



PORTER'S LANDING NEWSLETTER

BOARD OF DIRECTORS

Eric Hien – President
(704) 652-1770

Hello,

My fingers are crossed that we are soon coming to an end (or at least loosening) of the restrictions on society caused by COVID-19. Nicer weather is almost here and I am already seeing more activity from our neighbors.

Please remember the three new revisions to CC&Rs that have been approved by residents:

1. Restrictions on home rentals.
2. Providing for clear access to fire hydrants.
3. Requiring yard lanterns to remain lit from dusk until dawn.

You will be receiving a copy of these new additions to the CC&Rs in the mail soon.

Please note: The requirement to have your yard lantern lit from dusk until dawn will take effect on May 15th. We have previously sent some alternatives to have them fixed if yours is not lit as well as possible vendors. If you need more information, please contact the Board.

We have a major capital improvement happening at the pool this Spring. The pool deck has been in disrepair for quite awhile with cracks all around the pool with some reaching the pool ledge. Over time, the cracks will get worse and potentially damage the pool liner. We have decided it is time for the pool deck to be replaced. The pool is 23 years old. The work will take place this Spring and will be ready for the start of the pool season.

Our annual homeowners meeting will be held on May 1st at 9:00 a.m. at the Clubhouse. Weather and COVID restrictions permitting, we will likely be holding this outside of the Clubhouse.

Since our last newsletter, new street lights have been added to the Crossroads entrance as well as new up lighting on the Crossroads median. The same thing is planned for the Baystone median soon.

New procedures for renting the Clubhouse have been completed and we will hopefully open the Clubhouse to rentals again soon.

Again...many of our Committees are maintained by one or just a few people. If you can, please try to get involved, even if you don't have time or desire to join a Committee, you can just volunteer for individual events or activities.

On that note, I want to thank all of our Board members, Committee members and volunteers for the time and effort they have dedicated to keeping our community great!

Please remember that we have open Board meetings on the 3rd Tuesday of every month. All homeowners are welcome and encouraged to attend. We will keep you notified whether they will be in person or via a conference call.

If you have any questions, comments or concerns, you can reach the Board by emailing us at board@porterslanding.org.

Eric Hien
Porter's Landing, *President*



MARCH 2021

www.porterslanding.org



SOCIAL COMMITTEE

Kim Tatum (615-714-8951)

DO YOU KNOW WHAT TIME IT IS? It's time to have a social event again!!

We are planning to celebrate the pool opening with our 3rd annual LaLa "Pool"Ooza Pool Party on Saturday, June 5th. Rain date Sunday, the 6th, 6:00 p.m. until 9:00 p.m.

The Social Committee has been anxiously awaiting the day when our great neighborhood could come together again. We have so many new neighbors and cannot wait to meet everyone.

Here is what we have planned for our community.

LALA "POOL"OOZA – 3rd Year

This is the official kickoff of the Summer. What other neighborhood do you get to enjoy a live band, a food truck and interact with some of the nicest people you will ever meet?

TWO CHICKS AND A TRUCK will be back with their amazing food truck sandwiches. If you haven't had their Philly cheesesteak, it is awesome!! 5:00 p.m. until 8:00 p.m.

The music will be Throw-Back Thursday Party Band. The music cranks up with the band playing all your favorite tunes!!

The party is family friendly and we will be taking all state-mandated COVID-19 measures that are implemented at the time of the event.

***Need Notary Services?
Contact Maria Romeo
704-258-1299***

**Please record this number
for future use.**

COMMUNICATIONS COMMITTEE

Dan Johnson (704) 456-7753)

The Communications Committee is designed to keep the residents of Porter's Landing informed of the latest news pertaining to our community. We manage and update the Porter's Landing website, quarterly Newsletters, and email communications to all registered neighbors' email addresses.

Look for something coming your way as we look to refresh the Neighborhood Phone Directory. It's been two years since the last update, and there have been A LOT of changes in the neighborhood. We want to make sure your contact information is included and correct. Please respond as soon as you can when we reach out to you!

If you want to find us on Facebook, look for "Porter's Landing Residents." Note—this is a private page, not associated with our management company or Board of Directors. If you have a question for them, they can be reached at support@mycmg.com or board@porterslanding.org (respectively).

If you haven't signed up for the email communications we send out, please take a minute to do so. We send out updates about the neighborhood meetings, announcements about socials or other events in the neighborhood, and other important bits of info you'd probably want to know as soon as everyone else does. If you aren't already receiving the emails, please reach out to our management group at support@mycmg.com or to Dan Johnson at dbjcyclist@gmail.com, so that you can be added to the list!

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



WELCOME COMMITTEE

Joni Johnson (616-304-6556)

We're considering making a name switch for this committee. Going forward perhaps we should call it the "**Just Show Up**" Committee? Our hope is to grow the neighborhood's core group of volunteers and participants by inviting others to commit to simply showing up to the monthly and yearly HOA meetings, the social events, and the periodic neighborhood service projects. Those who participate already know how fun and rewarding it is to be involved and to get to know our neighbors. Together we build an excellent community that makes everyone feel welcome.

The "**Yard of the Month**" contest is back! This program recognizes and rewards a PL homeowner each month who demonstrates a high standard of care for their property. This contributes to the general appearance, appeal and value of our sub-division. Thank you **Sam and Ivette Montanez** for championing YOTM! This is a great Porter's Landing tradition and the friendly competition is motivating and fun!

Do you love donuts? You're not alone! Come join other neighbors as we fulfill our commitment to adopt our section of Morrison and pick up the litter that has piled up along the road over the Winter. We'll meet at the pool on April 10th at 2:00 p.m. If we have a large team, this may only take an hour or two maximum. Road clean-up is an easy service project for the whole family. Somehow even picking up trash can be a fun activity when meeting neighbors and fueling up with donuts! Thank you Anna and Bob Dollar for taking the leadership on this and for keeping us all safe and clean with those bright vests and gloves.

Over the last few months we've been pleased to **welcome our new neighbors** at:

11714 Crossroads • 11722 Crossroads
1458 Porter's Court • 11130 McCamie Hill Place

10925 McCamie Hill Place • 1329 Piper Court
11615 Crossroads • 11771 Crossroads
1481 Little Falls Drive

We have a gift for each new resident that includes a directory, helpful neighborhood information, and a few surprises and goodies. We may have missed you when we were out delivering gifts. If you haven't received your gift yet, please text Joni Johnson at (616) 304-6556 and a member of our team will be happy to drop one off to you. We rely on all neighbors to let us know when someone new moves in near you. Please keep us informed by text, Facebook, or at the monthly HOA meetings. Also, we are always looking for new members to join the Welcome Committee. If you love shopping for gifts, putting together gift baskets or if you would like to join a couple of other neighbors when we drop off the gifts, please let us know. This is an easy and fun way to get involved in the neighborhood. Thank you to **John Dixon** for your commitment to Porter's Landing and for regularly being available to greet new residents.

It truly is wonderful and enough to have you simply show up at any/all Porter's Landing projects, socials and meetings! People are what make serving and getting together with neighbors amazing. If you're interested and available for a specific task, here are some additional little ways you can consider getting involved: Grab some friends and show up at the next road clean-up along Morrison, sign up to prepare or pick up snacks for future in-person monthly HOA meetings, help to change the signs at the front of the neighborhood, make welcome cards, thank you cards, and thinking of you cards to send to neighbors. Thank you **Barbara Hagadorn** for having this idea and for **making many beautiful cards and gift tags** for the welcome gifts!

If **you** have more ideas about how to continue to make Porter's Landing a friendly and welcoming neighborhood, we'd love to hear from you. Share your thoughts at the next monthly meeting, call or send a text. Or, Just Show Up! Hope to see you soon!



CLUBHOUSE COMMITTEE

Susan Musialowski (704-340-4140)

The Clubhouse remains closed due to the ongoing COVID-19 situation. The Board of Directors will keep everyone apprised of re-opening and when reservations will resume. Watch for updates on our website at www.porterslanding.org, in future newsletters and in our neighborhood e-newsletter emails.

Once the Clubhouse is reopened, volunteers will be needed to inspect after rentals. The inspector's role is to verify that the Clubhouse has been returned to its original condition, cleaned, undamaged and with all furniture properly stored. A checklist of items must be reviewed and a few supplies restocked in preparation for the next rental. Inspections will be time sensitive, typically occurring late on Fridays and weekends after rentals and/or early weekend mornings prior to the next day's rental. This assistance is greatly needed in order to help maintain the quality of this valuable amenity in our community. The more volunteers we have will mean less work for all.

Thank you to the couple of neighbors who have recently contacted me and expressed interest in volunteering as inspectors. I will be reaching out shortly to set up a meeting to discuss details when we are ready to move forward.

Please consider assisting and contact me for further information: Susan Musialowski at (704) 340-4140. Thank you!

***Need Notary Services?
Contact Maria Romeo
704-258-1299***

**Please record this number
for future use.**

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 and 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.

Happy Easter





POOL COMMITTEE

Steve Cook (704-957-9675)

Here's to a great and prosperous 2021 Porter's Landing Pool Season.

POOL SEASON

Start Date – May 8, 2021

Closing Date – September 19, 2021

The coming season will be packed with surprises. Most notably the entire pool deck is to be removed and replaced. There are a multitude of cracks surrounding the pool and given the age it is the prudent decision to replace it to provide a long life to the facility. The contractor should begin and complete the task in a timeframe that should allow for the season to open on time. COVID rules could still be in play, however I don't see them being nearly as stringent or restricted.

New neighbors who are not in possession of their proximity cards should email me at cltscook@yahoo.com to ensure that you have proper access.

If any of you have the desire to serve and be members of the Pool Committee, I would love to hear from you.

UPDATED POOL RULES

The pool and pool facilities are for the exclusive use of Porter's Landing residents and their guests.

Effective June 2014 (Revised September 2016):

There is **NO SMOKING** in the pool area or bathrooms. This includes the usage of E Cigarettes and Vaping products and devices.

- Entry into the pool is with an access card. By NC code, the pool gates must be locked at all

times when not in use. Each family will be issued a proximity card to the pool gate, providing the homeowner is in good standing on assessments and other fees and charges. A signed copy of the pool rules is required prior to obtaining an access card. Your card is active for the entire pool season but can be deactivated when and if your privileges are suspended (see below) and at the end of the pool season. The homeowner of the access card is responsible for the proper usage and access to the card.

- Guests of a resident may use the pool only when the resident is present, and only when such use does not interfere with the quiet and peaceful use by other residents. All pool rules apply to all guests, any damages incurred by guests are the responsibility of the homeowner and the homeowner will bear the weight of any disciplinary actions resulting from rules violations by their guests.

- Any person in the pool enclosure that does not live in Porter's Landing and is not an appropriate guest of a Porter's Landing homeowner, will be asked to leave the pool enclosure. Refusal to leave may result in prosecution for trespass or other offenses.

- Children should not be given pool access cards.

- Any person allowing access to the pool is the responsible party for the individual(s) allowed in. Friends letting friends into the pool are responsible for their actions. If you choose to give your children your card, please ensure they understand the rules.

- Our access cards and security system log all entry and exit times used at the gate. In the event of vandalism, illegal use, or other issues, we will use the entry logs along with the video surveillance system to isolate those involved.

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POOL COMMITTEE (Cont'd from Page 5)

Safety and Health-Related Rules:

- There is no lifeguard on duty at our pool.
- Please use pool safely and watch your young swimmers closely. Use of the pool is at the residents/guests own risk at all times.
- By NC code, No glass is allowed inside the pool area at any time. Detection of glass by the county inspection team results in the immediate closure, emptying, inspection, and refilling of the pool at great expense and causing lost usage days for all.
 1. The expenses caused by such a situation will be assessed to the homeowner(s) responsible for the infraction and their pool privileges immediately suspended until these costs are reimbursed in full to the HOA.
- By NC code, No pets are allowed inside the pool area at any time.
- In addition, the Porter's Landing homeowners rules, prohibit pet droppings from being left behind in any common area, which includes the entire pool, play-set, volleyball court, the parking lot and the surrounding grass and planted areas. Any homeowner found to have left pet droppings on the ground in any of these areas will be referred to the BOD for disciplinary action and if found responsible by the BOD, have their pool privileges revoked for a minimum of 1 month.
- By NC code, There is absolutely no head first diving at the pool. Even at the deepest point our pool has not been approved for head first diving. This rule exists for our collective safety. We can be closed and/or lose our pool permit if diving is detected by the county inspection team.
- By NC code, All swimmers must shower before entering the pool. This includes re-showering after playing outside the fence area and returning to the pool (volleyball court, play-set area, etc.)

- By NC code, No children with diapers are allowed in the pool. "Accidents" of varying types, trigger specific corrective actions with restoring the required water quality and can cause a pool closure for the remainder of the day. No children with cloth or regular disposable diapers are allowed in the pool. Children with approved disposable swim diapers are allowed.

- Inclement weather. In the event lightning is detected in the area, please advise all swimmers to leave the water immediately. In extreme situations, the pool may be temporarily closed by the Pool Committee or BOD due to severe weather or other safety concerns such as water quality. In these cases the gates will be padlocked. Do not attempt to use your access card if the gate is padlocked. The pool will be reopened for use as quickly as the situation permits.

Guest and Supervision Rules:

- As stated under the Access Rules section above, guests cannot be left alone at the pool without the homeowner present. If you must leave beyond the overall pool area which includes immediate area outside the fence, for any length of time, your guest must also leave with you. No exceptions.
- The homeowner is responsible for the general conduct and rules violations of their guests.
- Any Porter's Landing home that currently has its pool privileges suspended, has by definition proven they cannot follow our pool rules and therefore cannot be an appropriate guest of another Porter's Landing homeowner. Homeowners or their family members, who bring a suspended homeowner to the pool as their guest will have their own pool privileges suspended for at least one month.
- Any "Porter's Landing resident" at least 18 years of age can serve as a supervisor for children under

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POOL COMMITTEE (Cont'd from Page 6)

the age of 14. (Please use common sense when considering the number of children one adult can keep both safe and under control.)

- Children between 14 and 17 years old cannot, under any circumstance, be responsible for, or provide supervision for any child under 14 years old.
- Everyone under the age of 18 must be accompanied by an adult.

Other General Conduct Rules:

- No sand, sand pails or over-sized floats are allowed inside the pool enclosure. Floats and toys must be removed from the pool when swimming is finished.
- Pool furniture and equipment may not be removed from the pool enclosure.
- Our pool cannot be closed solely for a private party. A party must not exceed a maximum of three hours in duration. The party and the number of guests cannot interfere with the usage of the pool and amenities by other homeowners. All cleanup is the responsibility of the hosting homeowner.
- **WE DO NOT EMPLOY A SEPARATE CLEANING SERVICE FOR THE POOL AREA.** The pool service we use is only responsible for maintaining the pool water quality.
- You are responsible for cleaning up after your group before leaving. Please deposit trash in trash containers provided. No trash or debris may be left at the pool house. Pool area and restrooms must be kept clean and neat.
- At any time, whether you put it up or not, please carefully retract any umbrellas not currently in use to avoid wind/storm damage and excessive costs to the community for replacements.

- All lights must be turned off when not in use. This season many lights will only be controlled by a timer, but others will still be controlled by our pool users.

- **NO RUNNING** allowed inside the pool enclosure.
- Please drink responsibly when in the pool enclosure especially around young children. The legal drinking age is 21.
- No bikes, skateboards, scooters, skate shoes, hoverboards, weapons or drugs allowed in the pool enclosure.

DISCIPLINARY ACTIONS for rules violations:

- Failure to adhere to these pool rules will result in the PLHOA Board of Directors taking the following actions:
 - 1st Offense – The homeowner may receive a written warning from a PLHOA Board of Directors Member.
 - 2nd Offense – The homeowner and their entire family's pool and guest privileges will be suspended for 30 days by the PLHOA Board of Directors. The suspension may be appealed to the PLHOA Board of Directors but Pool Privileges will remain suspended during the appeal process.
 - 3rd Offense – The homeowner and their entire family's pool and guest privileges will be revoked for 60 days or the remainder of the season by the PLHOA Board of Directors. The suspension may be appealed to the PLHOA Board of Directors but Pool Privileges will remain suspended during the appeal process.
- **NOTE:** As stated in the access rules, homeowners and their families with pool privileges currently suspended or revoked **CANNOT be a guest of another homeowner who is in good standing.**



**ANNUAL
PORTER'S LANDING
HOMEOWNERS MEETING**

**Saturday, May 1, 2021
The Hangar's Parking Lot**

**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.



PARKING ON OUR STREETS

Please be mindful of how narrow our streets are. Cars parked on both sides of the road can make it very difficult for cars to proceed, is dangerous for walkers having to walk around parked vehicles while dodging oncoming cars and could prevent emergency vehicles safely navigating our streets in case of an emergency. Please park in your driveway to free up road space for through traffic.

**NEIGHBORHOOD
BABYSITTERS**

- Anna Stone (704) 773-1005
- Bethany Mattson (605) 695-5892
- Carly Ohmer..... (704) 617-6286 *
- McKenzie Westerholt (704) 773-7326
- Rachel Clancy (704) 455-3322
- Rachel Sides (704) 792-7164

* Also does pet sitting.

(Since this list is three years old and in order to keep it as current as possible, please advise Pam at (704) 455-3635 or email (pamelarose418@ctc.net) if anyone would like to be added to or deleted from the Neighborhood Babysitters list.)

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