

OAKLEAF LADIES LUNCH SCHEDULE

Our luncheons will continue every 3rd Thursday of the month at 11:30am on the following schedule:

MAY 21ST: LONGHORN STEAKHOUSE

351 Copperfield Blvd NE

*JUNE 18TH: SENOR AGAVE

846 Union St S

*JULY 16TH: MYKONOS GRILL

570 Lake Concord Rd NE

Please contact Joanne Erickson by email (jericks@live.com) or cell/text (203-907-8723) with any questions. "

POOL NEWS

The current plan is to have the pool open by Memorial Day Weekend and if possible, Kay may even have it open prior to that. The sign will be posted down in front of the entrance when it's opened so keep an eye out for the sign. Also, please keep in mind the pool policy, "No Alcohol, no glass containers and no smoking." Thanks, Kay, for doing such a great job keeping our pool up and providing us with a nice place to relax, swim and enjoy the nice summer weather. If you need a key to access the pool area, please contact Kay and she can provide you with one. There is a \$10 charge which will be refunded when the key is returned.

TERMITE INSPECTION

Please note the enclosed schedule for the termite inspections for this year. Keep in mind, if you have a crawlspace under your condo, they will also need to inspect that area so please make sure they have access to the crawlspace. If you will not be available on the days scheduled, please make arrangements with a neighbor or family member to let them inside or if that's not possible, Acme has also scheduled a Saturday for the makeup day. You can contact ACME to make arrangements to have your home inspected on the makeup day if necessary. It is a requirement that all homes be inspected and the HOA pays for these inspections. However, if for some reason your home does not get inspected on the scheduled days, Acme will charge for additional visits to complete the inspection. Any additional charges will need to be paid for by the homeowner.

Landscaping

Spring is upon us and with that warmer days are ahead. I am sure many residents will be eager to spend more time outside in their yards as we move into the summer months. Please keep in mind that any permanent changes to flower beds in the front, side and rear of units (such as planting shrubs/trees, changing borders, deck additions, etc...) will need a variance request. At some point this growing season, Beaver Boys will be going around trimming the bushes. Please reach out if you want to be placed on the "Don't Trim" list. If placed on that list, you will be responsible for the upkeep of your shrubbery. Should you want to have your bushes trimmed, but have specific plants you don't want touched. Please place a small red/pink stake flag at the base of the plant. These can be readily found at Lowes or Home Depot.

RIGHTS OF FIRST REFUSAL (ROFR) AMMENDMENT:

Thanks for your cooperation in completing and submitting your ballots for this important amendment. We are pleased to announce that we have received more than the required two-thirds of the homeowner's approval. Our attorney will be having this amendment added to our bylaws.

ADDRESS FOR MAILING YOUR DUES PAYMENT:

With the change in the closing of the CPA office on Branchview Drive, there has been some confusion as to where the dues payments should be mailed. All checks should be made out to: **Oakleaf HOA** and mailed to: **PO Box 166, Kannapolis, NC 28082.**

\$3,000 GRANT FROM THE CITY OF CONCORD

The city of Concord has grants up to \$3,000 available to neighborhoods for special projects that will enhance and/or improve safety in our neighborhoods and city. Oakleaf received one several years ago that was used to purchase new pool furniture. We would like to apply for a grant again this year to be used to purchase new furniture for our clubhouse. To be eligible for the grant, the neighborhood must match the amount of the grant. The matching portion can be in the form of money or sweat equity. If you'd like to make a cash donation, that would be great. Just make out a check to Oakleaf HOA and either mail it to 651 Camrose Circle, NE, Concord 28025, or you can deliver it to one of the board members. Be sure to note on your check that it's for the Matching Grant Project. However, if assisting with the various projects will be more to your liking, we'd appreciate your help with that as well. The sweat equity portion is calculated at the rate of \$15/hour per person. The city has established Saturday, April 25th for the Spring Litter Sweep project. Our contribution will be to pick up trash on Brookwood Avenue between Burrage Road and Church Street. We'll have trash bags, gloves and vests available. We plan on meeting at 10:00 at the Club House on Saturday morning. I apologize for the late notice, but we just found out this week about this project being conducted by the city. Thanks for your consideration and we hope to see you on the 25th. If you're not able to participate in this one, we'll have other projects throughout the year that will hopefully get us to the \$3,000 matching portion.

MAY WE HAVE YOUR EMAIL ADDRESS?

If you would be kind enough to share your email address with us, we would appreciate it. We will be able to email newsletters and other notices which will save us \$\$ on printing cost and delivering these items door-to-door. We promise not to share your address with anyone, and we will not load up your email box with a lot of spam. You can send your email address to: OakleafConcord@gmail.com. Thanks for your cooperation.

GOOGLE FIBER

You probably found an advertisement from Google Fiber hanging on your front door several weeks ago. Several homeowners have expressed an interest in having Google as an option for an internet provider in our area. The board did meet with representatives from Google Fiber on Monday and has approved allowing them to lay cables in our neighborhood. It shouldn't be a big interruption. The cables will be laid in the back of our condos. Their best guess would be within 3 – 5 months.

PLANTING SHRUBS AND TREES

There seems to be some confusion of what homeowners are permitted to plant in the common areas around our homes so we'd like to try and clear up that confusion. Landscaping of less than 25 square feet (note that is square feet directly to the rear of your condo, not within 25 feet from the back of your condo) does not require approval unless it impacts the street view. This refers to plants and flowers. This, however, does not include shrubs and trees. Planting shrubs and trees must be approved by the board prior to planting. The best policy is, when in doubt, submit a variance request for approval.

DEEPEST SYMPATHY TO THE FAMILY AND FRIENDS OF:

Jewel Smith Thompson (537) – April 7, 2026

Susan Snuggs (558) – April 14, 2026

Gail Brooks – (538) – April 15, 2026

WELCOME NEW NEIGHBORS:

Caroline Bost – 649 Camrose

Walter & Leah Samples, Jr. – 570