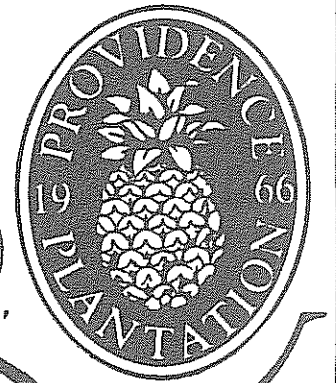


THE PLANTATION COURIER



A HOMEOWNERS ASSOCIATION PUBLICATION



DECEMBER 2008

From the President

As we close in quickly on the end of this year, I wanted to extend my best wishes to each and every one of our Providence Plantation residents. We are blessed to live in such a fine neighborhood, surrounded by – I think – the best neighbors in Charlotte. On behalf of the PPHA Board of Directors, we wish you a peaceful holiday season and a happy and prosperous New Year.

The past 12 months have been “interesting” ones for most of us, for various reasons. But, as someone told me a long time ago, “There are no problems; only situations, opportunities and challenges.” Suffice it to say that this adage will hold true in the coming year, and perhaps beyond. The same can be said for Providence Plantation and the 1,455 homes which make up its constituency. That’s where you come in.

We live in one of the safest communities in Mecklenburg County. That’s not my assessment – it comes directly from the CMPD. And while we can be thankful for that reality, we are referring to crime statistics alone, and not another area of safety importance. I’m talking about safety on our neighborhood roads; for our drivers, our pedestrians, our bicyclists and, perhaps most importantly, our children. In that respect, I think we could use some serious improvement. In the coming year, please make an effort to moderate your driving habits, both in terms of speed and courtesy to others. The lives of your neighbors may well depend on it.

2008 saw your volunteer Providence Plantation Homeowners board members involved in many initiatives on your behalf. These include beautification, crime control, safety and community outreach. The manifestations of those efforts, I dare say, speak for themselves. But, volunteer sweat equity will only go so far in the New Year. We need your continued financial support to carry on with the business of Providence Plantation. You should be getting, in a similar time frame as this newsletter, your PPHA 2009 dues statement. Please give that document your full consideration.

Your dues payments are manifested in many ways: the directory, socials, communication platforms, new neighbor outreach and many others. Perhaps the two most important line items include neighborhood security and maintenance of our common areas and five entrances. Because we did not meet our membership goals this year, however, spending for these two line items may have to be cut back drastically. When you contemplate where to spend your hard earned money in the future, please understand that these efforts are part and parcel of what makes this neighborhood such a great place to live.

My two-year term as President is expiring at the January Annual meeting. It is my intention, assuming PPHA Board of Directors support, to serve another term. I have no particular agenda beyond hopefully maintaining our style of living, the neighborhood’s infrastructure – and to improve on both of those goals – wherever possible. I invite you to join me and the entire PPHA Board of Directors in this effort. We can’t do it without you and the ride will be a lot more fun, with you on board. I look forward to seeing you at a future Homeowner’s meeting.

Joe Keefe, President
704-998-2432 (jkeefe@carolina.rr.com)



New Board Members / Open Positions



The annual meeting is the time when we elect new board members and re-elect board members who intend to serve again. Most members are in the middle of their two-year terms, hence are not up for re-election. This year, the following positions are up for re-election:

- E-newsletter: Molly Clune (nominee)
- Block Captains (Open)

If you would like to serve on the Board, in these or any other position, please contact Joe Keefe or any other Board member. The President is elected by the Board of Directors. Joe Keefe, whose two-year term expires in January, will run for another two-year term. He will relinquish his newsletter duties, but continue to provide e-mail updates to the neighborhood, as necessary. Your current Board members include:

President: Joe Keefe
Vice President / Architectural Review / Lights & Sprinklers: Terry Wray
Treasurer: Barbara Miller
Secretary: Melissa Brown
Membership / Directory: Dirk Lindenbeck
Membership: Bonnie Foulds
Socials: Jane Golz
Assistant Treasurer: Carol Sue Austin
Municipal Services: Steve Sanders
Neighborhood appearance: Sylvia Ann Beyer
Security: Harvey Katowitz
Newcomers: Joye Baucom
Webmaster: Lynn Weiner
Zoning & Planning: Paul Hopmeier
eNewsletter: Molly Clune (nominee)
Block Captains: Jane Golz (*replacement needed*)

Zoning and Planning



We should expect reduced new development and construction project activities in our area as the economy continues to slow. Most of the projects currently in progress are nearing completion:

- The Weddington Rd. widening project is on track to be completed in December of 2008.
- Road modification on McKee near Kuykendall is mostly complete.
- The new fire station on Providence Rd., engine 39, is on track to be completed in late 2008 early 2009.

Some pending projects, which are detailed in City of Matthews website, are:

- The I-485-Weddington Rd. interchange continues to be on track to start construction Spring of 2011.
- An assisted living community by Erickson Retirement Community has been approved for development on McKee between Weddington and Pleasant Plains Rd. No information has been released of when construction is planned to start, but the development may occur over a ten-year period.
- Extending McKee Rd. from Pleasant Plains Rd to East John St., scheduled to begin in late 2009, and ultimately additional phases to extended McKee to Independence.
- Widening of South Trade St. From Chesney Glen to Weddington Rd. This project is in early design phase.
- Upgrade of the intersection of South Trade St. at Fullwood Lane. This project is in final design phase.

Paul Hopmeier, Zoning and Planning
704-841-2776 (phopmeier@carolina.rr.com)

Municipal Services



Providence Plantation is not just a place on a map or an address for your house, it is a vibrant and extremely desirable community. This is good for your quality of life, for your children's well-being and certainly for your home's value. The HOA Board does what it can to enhance this, but the quality of your life in Providence Plantation really comes down to what all of you homeowners do. You can help by doing the visible things with your property that keep it looking beautiful – maintaining your homes, keeping your lawns and trees looking clean and trimmed, as well as repairing damaged mailboxes, fences and other things that are visible from the neighborhood's streets.

We also appreciate you being neighborly by doing those less tangible acts of service, such as picking up your neighbors' newspaper when they are out of town, reporting suspicious activity or a suspected crime, driving carefully on our streets, and reporting pot holes, broken street lights or street signs that are in need of repair.

Keep up the good work. The HOA Board will do what it can – by keeping the entrances looking nice, protecting property values through coordinating restrictive covenants, reporting damaged infrastructure (streets, lights, signs, etc.), maintaining security patrols, and organizing social groups, among others – but only you and your neighbors in Providence Plantation can continue to do the right things to help keep this one of the most desirable communities in Charlotte. Please call me if I can help you with reporting damaged roads, street signs, street lights and other public infrastructure in need of repair.

Steve Sanders, Municipal Services
704-849-2335 (SSanders@sandstonegroup.com)

Socials



This is a great time to sign up for any of our ongoing Social organizations. We have over 80 households involved in socials, and we are always looking for new members. Young or old, new or long-time resident, you are all welcome sign up with one or all. Members are asked to be current with their PPHA dues to participate.

While some organizations are ongoing, the Supper Club format follows an annual schedule so if you have interest in meeting and dining with new friends, now is the time to sign up. Read on to see which groups you might consider...

Ladies Book Clubs

Groups meet one night a month in members' homes to discuss selections. The reading selections for future months are selected in advance by members. *We are currently looking for a new coordinator for Book Clubs.* Contact: Jane Golz, 849-8326 (jane.golz@yahoo.com)

Ladies Bunko Group

Sign up to play this fun dice game on a monthly basis. The existing group has 12 members, meeting monthly at each other's homes for socializing and fun. There is no talent required to play the game. New members and substitutes are needed. Contact: Sandy Sparks, 846-7963 (gsparks@carolina.rr.com)



Men's Golf League

Men's golf league has been suspended due to poor attendance. If you are interested in starting a group up in the spring, please contact Jane Golz, 704-849-8326.

Men's Monthly Poker

Sign up for email notice of upcoming game time and place. Games usually start at 7:30 pm one Friday a month. Contact: Steve Dionisi, 704-942-7564 (sdionisi@carolina.rr.com)

Monthly Chick Flick

Monthly Chick Flick has been suspended due to poor attendance.

Supper Clubs



Good conversation and great meals! What a fun way to get to know others in the neighborhood. Each group of 4 couples meets 4 times (once at each home) between January and September. Every January we re-shuffle the names and new groups are formed. At present we have 35 couples participating. **TO JOIN A NEW GROUP, PLEASE SIGN UP BY JANUARY 1st.** Contact: Jane Golz, 849-8326 (jane.golz@yahoo.com)

Non-PPHA Social Groups

The following groups are populated by Providence Plantation residents but are not run by PPHA.

Providence Plantation Garden Club

Founded in 1075, this group of women shares an interest in gardening.

Contact: June Phillips, 704-845-8388
(junephillips@alltel.net)

Providence Plantation Women's Association

For almost 30 years, neighbors have met to share crafts, socialize, and raise money for local charities. Meetings are the first Thursday of every month.

Play Groups

Moms of pre-schoolers get together for play and socializing.

Contact: Jen Baldassarre, 704-845-6090
(jbaldassarre@alltel.net)

Jane Golz, Socials

704-849-8326 (jgolz@alltel.net)

Webmaster

It never ceases to amaze me what can be found on-line. As I listened to CMPD Sergeant Bob Cooke speak at the Providence Plantation Homeowners' Association meeting about crime mapping, I was anxious to get home to my laptop to check it out.



Sergeant Cooke, Response Area Coordinator, briefed us about crime deterrence initiatives. He encouraged us to educate our homeowners about staying informed and protecting themselves from the common property crimes which are occurring in our city. With three response areas within the South division, each with a commander, coordinator, and officers, more officers are back on the streets. Providence Plantation is in response area 3, the largest of 147 neighborhoods represented. The goal of this effort is to reduce crimes in a 22 mile radius.

Sergeant Cooke explained the use of mapping systems to view crime trends, with 3 or more crimes in one area being defined as a cluster. The Arboretum has been targeted as a focus area because of increased incidents in/around that area. This is easy to see from the crime map.

If you get a minute and are curious and patient enough to see for yourself, navigate to the CMPD website and click the link for crime mapping: <http://maps.cmpdweb.org/>. Select the Crime Mapping System. Specify an intersection via the [Locate] option (i.e. Providence Road X Pineville-Matthews Road), then click [View] to choose the correct intersection. The map displays various sized blue circles to chart reported incidents. Click [Identify] on the left side of the window and then click on one of the blue dots on the map to drill down to

the details, which appear below the map. The larger blue circles show crime clusters, so you will see 3 or more incidents associated with the larger circles. You can manipulate date ranges, locations, views, etc. There is also a Help/Tutorial option, but who's got time for that anyway? I prefer to fumble along for hours on my own.

Lynn Weiner, Webmaster
704-321-9055 (lynnweiner@alltel.net)

Block Captains



Providence Plantation has over 1400 homes with approximately 6,000 residents. By dividing the neighborhood into 16 geographical sectors, we have the ability to distribute information back and forth between the board and the residents in a more timely and efficient manner. If you go to our website (providenceplantation.org) you will see a black hat that says "Block Captains." Through that link, you are able to see the geographical definitions of the sectors by street name and address, as well as by a color-coded map. Eventually we would like each sector to have two block captains who will help us with a few very specific things:

- Make Sure we welcome our new neighbors
- Help to maintain utilities and signage
- Be a point person for severe utility outages or storm damage

We still have a few areas with no coverage. If you would enjoy a chance to meet your neighbors and make a couple phone calls a month for the good of the neighborhood, we welcome you to inquire further about the program. Openings remain in the following sections:

Sector	Captain(s)	Email or phone
1. High Ridge	Diana Congdon	mkfromdiana@aol.com
2. Lancelot	Michelle Proctor	mwproctor@aol.com
3. Kuykendall	Harvey Katowitz	hkatowitz@carolina.rr.com
	Lynn Sass	846-2171
4. High Ridge II	Dianna Blanke	db3grands@yahoo.com
	Barry Bazen	bbazen@profitadvisorygroup.com
5. Nancy Creek	Betsy Kaperonis	bgrantnyc@aol.com
	Cindy/Hugh Crawford	cindycrawford@alltel.net
6. Cherry	Open	
7. Prov. Glen	Open	
8. Shea	Nancy	NBEyes@aol.com

	Brititzer	
9. Fortis	Julie and Chris Hutt	huttchand@aol.com
10. Foxfire	Open	
11. Grimmer	Open	
12. Pulte	Open	
13. Plantation I	Open	
14. Plantation II	Marilyn Bain	healeysalr@aol.com
	Bonnie Foulds	georgiapeach101@earthlink.net
15. Toll	Mary Gail Frawley-O'Dea	mgfod@aol.com
16. Parham	Open	

All existing Block Captains, or those interested in becoming a Block Captain, are invited to the annual PPHA meeting on January 8th at 7:15 pm at the Swim Club.

Jane Goltz, Block Captains
704-849-8326 (jgoltz@alltel.net)

Introducing New Neighbors

Our **Annual New Neighbor Social** will be held 2-4:00 pm on Sunday, February 8, 2009 at the Swim and Racquet Club. This event is co-sponsored by the Swim and Racquet Club and the Homeowners Association. Please mark your calendars now. Snacks are available and children are welcome.

If you are a new neighbor and haven't been introduced, please e-mail or call me for a form so we can introduce you in the next issue.

Joye Baucom, New Neighbors
704-846-4179 (jbaucom@cottinghamchalk.com)

Security



During our October meeting we prepared a draft of our budget for 2009. Included in this draft was the security budget for 2009 which showed a 20% increase over 2008. This increase was necessary to bring the hourly wage paid to the off-duty police officers who patrol our neighborhood up to the minimum rate mandated by the Charlotte Mecklenburg Police Department. Though the rate has increased three times over the past four years, we had not increased the rate we paid our officers during that time. Based on our projected income and expenses, the 2009 budget showed a \$3,000 deficit. In order to balance the budget we may have to cut back the hours that the off duty officers patrols our neighborhood.

With the upcoming holiday season many of us will be out shopping for gifts. Here are some crime prevention tips that will ensure your holiday is safe and happy.

1. When shopping, secure your purchases in the trunk of your vehicle, where they will be out of sight.
2. Do not leave valuables in your car when it is unattended (e.g. wallet, purse, credit cards cellular telephones and radar detectors). If you want to leave a cellular telephone or radar detector in the car, secure it out of sight in the console, glove compartment or trunk.
3. Always lock your car, even while at home. Most larcenies from automobiles occur while a car is parked outside the home.
4. Do not leave your garage door opener visible in your vehicle. This creates an opportunity for a thief to break into your car and then your home. Always secure the garage door opener in the console, glove compartment, trunk, or best of all take it with you.
5. As with home security, be sure to record the make, model and serial number of all electronic equipment in your vehicle. Police officers recover a large amount of stereo equipment, radar detectors and cellular telephones whose owners could be identified if they kept such records.

THANK YOU!

**For supporting your
HOA!**

The following crimes were reported in Providence Plantation from September 1st to November 10th:

Crimes Reported	Sept	Oct	Nov
Burglary Front door kicked in and property stolen.	1		
Attempt – Deterred by Alarm being activated	1		
Suspect known and arrest made.	1		
Larceny-From Auto Window of vehicle broken.		1	
Items removed from unlocked auto		1	
Vandalism Door to propane container on camper damaged.		1	
Total Crimes Reported	3	3	0

It is important to report all incidents of crime to the **Charlotte-Mecklenburg Police Department**. For crimes in progress and other emergencies, dial **911**. For non-emergencies, and past crimes, call **311**. You can also report the following past crimes using the Online Reporting System: Larceny, Harassing Phone Calls, It is important to report all crime incidents to the **Charlotte-Theft from Auto**, or Property Damage. You can do so at:

http://www.charmeck.org/online_reporting/report.htm

or by a link from <http://www.cmpd.org>. Also, please notify me of your reports between 9am and 9pm.

I hope everyone has a happy, healthy and safe holiday season and New Year.

Harvey Katowitz, Security Chairperson
704-849-9234 (hkatowitz@carolina.rr.com)

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www.providenceplantation.org

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PPHA Annual Meeting

The Annual Homeowners Association meeting will take place on Thursday, January 8th, at 7:15 PM at the Swim and Racquet Club. At that meeting, Providence Plantation neighbor and Traffic Engineer, Greg Boulanger, will give a talk on "Traffic Calming" techniques. Greg will speak to a wide range of options available to local residents as we try to make Providence Plantation a more "traffic friendly" place to live.

Greg is a friend and neighbor and, among other things, a licensed professional engineer (PE) in NC, SC, CT & NY. He is also a registered professional traffic operations engineer (PTOE) through the Institute of Transportation Engineers. Greg currently serves as a project manager and senior traffic engineer for HNTB Corp. in Charlotte, NC. He has over ten years of experience in managing various traffic and transportation engineering studies. He has participated in various highway and intersection improvement studies, traffic calming evaluations, origin-destination studies, transportation planning and traffic engineering services, accident data analysis, traffic modeling, level of service analysis, traffic circulation/parking studies, and large to small scale traffic impact studies for Environmental Impact Statements. Make plans to attend and listen in.

Join Our E-Mail List!

This year, in an effort to reduce printing/ mailing costs and to conserve resources, the Board implemented an e-Newsletter format for the 1st, 2nd and 3rd Quarter Newsletters. The 4th Quarter Newsletter is mailed out by regular mail to all dues-paying members. Our e-Newsletter format has been very successful in reducing costs, and has allowed the Board to use its scarce budget dollars in other areas.

If you are not already on our e-mail list, please send an e-mail to jkeefe@carolina.rr.com. This will also allow you to receive neighborhood "e-Blasts" for important news and information that cannot wait until the Newsletter. Your e-mail address will never be shared or sold!

Join our e-mail list today! It's easy!