

What about our...3 Cherry Way

Feb 2024



The 3CW HOA Board needs to have from YOU:

◆ *The Declaration page from your Homeowners and/or Umbrella policy with a \$1M personal liability coverage and 3CW HOA, 8886 Sweet Cherry Ln, Denver, NC 28037 as an interested party. A copy of the Declaration page has to be sent to 3CW HOA each year upon renewal.*

◆ **A 3CW HOA Property Registration Form**

If your email address or phone number has changed.

- The Property Registration Form is available on the 3 Cherry Way website: 3cherrywayhoa.com, click on General Forms, click on 3CW Members Forms, type in the password (email a Board member for the password if unknown) then click on the Property Registration Form.
- The completed Property Registration form can be dropped in the Drop Box provided in the Community Center outside of the HOA BOD office.

Don't miss the rest of the HOA information on the following pages. There is a lot to follow.

Current 3CW HOA Contact Information

Tony Smith – President:
3cw.pres@gmail.com

Jim Mercier – Corresponding Secretary : 3cwhoa.cs@gmail.com

Marge Barnes – Recording Secretary:
3cw.rds@gmail.com

Jim Dellinger – Vice President:
3cw.ViceP@gmail.com

Karry Brockman – Treasurer:
3cw.treasurer@gmail.com

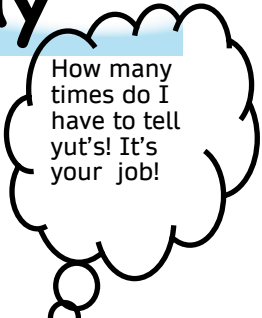
HOA BOARD



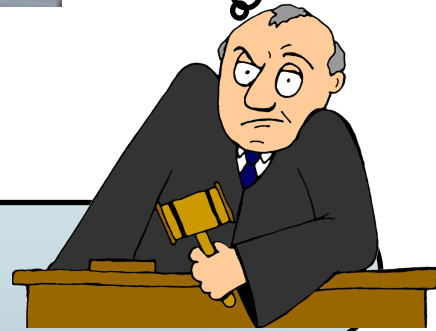
Carol, Don't be mad but I started with a new name Give me a new one?

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How many times do I have to tell yut's! It's your job!



REMINDERS FOR OWNERS

The termite fee will be due again in March of 2024. If you pay your assessments yearly, add \$50 to the total so that the termite fee is covered.

3CW has speeders - remember our community is made up of a majority of OLD people. We can't move fast anymore!! SLOW DOWN!! Speed limit is 15 mph.

Please stop or yield at STOPS or YIELD's painted on the pavement at various locations throughout our community. These are not suggestions.

If you use the Clubhouse for an activity, please clean up the area used, take out the trash, put any furniture back in place (if moved), and turn off the interior lights when you leave.

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BOD Accomplishments 2023 and Early 2024

1. Bylaw Amendments approved by the community.
2. Acoustical tile was installed on the clubhouse ceiling and put in new furniture including a new pool table.
3. Took out at-risk trees.
4. Worked on drainage issues, most especially the drainage issue on Glacier Dr
5. Several roof repairs have been completed and more are being done following the storms of early January 2024.
6. New lighting at the main entrance.
7. Ad hoc committees have been approved and staffed.
8. A long-range reserve study was performed. The BOD received the Reserve Study and is going over it before sharing the results with the community.
9. Routine maintenance was set up for the HVAC system in the Clubhouse.
10. An AED was installed in the Clubhouse
11. A new landscape company is here for 2024.
12. Repaired a sewer blockage at Vogue and Vandalay.
13. Worked with the USPS to fix the mailbox section that was broken into.
14. More amendments for the governing documents.
15. Continuing to look at our Policies and Procedures
16. The BOD transferred funds into low-risk, interest accruing investments, and at the end of the year we were looking at \$45,000 in earnings from the investments.
17. Approximately \$315,000 is planned for investment in 2024 in new five-year CDs.
18. We will continue to look at what is needed to keep this community maintained.



HOA NEWS

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3 Cherry Way Landscape Management Ad Hoc Committee, Speaks

Members will be conducting an inventory of all common property to document existing plants and bushes planted and potential drainage issues. This process will begin in the very near future. All landscaped gardens surrounding individual units will be documented with photos and schematic drawings. Additionally, all common areas including the Clubhouse, pool area and entrance areas will be inventoried. This inventory will be used to develop a landscape maintenance plan to assist in managing landscaping maintenance expenditures.

To ensure this landscaping inventory is as accurate as possible, the 3 Cherry Way HOA BOD requests all homeowners and renters not to plant anything in the landscaped garden or common areas from February 15 through April 15. Below is a list of planting activities to suspend during this period.

- Planting of annual or perennial plants including flowers and vegetables
- Planting new bushes, trees or grasses
- Splitting and replanting existing perennial plants
- Replacing bushes that have been removed by the HOA or owner
- Replacing bushes, trees or grasses that have died

Once the landscaping inventory is completed, this Committee will work with the BOD and landscaping company to develop a plan and timetable to address the needed modifications to 3 Cherry Way's landscaping. We appreciate your compliance and patience as we work to ensure 3 Cherry Way remains a beautiful community.

Thank you 3CW

Howard's Corner



I am Howard, keeping an eye on happenings outside of my window. I see and know everything....I think—Mom says different. I have lots of friends now and can hear them before I ever see them. My friends are Rocky, Duke (my Mom made him a pair of shoes), Buddy, Piper, Princes, Max and all of their Mom and Dad's.

Now that you know where I am (the corner of Christalina/Rynbrandt) wave at me when you walk by.

I was planning to post pictures of all my friends but I don't have enough room. I like to talk too much. I met another friend today—Tanner. I think we can be friends now. Sometimes I get really pushy and let you know how wonderful I am, and I get carried away with myself. Mom really gets after me. I'm going to try to do better. Enjoyed my visit.

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Feb 2024



Notes from the Editor,

This is Margaret and I would like to encourage everyone in our community to take an interest in our Newsletter by sending me a story about a trip you have taken, something special in your life, tell us who your are, something that you think the reader would enjoy. I hope we can keep this going and make it useful to everyone...but you have to help.

New Neighbors

By: Donna Kelly

David & I were able to meet two new neighbors. Lou DeNittis moved into 2119 Ravenal Ct. from Riverwalk. Lou is a Navy Veteran. After the Navy, she stayed at home raising her children. Her daughter once lived in Denver but she has since moved. Lou always liked this area so she moved here. She has no pets.

We also met Phyllis & Salvatore Spano who moved into 8621 Sonata Court. They moved here from Ocean Isle Beach to be closer to their daughter. They have an infant granddaughter that they love spending time with. Salvatore is a Navy veteran and both of them retired from working for the government. Salvatore likes woodworking and Phyllis likes to read and walk.

Local Live Performing Arts Theatres

(For those who love live theatre performances.)

1. Newton Performing Arts Center, Newton, NC
website: www.ncauditorium.com.
2. The Green Room, Newton, NC, website:
www.thegreenroomtheatre.org
3. Hickory Community Theatre, Hickory, NC, website: www.hickorytheatre.org
4. Lincoln Theatre Guild, Lincolnton, NC, website:
www.lincolnthreatreguild.NET
5. Belmont Abbey College, The Abbey Players, Belmont, NC, website:
www.belmontabbeycollege.edu
6. Davidson Community Players, Davidson & Cornelius, NC, website:
www.davidsoncommunityplayers.org
7. Dinner Theatre: The Barn Dinner Theatre, Greensboro, NC (76 miles),
www.barndinner.com

What about our...3 Cherry Way Feb 2024



By: Jay & RaNae Langness
Ranier Drive



CHRISTMAS ON THE DANUBE

RaNae and I recently enjoyed a 10-day cruise with Viking on the Danube River, starting on December 3rd. We boarded the ship in Budapest and made stops in Vienna, Krems, Passau, Regensburg and then bussed to Nuremburg. We chose a December cruise because we wanted to see the Christmas markets we have heard so much about. We were not disappointed. Each port had numerous markets throughout the town. Each was packed with an amazing array of goods and goodies to enjoy while walking the market or to take home as a souvenir. The main focus seemed to be on Gluh Wein (hot mulled wine) and sausages. We sampled plenty of each and kept the mugs as souvenirs. We thoroughly enjoyed the sightseeing and were awed by the churches/cathedrals dating back to the 1200's. Weather was a concern, and we had rain and snow several times during the trip. The water level of the Danube was a major issue and high water caused us to dock several miles away and bus into Regensburg. The food on board was excellent, but with all the walking, we each lost 6 pounds. We had a variety of interesting excursions in each port and Nuremburg was our favorite. We will definitely do another river cruise.



Traveling Neighbors

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Feb 2024



We visited Prague, Czech Republic for 3 weeks between Thanksgiving and Christmas this past year. We planned the trip on our own, rented an apartment. Our main goal was to experience the 5+ Christmas Markets in Prague and explore the historic old part of the city. We had visited Prague for 4 days this past July with Viking Tours but the sun didn't set until 9:30 PM and after a full day of exploring, we were too tired to stay up late. In December the sun sets at 4:00 PM so we got to see the cities all lit up with Christmas decorations. Prague is 4 hours from Nuremberg, Germany, so we took an overnight bus trip to see the largest Christmas Markets in Germany. Luckily, we had about 4 inches of snow while in both cities and it turned into a winter wonderland.

Prague the "City of (1000) Spires" is the capital of the Czech Republic. We explored local favorites and visited tourist destinations, picking times so that we could see the lights at night or a special Christmas presentation. Prague Castle with its outstanding architecture and city views sits on the highest hill and is essentially a walled city with Palaces, Churches Gardens, shops, residential homes and official government offices. The Vltava River bisects the city is dotted with cafes, tour boats, park benches and artists. Charles Bridge which is now only used by pedestrians was built in 1357 and connects the city Castle area to the Old Town. It is adorned with thirty 10'-15' foot high statues of Saints and has original city guard towers at both ends of the bridge. The bridge is the only one in the world lit with gas lights and in December a lamplighter lights all the lanterns adorning the bridge by hand. Prague is known for architecture and many buildings were built with extensive carvings, mosaics and statuary. The third oldest Astronomical clock in the world is located here. Until 1989 Czechia was part of the Soviet Union but today, they are an independent country and thoroughly embrace their individuality. Old buildings are never torn down but the interiors of them are often modernized and repurposed. The outlying areas around the city often contain modern

The city is filled with landscaped squares (open gathering areas) normally built near a church or important public building. Old Town Square is the site of the main Christmas Market. There were craft booths, food stalls, and entertainment. We went to a Christmas concert put on by string ensemble from the Prague philharmonic at Smetana Hall located in the Municipal Building on the edge of Republic Square. The concert hall is ornate and used for many venues. Another area, Wenceslas Square was filled with shopping, contemporary 5 tier malls, restaurants and another Christmas Market with many food stalls and Gluhwein (mulled

Peace Square, located in Prague 2 is in an area known as Vlnohrad. The Christmas Market here was frequented by the locals with many handmade crafts and floral displays. This area is where many locals and expats live and have businesses. With gorgeous parks, quirky shopping areas and varied entertainment venues it is quickly becoming the "in" place to be. Our apartment was located here and was half a block from a main transportation hub. The # 22 tram which stopped at all the tourist areas ran about every 5 minutes. A guide is published on the internet so that you can explore each stop individually if you want to. The longest escalator in Europe which is 2 ½ football fields long and takes 3 minutes to ride was located almost next to our apartment and was the connection to get to the subway. In Prague the buses, trams and metro (subway) is free for anyone over the age of 65. Just have a passport for proof of age although we never had to show it. We don't speak Czech but many people spoke some English and signs were often in

English or visually easy to understand. Google translate was our best friend.

There are over 4,000 restaurants with every kind of food served in cafes, pubs, 5 star establishments, and bakeries. Traditional Czech food consists of home-style pork and beef, sausages, duck and game meats, garden vegetables, potatoes, dumplings and gravy or sauces. Pilsner beer was invented here and is the national drink.

Because of all the immigrants that have settled here, there are excellent international restaurants. Thai Crispy Duck, and Italian gnocchi became treats. Grocery stores are small and often located every few blocks. Expenses were about 2/3 of the cost in the USA. If you decide to try a trip to Prague or Nuremberg, we would be glad to share our experiences.

Melanie and Charlie Meletian

