
VICTORIA BAY NEWSLETTER

Third Quarter 2009



SWIM Stream Buffers in Victoria Bay

As you all know, Victoria Bay is fortunate enough to back up to Lake Norman. We get to enjoy a beautiful trail around the lake, and many of our homes have water views. In exchange, we are responsible for maintaining the quality of the water by taking care of the SWIM Stream Buffer that surrounds the lake. From Mecklenburg County's website...

The purpose of the S.W.I.M. stream buffer network in Charlotte and Mecklenburg County is to ensure that the stream and adjacent lands will fulfill their natural functions. Stream systems are comprised of the stream and their drainage basins. Streams have the primary natural functions of conveying storm and ground water, storing floodwater and supporting aquatic and other life. Vegetated lands adjacent to the stream channel in the drainage basin serve as a "buffer" to protect the stream system's ability to fulfill its natural functions. Primary natural functions of the buffer include:

- *Protect water quality by filtering pollutants;*
- *Provide storage for floodwaters;*
- *Allow channels to meander naturally;*
- *Provide suitable habitats for wildlife;*
- *Provide shade to reduce water temperatures; and*
- *Provide soil stability through root mass.*

The SWIM Buffers are not permitted to be disturbed in any way, including mowing, clearing, tree removal, fertilizing, or dumping of vegetation such as grass clippings. Anyone who disturbs the SWIM Buffers is in violation of the Zoning Ordinance and can be punished with a fine. Please help us maintain our natural amenities by leaving the buffer areas alone and reporting any violations either to the HOA Board or directly to the Mecklenburg County Water Quality Program at 704-336-5500.

For more information, please visit www.charmeck.org and search for SWIM Stream Buffer Guidelines.

Keep in mind that all property that surrounds the lake is owned either by the Victoria Bay HOA or by the apartment complex. No one who owns a home in Victoria Bay has waterfront property and is, thus, not permitted to store personal items (boats, boat ramps, etc.) on that land. Items will be towed at the owners' expense.

VICTORIA BAY RESOURCES

Visit us at www.VictoriaBayHOA.com

REGISTER TO RECEIVE EMAILS FOR VICTORIA BAY EVENTS!

VICTORIA BAY HOA EXECUTIVE BOARD

Email: Board@VictoriaBayHOA.com

AMANDA BURNS - PRESIDENT

RANDY NORRIS – VICE PRESIDENT

MICHAEL CASE – SECRETARY

JOHN KNOX – TREASURER

KEN WATSON – AT-LARGE

JOREL ASSOCIATION MANAGEMENT

MAIL: P.O. BOX 2191, DAVIDSON, NC 28036-2191

OFFICE: 460 S. MAIN STREET, SUITE 302, DAVIDSON,
NC 28036

PHONE: 704.894-9052 FAX: 704.894-9056

EMERGENCY 24 HOUR: 704.580-5503

WEBSITE: WWW.JORELMGMT.COM

CORNELIUS POLICE DEPARTMENT

Phone: 911 (homeowners are encouraged to use 911 for all calls requesting assistance from an officer). For questions about CPD services, you may call 704.892-1363

Website: www.corneliuspd.org/

TOWN OF CORNELIUS

Website: www.cornelius.org/

Street Parking Reminder

Keeping Our Streets Clear

Street parking is only permitted for occasional overflow vehicles. If you would like to report a violation of this or any other covenant, please go to www.jorelmgmt.com, Online Forms, Covenant Violation, and fill out the form. A Board member will then verify the complaint, and a letter will be sent to the offending homeowner. While the complainant's information is required on the form, this information will NOT be shared with anyone other than Jorel and the Board.

VISIT US AND REGISTER TO RECEIVE EMAIL
UPDATES ABOUT VICTORIA BAY EVENTS AT:

www.VictoriaBayHOA.com

Architectural Review Committee

Improving Victoria Bay

The ARC, which is responsible for reviewing homeowners' applications to modify the exterior appearances of their homes and lots, is looking for a few more members. Currently, only three members are usually available for meetings and architectural request reviews. Meetings are held monthly unless there are no requests to review, in which case the committee does not meet. Contact Kevin Burianek at burianek@mi-connection.com, stop by 18906 Victoria Bay Drive, or call 704-892-2465 for more information.

To submit an article for the newsletter, please send it to the Board at Board@VictoriaBayHOA.com.

Articles may be edited for length or content.

We also welcome advertisements for services provided by homeowners (babysitting, lawn mowing, pet sitting, etc.).

Upcoming Social Events

Getting Neighbors Together

Mark your calendars for the following upcoming events!

- Saturday, September 26th - Annual Bonfire and Chili Cook-off
- Friday, October 23rd – Haunted Clubhouse
- Saturday, December 5th – Annual Holiday Round Robin
- Friday, December 18th & Saturday, December 19th – Santa at the Trains

To stay informed of social events, or to participate on the Social Committee, visit www.VictoriaBayHOA.com, and click on events calendar, or volunteer at:

www.victoriabayhoa.com/volunteers.htm. We meet at the clubhouse on the 3rd Wednesday of every month at 7:00pm. All neighbors are welcome to attend!

Community Watch

Keeping Our Neighborhood Safe

It is always better to be safe than sorry. Here are a few reminders of things you can do to be safe:

- Lock your car doors at all times.
- Don't leave miscellaneous items, especially valuables or electronics, in your car.
- Turn on your car alarm if you have one.
- Keep your garage doors closed at all times.
- Install motion sensor lights or leave your porch light on at night.
- Report any thefts to the Cornelius Police Department at 704-892-1363.
- Report unlit street lights to Electricities at 704-948-0550.
- Keep an eye on your neighbors' houses if they are out of town.
- Report any suspicious activity in the neighborhood by calling 911. When you call 911 from Victoria Bay, the call goes directly to the Cornelius Police Communications Center. This is the number Chief Hoyle has asked us to call anytime we want an officer to report to the neighborhood.

Architectural Review

Improving Victoria Bay

Any changes to the exterior of your home and any major landscaping changes must be approved by the Architectural Review Committee.

You can get an architectural request form online at http://www.victoriabayhoa.com/architectural_form.pdf. Keep in mind that the committee meets once a month and allow adequate time for them to receive and review your request before the start of your project.

ARC approval is required by the Covenants of Victoria Bay. If you have any questions about upcoming home improvements, you may contact any board member or email BOARD@VICTORIABAYHOA.COM.

CALENDAR OF EVENTS

Location is the Victoria Bay Clubhouse unless otherwise noted. Please check the Events Calendar on the Victoria Bay HOA website for updates and new events. The link is on the homepage.

EXECUTIVE BOARD MEETINGS

Monday, September 21st, 7:00pm

Monday, October 19th, 7:00pm (We will be discussing the 2010 budget at this meeting)

Monday, November 16th, 7:00pm

Note: The Annual meeting will be held in the beginning of December. Location and date TBD. All homeowners will receive a packet in the mail regarding this meeting.

These are open meetings – all VB members are welcome!

LANDSCAPING COMMITTEE MEETINGS

Tuesday, September 8th, 7:00pm

Tuesday, October 13th, 7:00pm

Tuesday, November 10th, 7:00pm

Email Landsaping@VictoriaBayHOA.com for info.

SOCIAL COMMITTEE MEETINGS & EVENTS

Wednesday, September 16th, 7:00pm

Saturday, September 26th, Bonfire & Chili Cook-off

Wednesday, October 21st, 7:00pm

Friday, October 23rd, Haunted Clubhouse

Wednesday, November 18th, 7:00pm

Saturday, December 5th, Holiday Round Robin

Email SocialCommittee@VictoriaBayHOA.com for info.

CLUBHOUSE RENTAL

The clubhouse facilities may be used for private parties sponsored by Victoria Bay homeowners, for no fee.

For detailed information, see the "Clubhouse Rental" page of the Victoria Bay website:

www.victoriabayhoa.com/clubhouserental.htm

The Clubhouse Rental Agreement is also available online:

www.victoriabayhoa.com/clubhouse_rental_agreement.pdf

Math tutor available for grades 4-8. Please contact Meg Bright at 704-497-5089.