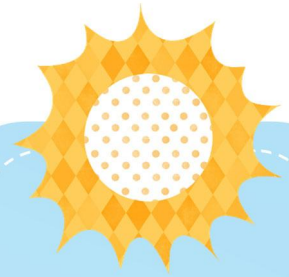


September 2023



McCULLOUGH



Neighborhood Association

September Newsletter 2023

Summer is burning us up as I write this introduction. Kids are returning to school after a nice summer break. The pool has been as busy as ever. Recent rains have brought some welcome relief to our lawns that struggled to stay green during most of the summer.

Your Board of Directors has also been busy. We have been working hard on the proposed budget for 2024, which will require a vote by eligible homeowners at the annual meeting. We have also held several in-person community meetings and held many hearings for homeowners who had received violations. We have met with the Town of Pineville and with Pulte to discuss outstanding items and a coordinated path forward for Pulte's relinquishment of the neighborhood now that construction is complete.

The recent rains and storms have wrought a bit of havoc on the landscaping and US Lawns is working hard to catch up. The umbrella at the NC Pool capitulated during the wind and rain and has been removed (to be replaced). Our four-legged friends have been enjoying the expanded dog park. All in all, it's been a great summer! Now we turn our attention to the Fall.....

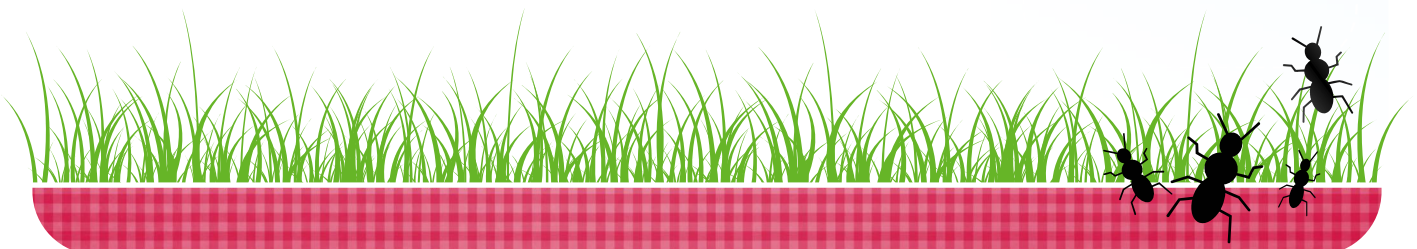
You all should have received your Annual Meeting packet by now. Please take time to review the materials, including the budget proposal. Finally, the last page details the "McCullough 2023 Annual Meeting Event Calendar" with important dates to wrap up 2023.

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Important Dates

09/14	New Board Member Roles & Responsibilities Workshop
10/8	Deadline to pre-file Board candidacy
10/12	Annual Homeowners' Meeting
10/17	Meet the Candidates (NC Clubhouse)
10-18 to 11/8	Voting is open
11/10	Election Results announced
11/16	First Board of Directors Meeting for 2024 Board



Fall Tree Pruning



Homeowners are responsible for the care and maintenance of the trees on their property as well as those in the "beauty strip" bordering their property between the sidewalk and the street. Before you start hacking away, consider the following information.

Trees 3-4 yrs old should be limbed up to 6 feet above sidewalk. Older, more mature, trees should be limbed up higher, eventually to 8 feet. This will help visibility when backing out of the driveway and help pedestrians avoid getting "a sharp stick in the eye."

Often, new trees are staked with 'guidelines' to ensure they grow straight. However, guidelines that are too tight or left on the tree too long will be absorbed by the tree over time. **Be sure to remove these after one year in the ground.** Also, some homeowners opt to place slow-watering bags at the base of newly planted trees. These should also be removed as soon as the tree is established (one-year) as the plastic can damage healthy trunk development.

Branches down low near the ground are called suckers and should be trimmed off close to the trunk with sharp snips.

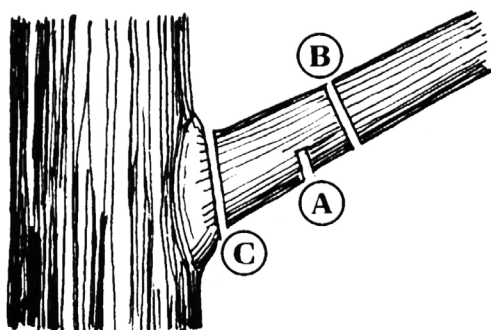
Large tree pruning can be very dangerous work. Depending on the amount of pruning your trees need, you may want to consider hiring a certified arborist to do the work.

Most pruning should be confined to removing broken, rubbing, damaged or dead branches. As mentioned above, sometimes pruning is necessary to 'elevate' tree branches over a sidewalk, street, roof or other structure. Never remove more than 20% of the total leaf area in the crown.

Making Pruning Cuts

Pruning cuts should be made so that only branch wood is removed and the trunk or supporting stem is not injured. If only branch wood is removed, the wound is smaller, the tree will be able to seal the wound more effectively, and the chance of problems with wood decay will be greatly reduced.

To locate the proper place to make a pruning cut, look for the "branch bark ridge" on the upper surface of the union of the branch with the supporting stem. This is a line of bark that has been pushed up as the branch and supporting stem have grown. At the base of the branch, and mostly on the underneath side, look for the "branch collar," which is a slightly swollen area of stem tissue that wraps around the base of the branch. A proper pruning cut begins just outside the branch bark ridge and angles **down and slightly away from the stem, avoiding injury to the branch collar.**



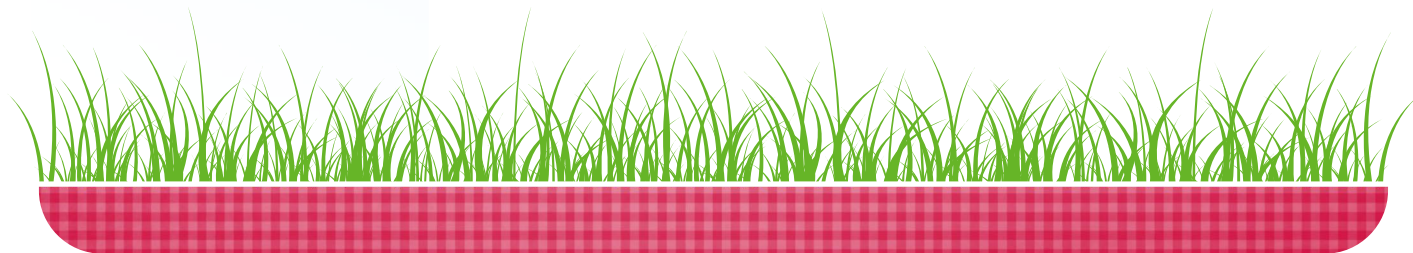
Do not make flush cuts that remove the branch collar. Wounds that are created by flush cuts cause substantially more injury to the tree than wounds left by proper pruning.

When to Prune

Pruning should only be curtailed, in general, two times of the year. The first is during the active spring growing flush, usually April and May. The second is during the Fall coloration period when the chances of serious decay are at their height.

For more information, consult: the Arbor Day Foundation (arborday.org)

Also: Kuester Website under Community Info/Documents/Landscaping



A note from your President...

Many of you know that I joined the Board of Directors in December 2021. The job involves countless hours of work, collaboration with neighbors, vendors and government officials, and time spent resolving complaints, fines and violations. Most of the time, I am inspired by the kindness and dedication of McCullough residents to contribute to the healthy livability of this neighborhood.

I'd like to say a word here about "Violations." All residents are responsible for maintaining their property to meet the neighborhood living standards. Receiving a violation at one point or another during your time in McCullough is probably inevitable. Most violations are for minor issues and can be remedied quickly. If you receive a violation...the world is not coming to an end. It is not personal. The Board is not targeting you. Simply correct the issue, document your correction

with a photo, and upload it to Kuester's website.

Please do not ignore the violation. If you ignore the violation, you will likely receive a repeat violation. More often than not, the Board is willing to work with homeowners who put forth an effort to get their violation corrected. We are lucky to have an amazing Community Manager, Meg Smith, who is dedicated solely to managing issues here in McCullough (make an appointment and go see her in the Clubhouse). Please communicate with her if you are having an issue resolving your violation.

We have a beautiful neighborhood in which I am extremely proud to live! Let's strive to keep it that way.

- Kris McVey

Resolve violations quickly by uploading appropriate documentation on the Kuester website.

Project Updates

Cameras: New security cameras for the neighborhood have been installed at the entrances and are operational. Here's the rundown:

Entrance/Exits

- All three exits have cameras and plate readers active and recording.

SC Pool

- Dorsey pool has 5 cameras
- Anti-reach over ledges have been added to both Dorsey pool gates and surveillance signs posted
- Perimeter fence added at woods line behind and next to Dorsey pool
- Dorsey Parking lot lighting (3 light poles) added

NC Pool

- NC pool has cameras added to each of the side gates (Pool already had 6 cameras recording)
- NC pool middle gate camera moved over to get a better angle on the gate
- Pneumatic gate closers added to all 3 gates on NC pool
- Three sheet metal plates added on the NC pool gates to stop the reach thru and open by persons w/o FOBs

Clubhouse:

- A camera added outside the clubhouse looking at the parking lot/trailhead. (Clubhouse already had 5 cameras recording)

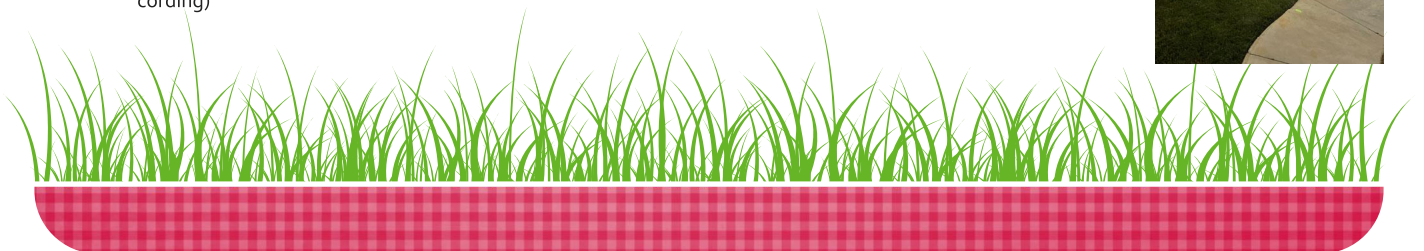
- A 2nd Mag latch added on Clubhouse center doors, so that either door will open when the FOB is swiped
- Motion sensor added above center doors on inside so that the green button does not have to be pushed any longer.

Parks: Three Lakes park and Cedar park are being treated to halt the invasion of Bermuda grass.

Dam: The project continues to advance and engineering work is well underway. The goal is to have the repair completed by year-end (2023). Community meetings will be held for interested and impacted parties, particularly residents on Dorsey Drive, where work crews will access the pond for construction and where equipment will be stored. More information is provided on page 4 of this newsletter.

Dorsey Pool:

Street lights added to parking lot for evening/night time security.



Crystal Springs Lake/Pond

Project Overview: Over the past months, our dedicated ad-hoc Dam Committee and Board have been actively engaged in the dam breach project, aimed at fortifying our community's safety measures and returning the pond to its natural state. Rigorous assessments, engineering evaluations, and strategic planning have guided our efforts to address potential risks associated with the dam structure.

Progress Highlights: We are pleased to share the significant strides made since the inception of the project. Our experts have completed *in-depth inspections of the dam*, conducted comprehensive *soil analyses*, and collaborated as needed with regulatory authorities to ensure that the project is aligned with *safety standards* and *environmental regulations*. The engineering study has been completed and the bidding

phase has begun. Once the contractor is selected, we will enter the construction phase planning. Our team will work closely with the chosen contractor to ensure that all necessary precautions are taken, and construction logistics are optimized. The plan involves removing the old causeway to create a single, larger pond. Furthermore, the Board envisions adding a walking trail amenity to the area in the future. Community meetings will be held prior to construction to inform fully

Estimated Timeline of Events:

Bidding Phase: 9.1.23 - 9.15.23

Bidding Evaluation: 9.15.23 – 10.1.23

Contractor Selection: 10.1.23

Construction Phase: 11.1.23 – 12.31.23



Social Events Fall 2023

McCullough is a very big neighborhood and you may be looking for ways to get to know your neighbors better.

Your Social Committee has a lot of activities planned for 2023. Check out the list of activities planned for the remainder of the year.

If you don't see an event on the list and want to add one, please contact: social@mcculloughhoa.com to submit a request or join the committee! We always welcome you.

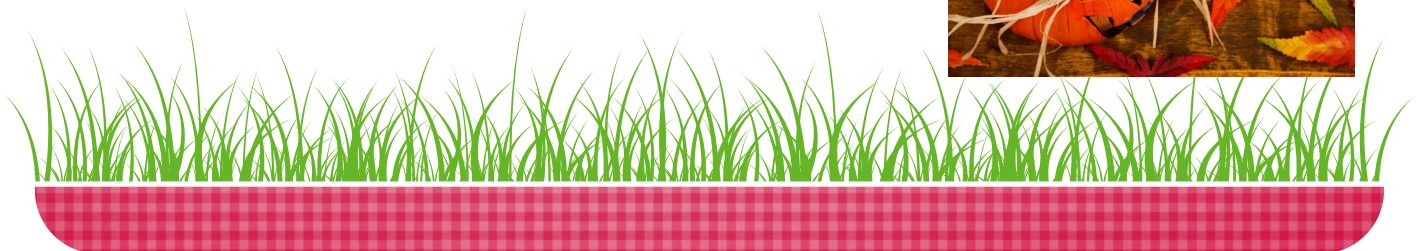
- Fall Yard Sale 9/16 8 a.m.—12 p.m.
- Trunk or Treat 10/27 TBD (Clubhouse)
- Chili Cook-Off 11/4 4 p.m.—8 p.m. Club house
- Santa Visit 11/18 TBD (Clubhouse)
- Diwali 11/19 5 p.m.—9 p.m. Club house
- Holiday Golf Cart Parade 12/9 6 p.m.—7 p.m. Neighborhood Rds.

- Holiday Party 12/16 6 p.m.-10 p.m. (Clubhouse and Heated Outdoor Tents)

Decorating Contests*

- | | | |
|-----------|-------|-------------------|
| Halloween | 10/30 | Winners Announced |
| Christmas | 12/23 | Winners Announced |

*Remember, decorating for holidays may begin no earlier than 30 days before the holiday. Decorations must be removed within 30 days.



McCullough Swim Team 2023



Season Wrap-Up

The McCullough Manta Rays Swim Team just completed our first ever summer swim season! We had a total of 29 families and 37 swimmers join the team. That is incredible for a first season team!!

The McCullough Swim Team participated in five Regular Season Meets and one Championship Meet.

Head Coach, Drew Bollea, and one of McCullough's very own, led the team with dedication, energy and lots of fun! Coach Drew taught these swimmers well and didn't leave out the fun! He was often in the water, racing swimmers during practice, encouraging team cannonballs and he even became the target of whipped cream pie throwing (without too much hesitation).

Our assistant coaches, Hayden Stone (also from McCullough) and Victoria Cross, encouraged fun by allowing the swim team to turn them into real life ice cream sundaes! The Manta Rays also enjoyed Pep Rallies every Friday with music, pizza, ice cream sundaes, popsicles, games, swim ribbons and lots of other special treats. Finally, we wrapped up our season and celebrated our success with an end of season Luau Party with an authentic Hawaiian dinner.

It was amazing to see our neighbors come together and truly be a team! We really hope you'll join us next year... you don't want to miss out!



Pictured Clockwise: Pre-meet huddle;



Neighborhood Association Contacts

HOA Board of Directors

Board Member	Directors Position	Committee Liaison
Kris McVey	President	Communications
Nick Gallo	Vice President	Safety & Security; Dam
Ashley Kile	Treasurer	Finance, Communications
Mike Rockefeller	Secretary	Landscaping, Dam
Derek Thomas	Member at Large	Amenities, Social

Email: board@mcculloughhoa.com [HOA Board Charter](#)

Committees

Amenities Committee Chairs: Amanda Kile Email: amenities@mcculloughhoa.com Amenities Committee Charter	Communications Committee Chair: Ashley Kile & Kris McVey Email: communications@mcculloughhoa.com Communications Committee Charter
Finance Committee Chair: Ashley Kile Email: finance@mcculloughhoa.com Finance Committee Charter	Landscape Committee Chair: Geoff Jackson Email: landscape@mcculloughhoa.com Landscape Committee Charter
Safety and Security Committee Chair: John Azzinaro Email: safetysecurity@mcculloughhoa.com Safety and Security Committee Charter	Social Committee Chair: Shawn McGovern Email: social@mcculloughhoa.com Social Committee Charter
Standards Committee Chair: Cheryl Draa Moran Email: standards@mcculloughhoa.com Standards Committee Charter	Dam Committee: ad-hoc Chair: Rob Rose

Kuester Management Group
 P.O. Box 3340
 Fort Mill, SC 29716

Phone: 888-600-5044
 Email: support@kuester.com

ANNUAL MEETING INFO

The 2023 Annual Meeting of the McCullough Neighborhood Association will be held on:

DATE: October 12, 2023

TIME: 6:00 p.m.

PLACE: Virtual (Zoom)

Meeting ID: 852 6168 1305

Passcode: 528899

All residents are encouraged to attend. The Board of Directors will present the proposed budget for 2024. This meeting will be held virtually on the Zoom platform. Join virtually via the information provided here.

Your annual meeting packets include information on how to submit questions or concerns prior to the meeting. As time allows, the Board will take questions during the Q&A portion of the meeting. Preference will be given to those owners who formally submit a question **prior** to the meeting.

