



## BOARD OF DIRECTORS

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

Hello Everyone!

In the last newsletter, I announced we were changing management companies. The transition is still underway and we have experienced a few bumps in the road. Unfortunately, some of the information needed to be reviewed for accuracy which delayed account setup and payment notices. The delays in this year's January billing will not impact homeowners. All homeowners should have received their January billing statements. These have the usual 30-day grace period from the date sent and late fees will not be assessed until we have confidence in our records and process.

I know some of you have experienced late clearing of dues payments sent by check and I am working with Cedar and their management to understand these delays. The start of a new year and transition can delay these postings. Cedar experiences higher than normal volume calls and mail at the start of the year and have experienced minor outages resulting from maintenance and vendor updates. These are being worked out with Cedar and are not the norm for them. Please be patient they will finalize transition and reach out to me directly with any concerns or feedback.

We have a new Porter's Landing website ([www.porterslanding.org](http://www.porterslanding.org)). The site is not complete but it is coming along nicely. We have added new sections and updated content. Under the "Stay Connected" section, you will find Announcements, Newsletters (current and past) and Community Awareness. The "Contact Us" section allows homeowners to contact committees, put in an (ARC) Architectural Request, contact

Board of Directors, Cedar and even report violations.

Many of our processes and procedures are being updated and changing. Our newsletter is moving to a mainly digital format. It will be available on the website and emailed to those who have opted in to email blasts or updated their profiles within our new portal with Cedar Management. Hard copies of the letter will be available on a limited basis and located at the POOL.

The inspections and violations processes are being refined and updated utilizing Cedar Management's inspection software. The new processes will be faster, provide more details and timely delivery by mail and portal access for homeowners.

We continue to work with the Cabarrus County Sheriff's Office on concerns in the community. Monitoring and late-night visitors still occur. Please ensure cars parked outside are locked and valuables are out of sight. We have seen a few car break-ins with many being unlocked. Our resource officer for our community is aware of our concerns and we have asked for increased drive throughs.

Please do not park at the pool during the off season unless utilizing the playground. Cars found in the lot can and will be towed at the owner's expense. Access to the pool parking lot is being reviewed and we are planning to limit this access with a preventive barrier during the off season. This and the addition of lighting should deter late night gatherings.

### Community Hot Topics:

- The next Annual HOA meeting is scheduled for March 21st. Doors open at 8:15 a.m. and the meeting starts at 9:00 a.m.
  - ♦ We will be recapping 2019.

(Continued on Page 2, Column 1)



- ♦ Reviewing the results of the CCR's survey and opening the vote to amend our CCR's in various areas. Please come out to learn more and get involved.
- ♦ We will have three Board of Directors (BOD) positions coming up for re-election/election. Please reach out to any Board member if you are interested in filling a position.
- When parking on our streets, please stay off the grass and park in the correct direction. We do not allow cars to be parked on the lawn or in yards.
- 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.
- Please be mindful if you or visitors do park on the streets of the location of fire hydrants, your neighbors' ability to easily access or leave their driveways and other obstacles which could impede traffic and visibility.

Cedar Management and Porter's Landing partnership reflects the future direction of our community and the need for enhanced services.

#### Friendly Reminders:

- 1) Please login to your Porter's Landing portal and update your profile information.
- 2) All correspondence should be directed to Cedar Management Company or from our website.
- 3) All interaction with the management company directly or from the website are logged and monthly reporting is provided to the BOD. All calls are recorded.
- 4) We will be banking locally, not out-of-state with First Citizens.
- 5) A dedicated property manager and multiple teams are assigned to our community.

- 6) Have an issue with a vendor – Landscaping, Pool...? Contact Cedar Management Company.
- 7) Does your neighbor's pole dancing (Kyle) still cause you nightmares? We can't help you!
- 8) Want to report a concern, complaint or violation? Contact Cedar Management Company or visit us on our website. Reports are anonymous and not shared outside Cedar and the Board of Directors.

This change was a big decision and not made quickly or easily. I want to thank everyone involved in helping make this decision.

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. Volunteer when you want with no commitments.

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

**ANNUAL  
PORTER'S LANDING  
HOMEOWNERS' MEETING**

**Saturday, March 21, 2020  
The Hangar**

**Registration Begins – 8:15 a.m.  
Meeting Begins – 9:00 a.m.**

**Friendly Reminder:**  
Please give your proxy to a Board member  
or neighbor attending the meeting  
if you cannot attend. Thank you.



## COMMUNICATIONS COMMITTEE

*Kathie Berger (704-517-3059)*

Greetings From The Communications Committee

### Quarterly Newsletters

March will be the last paper newsletter that will be delivered to homes. In the future, our newsletters will be available on our website and possibly available for email distribution. To get on the list for email distribution, please email Kathie Berger at [kenbrgr16@gmail.com](mailto:kenbrgr16@gmail.com) with your name/email. Please put "Newsblast" in the subject line.

For those who still love a paper copy, the Communications Committee will have a few hard copies printed up and available at a central location box at the POOL where residents can pick one up themselves. Depending on how many residents pick them up will determine how many we print. If only a few get picked up, we will eventually go completely digital.

We thank all the volunteers who have packaged the newsletters up and walked the neighborhood over the years delivering newsletters to our residents. It's been much appreciated.

### Website

Our NEW website is still a work in progress but it's coming along nicely. If you haven't been over to [www.porterslanding.org](http://www.porterslanding.org) yet, please stop by and check it out.

There you will find helpful community information, committee links and management company contact information.

### Resident Facebook Page

If you haven't already, please join our private community Facebook page at "Porter's Landing Residents." Here you can chat with neighbors, ask questions and hear about what's happening in our hood.

If the administrators don't recognize your name, please check your private inbox for a message

verifying your address. We are fiercely protective of our residents' privacy, therefore only current residents are allowed to join.

We look forward to meeting you on Facebook.

## ARCHITECTURAL REVIEW COMMITTEE

*Kyle Martin (704-455-5896)*

The Porter's Landing Architectural Committee is responsible for maintaining and upholding The Covenants, Conditions, and Restrictions (CCRs) of our neighborhood. It is our responsibility to review architectural requests from homeowners who want to make improvements to their property. A few examples of such improvements are painting, fences, utility buildings, decks, screened porches, tree removal, and so on.

Guidelines covering home improvements are in "The Covenants, Conditions, and Restrictions" section of the homeowner's package you received and signed when you purchased your home. A copy of the CCRs, a temporary Architectural Request form, and other documentation can be found at <http://www.porterslanding.org/resources/#community-documents>.

Once the new Cedar Management website (<https://web.mycmg.com>) is functional, requests should be submitted via the portal. Until then, please continue to submit a copy of the form to me at [kyledmartin@hotmail.com](mailto:kyledmartin@hotmail.com) or at my home.

Requests require approval BEFORE the project begins. Please plan in advance as the approval process can take up to 30 days.

If you have any questions OR would like to join the committee, please call me at (704) 650-2569 or email me at [kyledmartin@hotmail.com](mailto:kyledmartin@hotmail.com).



**POOL COMMITTEE***Steve Cook (704-957-9675)*

Hello Porter's Landing.

Pool season is quickly approaching. Opening day is Saturday, May 9, 2020. A number of things need to be accomplished before that date and we need the community's help. We are planning a pool clean-up day for Saturday, March 28th at 10:00 a.m. with a follow-up on Saturday, April 25th.

**Checklist Items To Be Accomplished:**

- Pressure Washing  
Entrance – Decking – Furniture
- Painting  
All doors in the entrance
- Storage Room Purge

We hope that you can devote a few hours of your time, equipment and talents to aid in this vital community function. Get to know your community, develop friendships and strengthen ownership in our little slice of heaven. Refreshments will be served.

**Updates:**

We are now under the management of a new Pool Management Company, Aqua Tech. This change should aid the community in keeping the pool clean and properly maintained.

We have installed a new pool filtration system that should give us many years of quality service.

**Protocol:**

Let's work hard this year to enhance and strengthen the rules of the pool.

Check ahead to ensure that you have your access cards. If lost or misplaced, they can be replaced for \$25.00. Check to make sure that you are up to date with HOA dues. Any delinquency deactivates your access card. I hope to see you all on March 28th.

Steve Cook  
*Pool Committee Chair*

**WELCOME COMMITTEE***Joni Johnson (704-456-7753)*

Since our last newsletter, the Welcome Committee has delivered welcome gifts to our new neighbors at: 1471 Piper Court, 11575 Crossroads Place, 11438 Baystone Place and 1347 Piper Court. We were thrilled to meet and greet these new residents and were so happy to see them already participating in our neighborhood socials and monthly meetings.

As a committee, we seek to encourage all new residents to jump in and get involved in the happenings of the neighborhood. We would love to get to know you. We also seek to support the efforts of our friends and neighbors who have lived here and served here for a long time. Many people may not realize how many hours our Board of Directors and Committee Chairpersons put into helping our neighborhood to look beautiful and run smoothly.

It's the aim of the Welcome Committee to encourage volunteerism in the neighborhood and to support the efforts of our leaders through serving and neighborhood hospitality. If you love to bake, make or send cards, shop for gifts, meet new neighbors, encourage others, lend a hand at service projects, or are happy to simply show up at meetings and social events, please join our team. You are needed. Plus, we have a great time together.

We'd love to hear your ideas about how to keep us neighbors connected and our neighborhood vibrant and friendly.

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**NEIGHBORHOOD GARAGE SALE**  
**Saturday, April 25th – 8:00 a.m. – 12:00 Noon**

This is a great opportunity to get rid of those items in your home waiting to be rehomed to a new family. Advertising to the outside will be done for you. Typically we ask that if you are participating in this sale day that you put a balloon on your mailbox so potential buyers know you're open for business. More details to come as the event gets closer.

**SOCIAL COMMITTEE***Kim Tatum (615-714-8951)*

**Porter's Landing Residents**  
**Look at all the fun events planned for this year!**

**HANGIN' AT THE HANGAR**  
**April 4th – 2:00 p.m. to 6:00 p.m.**

Please come join all your neighbors as we come together to celebrate our great community. This event is on Saturday, April 4th from 2:00 p.m. to 6:00 p.m. at the Clubhouse. We will provide the food and drinks, so all you need to do is show up! We will have a bounce house for the toddlers and an 8-in-1 blow-up house for the older kids. As always, we have a DJ to play your favorite music. We set up tables in the cul-de-sac so there is plenty of room to just hang out.

We have invited our Cabarrus County Sheriffs to come out to this event so you can meet them and thank them for all they do for our community. Porter's Landing is going to show them our support that day with building a Tower of Treats. We encourage everyone to go out and get boxes of treats and help us build the tower. (The bigger the better and the more the merrier.) We will take the wall, once it is built, and make sure to distribute the treats to show our appreciation.

Porter's Landing has a strong Facebook community, so why not come and meet your neighbors face to face? We have a diverse group of people with one goal in common...to have a community that cares and watches out for each other. So let's get together and just hang out!

**LA LA "POOL" OOZA III**  
**June 6th**

Official Pool Opening – What neighborhood do you know of that has a live band to start the pool season off right? Porter's Landing does! This year we are doing it again with the band HARDWIRED. The band plays from 6:00 p.m. to 10:00 p.m. We also have a food truck that you can purchase food at the event. TWO CHICKS AND A TRUCK will be back for the 3rd year. If you are new to the neighborhood or have not been before, their food is amazing and it is worth it to not have to cook that evening.

**INDEPENDENCE DAY PARADE**

**Saturday, July 4th – 8:45 a.m.**  
**Piper Court and McCamie Hill**  
**Parade starts at 9:00 a.m.**

Get Ready To Get Wet – Decorate those wagons, bikes and scooters and join the parade celebrating America. Don't forget your pets can join in on the fun. The parade begins at the corner of McCamie Hill and Piper Court and stops at the end of Crossroads. The Fire Department comes out and sprays water at all the kids that want to get wet. We also collect water and Gatorade to donate to the Volunteer Fire Department.

**"DIVE IN" MOVIE NIGHT**  
**September 12th**

Movie And Popcorn At The Pool – The date has been changed this year so more neighbors can join in on the fun. A family friendly movie will be shown on a huge blow-up movie screen. A speaker system is brought in so everyone can hear the movie around the pool. Free popcorn will be served. The movie begins at dusk.

**ADULT HALLOWEEN PARTY**  
**October 26th**

Nightmare On McCamie – The theme this year will pay tribute to classic horror movies. The Hangar will become a scary place for all who dare to enter. Go ahead and get those babysitters lined up so you can enjoy some adult time. For this party, bring an appetizer to share and whatever you want to drink. Costumes are encouraged but not required.

**SANTA, STARBUCKS AND PANCAKES**  
**December 7th**

Holiday Fun For Everyone – One of the best events that includes all ages at Porter's Landing. Pancakes and fixings along with Starbucks coffee all for free. The Santa that visits us that morning is professional and great to capture your family moments with him. Pets are welcomed to get their photos with him also. Please join us and enjoy kicking off the holiday season.

**ADULT NEW YEAR'S EVE PARTY**  
**December 31st**

**Come Celebrate MARDI GRAS**  
Details to follow.



**LANDSCAPE COMMITTEE**

*Carmen Montante (704-454-5828)*

Just a quick reminder to say there is not a formal Landscape Committee. Terra Green, our neighborhood landscape contractor has taken over most of the responsibility. However, please notify the new management company (Cedar) of any concerns that you have or see. They will contact me or another member of the Board to address those issues. We are trying to initiate volunteer work days as a concept amongst our neighborhood committees.

When an occasion comes up such as cleaning the pool area or Clubhouse furniture, we will post something alerting everyone of the time and place to meet and help out. This sharing of volunteers may result in a better outcome. Terra Green will start sending me bi-monthly updates on current objectives of their landscape activities so we know what and when they are doing this. Listed below are their current objectives for the months of January and February.

**TERRA GREEN BI-MONTHLY UPDATES  
January/February  
Current Objectives**

- Routine site clean-up while onsite consisting of trash/debris policing, bed weed control and hardscape clean-up.
- Finishing up rose pruning.
- Wrapping up leaf clean-up.
- Make pre-emergent and fertilizer treatments for warm season grass.
- Begin pruning perennials and ornamental grasses.
- Tree pruning: Elevating canopies.
- Collect soil samples and send them off for analysis.

- Apply Horticulture Oil to flowering plants.
- Complete a round of flower drenching.
- Complete rejuvenate pruning as approved/scheduled.
- Complete pine needle and mulch applications as approved/scheduled.

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**CLUBHOUSE COMMITTEE**

*Susan Musialowski (704-340-4140)*

As our neighborhood transitions over to Cedar Management Group, we are updating our Clubhouse rental procedures. We will have a streamlined process on our website for homeowners to complete and submit a Clubhouse rental request and pay rental fees. Details about the rental process, facility rules and features will all be conveniently located on our site.

Implementation of this new process is ongoing with Cedar Management and we hope to have everything in place soon. Announcement details will be forthcoming when that portion of our site is ready. In the meantime, please continue to reach out to Susan Musialowski directly for Clubhouse availability, rental, and related questions.

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**PORTER'S LANDING NEWSLETTER**

*Pamela Lorello  
(704) 455-3635 – pamelarose418@ctc.net*

*Since this will be the last distributed newsletter, I would like to thank the following people who so graciously and willing gave their time in 2019 and previous years to distribute the newsletters throughout our community. They have been a tremendous help to me.*

*Margret & Gerd Blankenburg • Anna Dollar  
Jean & Bob Gordick • Michael Lorello  
Mary Pressley • Maria Romeo • Myleen Sweet*