houses devastated by this type of fire. A simple cleaning takes about two hours and usually costs under \$100. Some systems in the original section of the community have degraded and even broken. These need to be replaced ASAP.

Michael Connor
1326 Piper Court
(704) 995-7191



SOCIAL COMMITTEE

Kim Tatum (1-615-714-8951)

With new neighbors moving in, the Social Committee would like to let you know what is in store for the remainder of the year. As always, we can use help in decorating and cleaning up after these events. All of these events are advertised on the Facebook page, the Email Blast and at the front of the neighborhood entrance. Please let me know if you would like to help with any of the remaining events.

PORTER'S LANDING UPCOMING EVENTS

JULY 4th

The week before we start collecting water and Gatorade to support our local volunteer Fire Department. The morning of the 4th begins with a parade and ends with a soaking of water for the kids from the firefighters. The parade starts at 9:00 a.m.

"DIVE IN" MOVIE NIGHT

We end the Summer with another great event that happens at the pool. It is the Saturday of Labor Day weekend. A huge movie screen is set up by the pool with speakers and a family-friendly movie is shown. Popcorn included and we pre-order pizzas at a discounted price for purchase.

ADULT HALLOWEEN PARTY

This party is the one you can dress up or come as you are. Always a theme with decorations and a DJ to rock the house. This party is held at the Clubhouse and is from 8:00 p.m. to 12:00 p.m. Everyone brings an appetizer to share and their beverage of choice. This event is held the Saturday before the 31st.

STARBUCKS, PANCAKES & SANTA

When you think of the holidays, you can always plan a great morning visiting with neighbors at this event. We supply the pancakes, coffee and Santa. This event is great for anyone even if you are empty nesters. Our realistic Santa makes for great pictures with your children, grandchildren and pets. This takes place first Saturday in December from 8:30 a.m. to 10:30 p.m.

ADULT NEW YEAR'S EVE PARTY

Why go out when you can come to an "over the top" experience at the Clubhouse? For \$10.00 per person you get to party in the neighborhood with all of this included. A DJ that will keep the dancing going, a huge assortment of heavy appetizers, party favors, drink set-ups and themed decorations is included. This party starts at 8:30 p.m. and goes until 12:30 a.m.

*Kim Tatum – Social Chair
Jet1son@aol.com*

COMMUNICATIONS COMMITTEE

Kathie Berger (704-455-4847)

Greetings Residents!

The Communications Committee keeps residents "in the know" – between our website at *www.porterslanding.org*, our RESIDENT ONLY Facebook page at "Porter's Landing Residents," quarterly newsletters, and weekly Email Blasts sent directly to your inbox. With front entrance signs that are constantly being updated with the latest news, we keep you informed.

If you're interested in receiving our "sometimes weekly" Email Blasts with friendly reminders of what's happening in the neighborhood, please email the *communicationscommittee@porterslanding.org* with "Newsblasts" in the subject line. We will add you to our email list.

Welcome to new residents and have a great Summer.



WELCOME COMMITTEE

*Joni Johnson (704-456-7753)
Susan Musialowski (704-455-8750)*

SAM & IVETTE MONTANEZ
10915 McCamie Hill Place

Ivette and I came to Porter's Landing from Matthews, NC. We have two boys, Stefan (23) and Julian (19) and our family dog, Rico, who is a 10-year-old Australian Shepard. Our family has been in Charlotte for 10 years as we moved to NC from New Jersey. I work for the City of Charlotte and Ivette works at an Incentive Marketing firm.

Julian is a sophomore at UNC-Chapel Hill and Stefan is a UNC-Chapel Hill graduate currently working on a Master's in Physical Education at UNC-W. We love to enjoy the outdoors and taking in new sites across the state and internationally. The boys are sports fanatics and enjoy fishing, disc golf, and exercising.

What we love about Porter's Landing is how peaceful the neighborhood is. Everyone seems to have a lot of pride in where they live and properties look fantastic!

Best,
Sam and Ivette

TIM & KIM BARNETTE
11731 Crossroads Place

Welcome to the neighborhood, Tim and Kim!
We are glad you're here!

Welcome Also To The New Residents At:

11595 Crossroads Place, 1316 Rolling Hills Court, and 1450 Porters Court. The Welcome Committee will be dropping by with a welcome gift on behalf of all your neighbors in Porter's Landing. We look forward to getting to know you and would love to introduce you in an upcoming newsletter.

If you are new and haven't yet received a welcome gift, or if you'd like to be included in a future newsletter, please email Joni at *joni_j2000@yahoo.com* or call 616-304-6556.

ARCHITECTURAL REVIEW COMMITTEE

Kyle Martin (704-455-5896)

The Porter's Landing Architectural Committee is responsible for maintaining and upholding the Covenants and Restrictions of the neighborhood. It is our responsibility to review architectural requests from homeowners who want to "make improvements" to their property (i.e. add a structure of some sort, fence, utility building, screen porch addition, playhouse, etc...)

Forms may be obtained from any Committee member OR on our website at *www.porterslanding.org*. Simply go to "Committees & Facilities" then "Architectural" and there you can download forms.

Guidelines covering home additions are in "The Covenants and Restrictions" section of your homeowner's package you received (and signed) when purchasing your home.

A copy can be found in our section online. Requests require approval before the project begins. Please plan in advance as the approval process can take up to 30 days.

Thank you and if anyone has any questions OR would like to join the Committee, please call: Kyle Martin at (704) 650-2569 or email him at *architecturalcommittee@porterslanding.org*.

NEIGHBORHOOD BABYSITTERS

- Anna Stone** (704) 773-1005
- Bethany Mattson** (605) 695-5892
- McKenzie Westerholt** (704) 773-7326
- Rachel Clancy** (704) 455-3322
- Rachel Sides** (704) 792-7164

(In order to keep this list current, please advise Pam at (704) 455-3635 if anyone would like to be **added** to or **deleted** from the Neighborhood Babysitters list.)



POOL COMMITTEE

Steve Cook (704-957-9675)

We have gotten off to a slow bumpy start at the pool this season. Our pool is 20 years old and going through some basic aging issues. Many of those we can work through without too many problems. After saying that, we can use all homeowners help with a few things.

Take care of your personal space when at the pool by picking up all of your belonging like towels, flip-flops, goggles. Look around the area that you and your family have occupied and pick up any trash. We are finding food wrappers, soda and beer cans, etc. just laying on the ground and on tables simply left behind. Most importantly PLEASE make sure your tables and chairs are in place and take the time to close your umbrellas.

It should be noted that the pool company is not responsible for the grounds. They are employed to test, vacuum and clean the pool and supply the bathrooms with basic necessities. They are here seven days per week. They do a major cleaning three days a week. I was with the pool tech yesterday and they did a very good job with the pool. In many cases if you arrive at the pool in the afternoon or on the weekend your neighbors have been there before you so, long story short, leave the pool like you would want it to be when you came to swim.

Now for a few maintenance reminders otherwise known as the NO Section.

NO:

**RUNNING
DIVING
GLASS BOTTLES
SMOKING OR VAPING**

Most of all please be respectful of those that you share the pool with. It's not just your pool it is owned by an entire community who have the same rights as you to enjoy themselves.

If you have any issues I can be reached VIA TEXT at 704-957-9675. Note: I will respond to a text. If I or my phone do not know your number neither will answer.

Thank you.

Steve Cook

PLEASE BE CONSIDERATE OF YOUR NEIGHBORS

UNLEASHED and BARKING DOGS – The Covenants and Restrictions, Article VII, Section 3, Paragraph (a) states: “unreasonable annoyance, inconvenience or nuisance...”. **If such a finding is made, the PLPOA Board can require the animal to be removed from Porter’s Landing.**



**AS A COURTESY
TO THE
RESIDENTS OF
PORTER'S
LANDING,
PLEASE PICK UP
AFTER WALKING
YOUR DOG.**



PORTER'S LANDING NEWSLETTER
Pam Lorello
(704) 455-3635 – pamelarose418@ctc.net