

Footprints of 3 Cherry Way

JULY 2024



HOA Stuff

Current 3CW HOA Contact Information

3CW HOA General Email:
3CWHOAGmail.com

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

Cindy Dubac – 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



Current 3CW HOA BOD Members



HOA JUNE/JULY 2024

3CW HOA BOD – June-July 2024

- Fire safety for the Clubhouse:
- The Clubhouse now has smoke and CO detectors installed.
- The Clubhouse now has a total of four (4) fire extinguishers which are identified by red signs.
- Keypad door locks for the south and west entrances have been installed.
- The ACC has done a great job in compiling revised ACC Architectural Guidelines and ACC Landscaping Guidelines.
- The BOD has reviewed the documents.
- The Guidelines will be released to the community in July in preparation for an Open Forum Meeting for discussion. Community will be informed via email of the date(s) and time(s).
- BOD approval is expected following the need for revisions identified during Open Forum meeting(s).
- Mr. Handyman is working on the first building (quad) in the community for caulking and painting the exteriors on those four (4) units.
- A quote for work on the mailbox area has been approved by the BOD. The contractor (Mr. Handyman) is scheduled to begin July 2, 2024. Improvements include removing shrubs, adding corner posts and chain, and adding river rock.

HOA

More on the next page!



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HOA MAY/JUNE 2024

- Broken umbrellas from the pool area have been replaced by new ones. Many thanks to Donna and David Kelly.
- The Clubhouse bathrooms now have a cabinet for cleaning supplies. Many thanks to Donna and David Kelly.
- The BOD is in the process of putting together a volunteer group of people willing to clear out the junipers from grass and weeds around the pool and the junipers from grass, weeds and small trees on the berm.
- Pressure washing on the pool deck, sidewalks, brick columns and steps (west side) and the eaves of the Clubhouse and pool house will be done on July 11, 2024



3CW Reminders

The Declaration Page from your Homeowner's Insurance and \$1M liability insurance needs to be given to the HOA BOD every time your policy is renewed.

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 YIELDS painted on the pavement at various locations throughout our community. These are not suggestions.

If you are thinking of using the Clubhouse for your activity: Contact Cindy Dubac (3cw.cs@gmail.com), Donna Kelly (cancer101950@aol.com), and/or Karen Black (kblack2577@gmail.com) to make sure the Clubhouse is available before inviting your guests.

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.

HOA

3 CHERRY WAY AD HOC COMMITTEES

The HOA has several Ad hoc Committees in our community with volunteers giving their time and effort to help the Board and our community. The following is a list of these committees and their function(s).

If you would be interested in serving on an Ad hoc Committee, complete a BOD/Committee application form, which is on the 3 Cherry Way website (3cherrywayhoa.com) under "More", then go to "3CW Member Forms", enter the password (if you don't know the password, contact a BOD member), and it is on the top right of the page. There are also copies located in the Clubhouse library. Complete, date, sign and indicate which Ad hoc Committee you would like to volunteer for. The completed form can be put in the HOA Drop Box in the Clubhouse or give to a Board member.

ACC Ad hoc Committee

- Create guidelines that protect and maintain the architectural appearance of 3 Cherry Way units.
- Help homeowners understand the guidelines and serve neighbors by forwarding their requests and/or concerns to our Board.
- Facilitate and perhaps expedite owner exterior change requests to the Board for approval.

Audit/Investment Ad hoc Committee

- Aid in providing financial information and opinions to the Audit/Investment Committee in performing audits and advising the Board in its handling of the Association's finances.

Contract Assist Ad hoc Committee

- Aid in reviewing potential contractors for quality and timeliness of previous work.
- Perform comparisons of competing contractors.
- Interview potential contractors.
- Assist in follow up of completed work of hired contractors to ensure work is done properly and satisfactorily.

Governing Document Review Ad hoc Committee

- Assist the Board in reviewing and preparing Association Governing Documents for Board/community approval to include any proposed changes to the documents.
- Aid in reviewing and providing proposed changes to the documents to obtain Board/community approval to ensure moderate, fair governance in the community. Thereby providing consistency in how the standards of the community are maintained.
- Vet proposed amendments through the Board and the community for acceptance in accordance with the governing documents.



3 CHERRY WAY AD HOC COMMITTEES

Governing Document Review Ad hoc Committee (Continued)

- Identify any discrepancies between the governing documents including, but not limited to, legal opinions and State statutes.
- Documents to be reviewed and potentially have proposed amendments identified are:
 - ◆ Covenants, Conditions, and Restrictions
 - ◆ Bylaws
 - ◆ Rules and Regulations
 - ◆ Policies and Procedures
 - ◆ Legal Opinions
 - ◆ State Statutes

Landscape Management Ad hoc Committee

- Review the current landscape conditions of all common areas to:
 - ◆ Develop a plan to reduce cost associated with maintenance.
 - ◆ Develop a timeframe for work to be completed.
 - ◆ Develop a maintenance plan.
- Work with the Board to hire or bring in professional landscape contractors to aid in development of the plans and/or to aid in cost estimates.

Neighborhood Beautification Ad hoc Committee

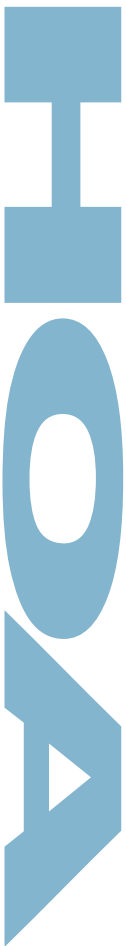
- Conduct minor landscaping work throughout the community that is not typically done under the landscaper's contract, i.e., trim sucker branches off trees, spray herbicides in flower/bush areas of the traffic circle at main entrance, along the medians for both entrances, and the natural area beside Rainier Dr. towards the storage lot.
- Pick up trash along all roads within the community and along Unity Church Road.
- Individual home natural areas if deemed unattractive due to neglect, or homeowner specifically requests assistance.

Newsletter Ad hoc Committee

- Assist in assembling and publishing of the community newsletter.
- Aid in accumulating information, stories, and antidotes for the newsletter.

Website Management Ad hoc Committee

- Aid the Board in reviewing information on the website to confirm the information is current and correct.
- Ensure that future information meets the needs of the Association and web browsers with easy-to-follow instructions.
- Maintain Association members' privacy with password protected areas.



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Day Trip!



Another day trip! The pictures above are from Pilot Knob State Park located in Pinnacle, NC, which is 93 miles from Denver and it is estimated to take 1 hour and 34 minutes with light traffic. Of course, it is very beautiful in the fall, but summer has the meadows with those beautiful wild flowers. To start, it's one of the last remaining remnants of the ancient chain of Sauratown Mountains. Plus, it happens to be a great destination for a host of outdoor adventures. There are many trails for walking or hiking all with beautiful scenery.

The **Sauratown Mountains**, which are sometimes called "the mountains away from the mountains", are an isolated [mountain range](#) located within [Stokes](#) and [Surry](#) counties in the [U.S. state](#) of [North Carolina](#). The vast majority of the range is located in Stokes County. Although the range occupies only 5% of Stokes County's area, it dominates the county's scenery from almost every direction. The Sauras rise sharply 800 to 1,700 feet (244 to 518 meters) above the surrounding terrain.

The Sauratown Mountains were named after the "[Saura](#)", a [Siouan](#)-speaking Native American tribe that lived in the area before European colonists arrived in the early 18th century. The range consists of rugged, heavily forested ridges frequently broken by large [quartzite](#) rock cliffs that can be seen for miles.

The range is home to [Hanging Rock State Park](#), which was formed in 1936 and contains Moore's Knob and other prominent peaks. From 1935 to 1942, the [Civilian Conservation Corps](#), a [New Deal](#) agency, built a dam and 12-acre (49,000 m²) lake in the park, as well as hiking and climbing trails and picnic and campground areas.

A hiking and [bridle trail](#), known as the [Sauratown Trail](#), crosses the range and interconnects the two state parks. The [Mountains-to-Sea Trail](#) follows the Sauratown Trail and passes through both parks.¹

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OUR COMMUNITY NEIGHBORS TRAVEL!!

I spent 22 days in Northern Europe, which 14 days were on a Baltic Cruise. I travelled with my sister and we spent 4 days in Amsterdam, Netherlands and 4 days in Ghent, Belgium on our own. We stayed in a very nice hotel across the street from the Royal Palace, the Van Gogh Museum, the Anne Frank House and many churches. We used Uber to travel afield to the Lumieres, an inversive video-art event. A 3-hour train ride from Amsterdam took us to Ghent. We Uber'd from the train station to our AirBnB apartment in Old Town. The 2-bed/1-bath apartment was beautiful and centrally located a few blocks from St. Bavo's Cathedral, the Belfry, and near to Gravensteen Castle. A half block from our apartment was one of many graffiti art alleys, which are well respected in town. In both cities we took canal boat rides.

A 14-day Baltic Cruise on Holland American finished off our trip. On our cruise we visited Norway, Denmark, Sweden, Finland, Germany and Estonia. As with most cruise, you only have a day or less in a given port. Our busiest and best port day was in Stockholm where we visited City Hall, The Royal Palace, and the VASA (1628 Viking Ship) museum. In Kiel and Warnemunde, Germany, Visby, Sweden, Ronne, Denmark, Tallinn, Estonia, and Kristiansand, Norway, we walked off the ship or took shuttles into the towns. We took only 3 shore excursions in Stockholm, Helsinki, Finland, and Aarhus, Denmark.

The weather ranged from 58 degrees to 77 degrees with many gray days and some rain. A heat wave in Sweden and Estonia was an opportunity to remove my rain jacket. All the food was excellent. Most restaurants and shops preferred credit, and it was difficult to get rid of foreign cash. The highlight of the trip was seeing the *Ghent Altarpiece-The Mystic Lamb*, the most stolen painting (7 times) in the world and enjoying a virtual reality tour. Additionally, flying business class on KLM made all the difference.

BY:

CW

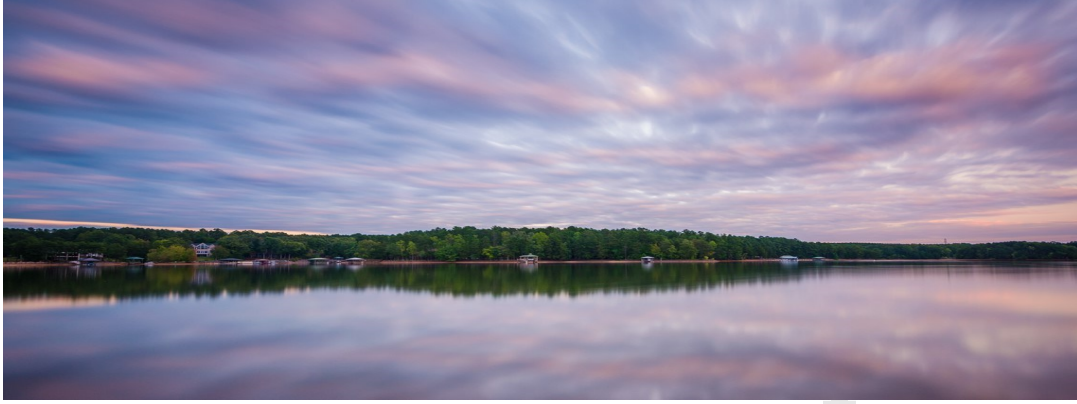


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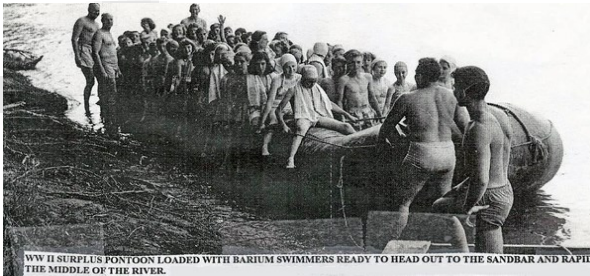
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Series: Lake Norman History

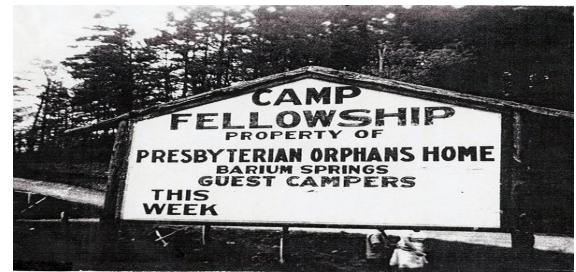
What is under Lake Norman?



Camp Fellowship was opened on June 17, 1938. The camp, located on the east bank of the Catawba River just north of the Buffalo Shoals Bridge, was created by Presbyterian Orphans' Home at Barium Springs for the benefit of children under their care and orphans housed at various other orphanages in the region. The summer camp operated under Barium Springs' leadership from 1938 to 1951, after which it was operated by the First Presbyterian Church for the benefit of local Boy Scout troops, until its closure due to the impending creation of Lake Norman.



WW II SURPLUS PONTOON LOADED WITH BARIUM SWIMMERS READY TO HEAD OUT TO THE SANDBAR AND RAPIDS THE MIDDLE OF THE RIVER.



Beatty's Ford—in 1749 John Beatty crossed the Catawba River at a site that became known as Beatty's Ford. Beatty, an early landowner Scotch-Irish pioneer, is one of the first white settlers to cross to the western side of the Catawba River. Beatties Ford Road, Beatty's Ford Park, and Beatties Ford Bridge (now under Lake Norman) are all named for John Beatty.



Historical

Imagine lake front property at these prices!

LAKE NORMAN LOT SALE

YOUR FIRST CHANCE TO BUY WATERFRONT AND WATERVIEW LOTS IN THIS EXCLUSIVE DEVELOPMENT (WHERE INTEREST AND DEMAND ARE RUNNING HIGH) AT ROCK-BOTTOM DISCOUNT PRICES. THE SCENIC VIEW FROM THIS MAINLAND LOCATION IS BREATHTAKING . . . WITH MILES AND MILES OF WATER ON ONE OF LAKE NORMAN'S MAIN CHANNELS.

\$795.00 UP AS LOW AS **\$10.00** DOWN

BALANCE 3 YEARS

These greatly discounted prices will be effective only this weekend on a limited number of lots! So come early — the beauty you expect to see is all here!

CHECK THESE BENEFITS:

- ✓ Now is the time to prepare your beach and build your pier before water is in the lake.
- ✓ All lots deeded to purchasers eligible for construction financing
- ✓ Large choice of gradual slope or deeper landings.
- ✓ Exclusive sandy beach and boat landings for waterview lot owners.
- ✓ Gorgeous open-view or wooded lots.
- ✓ A terrific resort area in your backyard saving miles of weary driving.
- ✓ Perfect for week-end, summer vacationing, year-round living and wholesome entertaining
- ✓ Buy another lot strictly for investment . . . Before the prices go higher!

COME SEE THE FABULOUS NEW

Commodore Peninsula

YOU HAVE TO SEE TO BELIEVE
SAT., JULY 7th OPEN ALL DAY
SUN., JULY 8th OPEN 1 P.M. to DARK
(SALEMEN ON DUTY TO HELP YOU)

FREE PONY RIDES FOR THE KIDDIES
REGISTER FOR DRAWING OF FREE LOT TO BE GIVEN AWAY (YOU NEED NOT BE PRESENT AT DRAWING TO WIN)

SEE and HEAR in person PORTER WAGNER Trio

Stars of Grand Ole Opry

PLEASE SEE BACK FOR MAPS AND DIRECTIONS

(Ideally Situated Just Off The New Interstate Highway No. 77 and U.S. 21)
(The Statesville Road)

918 E. 7th ST.
CHARLOTTE, N. C.

INVESTMENT LAND SALES, INC.

"Real Estate Is The Source Of All Wealth"

375-8656
376-4326

THIS IS FOR YOU

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I thought I would put my sheriff garb on today and let you know that I'm grown up now. I'm 3 in dog years and that makes me 21 in your world. Now, when I tell you things that's been on my mind, you can take them serious. Like...

I had another trip this past week to my Aunt Mary's college house, you know, the one with the geese/ducks. Well, she is still trying to teach me which ones to chase and which ones to keep.

So I put on my Sheriff uniform and I went out into the yard my first day there and guess what? All them birds turned, looked at me and took off running for the pond I've never seen such goings on. I just stood there wondering what to do now. Aunt Mary told me not to go too close to the water because it's been known that the geese will chase you into the water and drown you. Wooo mama, I think I might stop chasing all of them right...NOW!

While I'm thinking about it, my mom and dad went to the casino while I was gone and Mom said, "she came home with \$31 more than she took....but? Daddy lost just about everything he took." Hey Dad, "You got to know when to hold them, know...." I guess Mom already learned how to do that. Maybe you can teach Dad.



Below is a picture of my friends that stop by in the mornings. It's because my mom gives out treats.

Top left to right: Duke, Daphney, Rockie, and of course ME!!



Howard's Corner

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4 Ingredients Peanut Butter Cookies

1 cup unsweetened peanut butter

1 cup Splenda sugar

1 large egg, beaten

1 teas. Vanilla Extract

Mix all together till combined completely

Chill 10 minutes

Make into balls—put on ungreased sheet pan

Press with fork. Bake 350 degrees 8 mins.

Cool 5 minutes

Then transfer to rack to cool.

By: Carol DeMeo



Double Chocolate Chip

2 cups all-purpose flour

1/2 tsp. baking soda

1/4 tsp salt

1 pkg (12 oz) semi-sweet chocolate chips

2 eggs

3/4 cups sugar

1/2 cup Mayonnaise

2 tsp vanilla extract

1 cup chopped nuts

Preheat oven to 375

combine flour, baking soda and salt in small bowl; set aside. Microwave 1 cup chocolate chips in small bowl on HIGH, stirring occasionally 30 sec or until melted.

Beat eggs, sugar, mayo and vanilla in large bowl with elect. mixer, high speed, 2 mins.

Reduce speed to low. Beat in chocolate, then flour just til blended. Stir in remaining chocolate chips and nuts. Drop by rounded teaspoonfuls onto ungreased baking sheet

Bake 8 mins, or until lightly browned.

Let stand 2 mins on wire rack. Remove from rack, let cool completely.

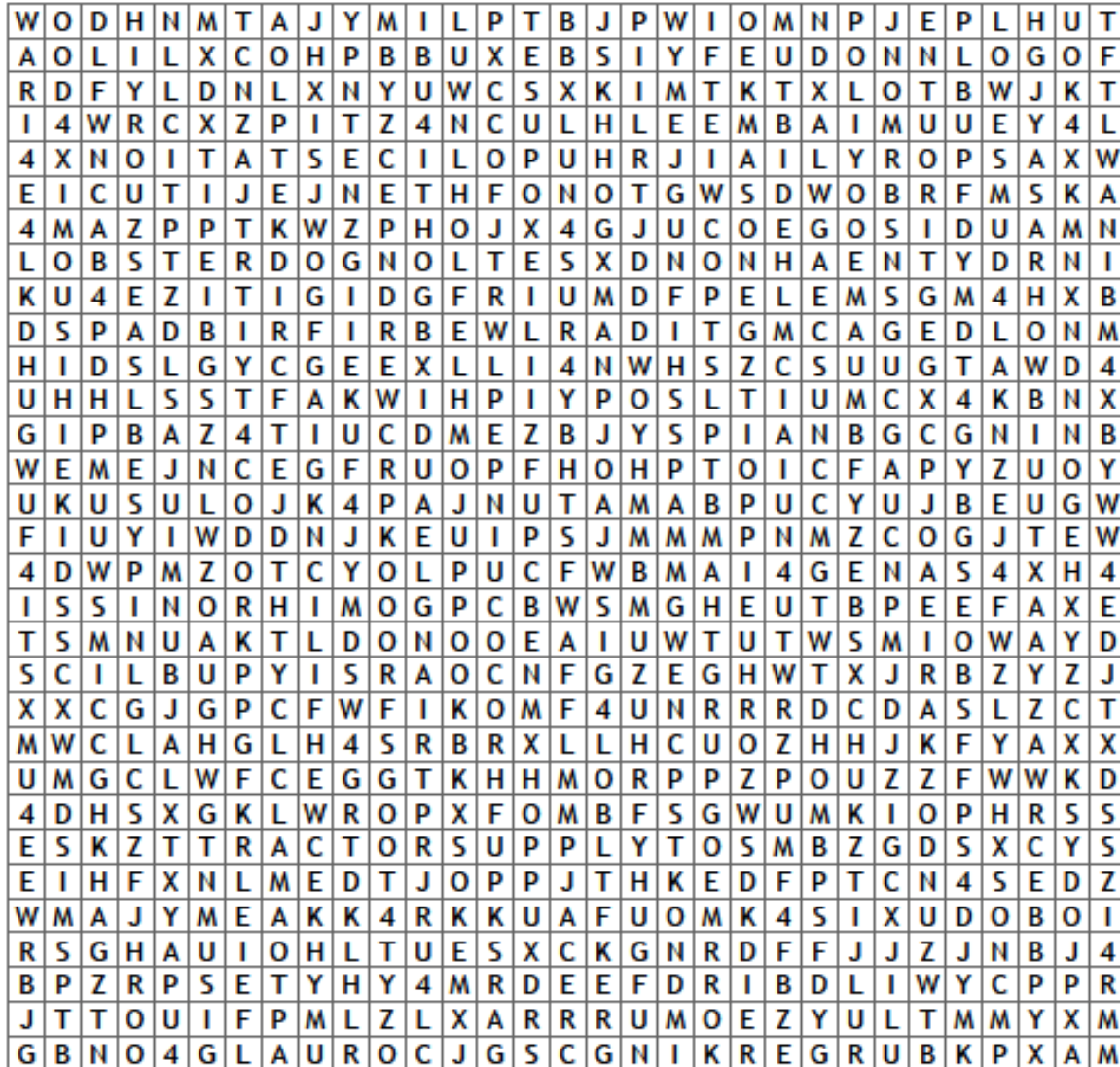
RECIPES

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Name: _____ Date: _____

Places in Denver - Restaurant's, Shops, Food, etc.



DENVER

- | | | | |
|-------------------|-------------------|----------------------|----------------------|
| Audi | BurgerKing | CC's | Digitize4U |
| FoodLion | GreatClips | Joeys | LobsterDog |
| Lowes | McDonalds | PoliceStation | Publics |
| SportsPage | Stacy | TeamMobile | TractorSupply |
| Triangle | Walmart | WexfordHouse | WildBirdFeed |



I would really like for you to let me know how you like this part of the newsletter. I can do some other styles—cross word puzzle, connect lines, — Let me or Marge Barnes know. I enjoy making these. Thanks Margaret Schultz

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The End

