



TANNERS CREEK AUGUST 2022 NEWSLETTER

Hello Tanners Creek residents, here are some things to keep in mind for August.

- A new pool fob system is being installed shortly. For now, you may need to give your address to the pool attendant. Please continue to bring your pool fob with you as a new system may be installed quickly. If you do not have a fob or it's broken you can visit Cedar Management (10610 Metromont Parkway, Suite 204, Charlotte, NC 28269) to pick up a new fob and pay the \$25 fee. **DO NOT WAIT TO GET YOUR FOB.**
 - Pool privileges are contingent on having a \$0 outstanding balance with the HOA. This includes dues, late fees, and fines. If you have an outstanding balance, you run the risk of your pool privileges being suspended until that balance is taken care of. You can check your current balance online using the HOA Vine system, or by contacting Cedar Management either in-person or by phone.
 - **You are responsible for the safety of your guests and your children.** Keep a close eye on your little ones. This also goes for teens who are part of your household. Their behavior is reflective of you and can impact the pool privileges of everyone in your home. Please talk with your teens about following the rules and how to act when around others.
 - The pool rules must be followed at all times. This includes allowing the attendant to check your coolers and bags for glass and prohibited items. Arguing with the attendant can result in suspension of pool privileges. Rules are posted on the Facebook page and at the pool.
 - All residents must sign in and record the number of guests with them in the sign in book. Residents are responsible for their guest's behavior.
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- August brings our first chance to celebrate a "holiday" with our new lights! This month from August 27-30 the entrances will be lit school bus yellow as our students head back to school. I'm sure there are some parents who are counting down the days.

➤ Upcoming Events:

- **August 19, 4pm - Food Trucks:** JJ Lange's & Kona Ice, pool parking lot.
- **September 2, 4pm – Food Trucks:** Totto's Mexican Grill & Monster Ice Cream
- **September 10, 9am - Tanners Creek 101** is something new, an information session covering all things Tanners Creek. The first event is being held on Saturday, September 10th from 9am to 10:30am at the park. This is an information session open to both owners and renters. This is not the time to ask questions specific to your account or air any grievances you may have with Cedar Management or the HOA board. The annual meeting will be held on December 6th and is the appropriate time to bring up any feedback. If you have questions about your specific account, please email the board or contact Cedar. Please bring your own seating. Some light refreshments will be provided, and the pool restrooms will be available. To prevent death by boredom, consider leaving the little ones at home.
- **September 17, 4pm – Food Trucks:** Repicci's Italian Ice & King of Fire Pizza
- **October 8, 3pm – FALL FESTIVAL!** We will have food trucks, local artisans and more. Come on out and get your sweater weather season started right! Please keep an eye on the facebook page for more info about how to participate!

As August rolls in, its time to finalize your plan for Fall yard work. September is the best time to plant the most common grass in Tanners Creek – tall fescue.

- Spray your yard NOW for weeds to give the chemical time to work and dissipate before planting.
- Dethatch and aerate your lawn before planting.
- Cut your grass very short just before seeding. This will keep your grass manageable while the baby grass grows. Wait until your new grass is 3-4 inches before mowing. Do not cut off more than 1/3 of the height when you mow. This goes for the rest of the year too.
- Spreading seed is only part of the equation for a beautiful lawn. Make sure you use a ground covering like straw to keep the moisture in and birds away.
- Watering frequently, twice per day in the beginning, is crucial. B-Hyve makes a Wi-Fi connected hose timer that you can use to setup a schedule for your sprinkler. You can find it on Amazon.
- Keep fallen leaves off your lawn. They block sunlight prevent growth.

- Violations and hearing notices are mailed and emailed to the property owner. Property owners, to ensure you receive HOA communications please add or update your email address by calling or emailing the support department: 704-644-8808 or support@mycmg.com. Include your address and that you reside in Tanners Creek. Emailing is highly recommended. If you receive a violation and have questions or concerns, please reach out to Cedar using the violations email below. If you are having trouble getting them to reply, please email the board. Include as much information as you think is required.
 - Violations for lawn related items such as bare spots are common. The board understands that grass does not grow in the dead of summer. The issue still needs to be addressed and you can request an extension by emailing the board with your plan to correct the problem. Just make sure you follow through.

- If you have any questions, concerns, feedback, ideas, etc. Here are all the ways you can reach both boards and Cedar Management:
 - **Violations:** violations@mycmg.com
 - **Privileges and General Inquiries:** support@mycmg.com
 - **Single Family Board:** board@tannerscreekhoa.com
 - **ARC Committee:** arc@mycmg.com
 - **Townhome Board:** townhomes@tannerscreekhoa.com
 - **Cedar Management Phone:** (704) 644-8808
 - **Cedar Management Office:** 10610 Metromont Parkway, Suite 204, Charlotte, NC 28269 (~12 minutes from Tanners Creek)
 - **Bylaws, ARC Guidelines, CCRs, FAQs:**
<http://www.tannerscreekhoa.com/documents.html>
 - **HOA Vine:** [HOA Vine \(app.mycmg.com/login\)](http://app.mycmg.com/login)