

# McCULLOUGH

DECEMBER  
2023

Welcome to the December 2023 issue of the McCullough Community newsletter. This is the last newsletter of 2023. Thank you to everyone who took the time to vote both for the Board of Directors elections and the 2024 budget. Your 2024 Directors are:

Board Member	Director's Position	Committee Liaison
Kris McVey	President	Communications
Nick Gallo	Vice President	Landscape   Dam
John Azzinaro	Treasurer	Finance   Safety & Security
Mike Rockefeller	Secretary	Standards
Derek Thomas	Member at Large	Amenities   Social

**Lighting Updates:** The tennis court lights have been replaced with LED bulbs at a better brightness than the first fix. New timer dial knobs have been added to both courts as well as at the Founders Park Pavilion. Moreover, the fans at Founders Park are also being replaced as they are old and no longer functioning. Dusk-to-Dawn Lights have been added to the Clubhouse. This should fix most of the lighting and electrical needs identified throughout the community.

## New Water Line:

The HOA Board has worked closely with the Town of Pineville, Mecklenburg County Water Authority and the Real Estate Developer (developing the land across 51 from McCullough) to come to an agreement to add a second main water line into our Community once the development gets under way. You will notice some orange flags at the corner of the white fence on the east side of the Marfield Towers. This is where the second water line will hook into our community after coming across route 51. Not only were we able to come to an agreement, but the HOA negotiated a \$5,000 payment for authorizing an easement on HOA property to make this hook up. While this project is still a year or two away, it is a major addition to the infrastructure needs of McCullough as a large community. Hopefully, that will be the end of water outages and finding yourself in the middle of a nice shower when the water turns off!! The Board will continue to work with both York County and Pineville Town to improve infrastructure needs of our community.

## Electrical Substation Proposal

Many of you are aware that the Town of Pineville is in negotiation with the owner of Miller Flea Market potentially to purchase a 1.4 acre portion of the flea market parking lot to build an electrical substation. The Board learned of this plan the week of November 27. We know that this has surprised neighbors and sparked many concerns. Once we learned of the proposed plans, members of the Board met with Ryan Spitzer, Town Manager and David Lucore, Electric Systems Manager from the Town of Pineville to become educated on the details of the plan. The Town has agreed to hold a public hearing at Town Hall on January 4, 2024 at 6:00 p.m. We encourage all concerned residents to attend the public hearing.

Anyone who has questions that they would like to have answered at this meeting is encouraged to send them in advance to Ed Samaha at [samaha4pineville@gmail.com](mailto:samaha4pineville@gmail.com). Ed is a member of Town Council and a resident in McCullough. The Board will continue to work closely with both the Town and our residents to stay informed on the issue and share information as we learn it.



### Safety and Security Reminders

- Pineville PD Non emergency Number | (704) 889-2231
- Pineville Anonymous Tips | (704) 889-8477
- York County Sheriff Non Emergency | (803) 628-3056
- Reminder If you call 911 from the SC side from a cell phone make sure you tell the dispatcher you are in York County!
- Lock your car doors and not leave valuables in them if they are parked on the driveway or streets.
- Keep your exterior lights on to deter unwanted visitors at night.
- Watch for copperheads and other snakes in the community. They like to hide in pinestraw and other foliage.
- Great news! We have received approval for the installation of stop signs at Miller Rd and McCullough club Dr. and Jacks Lane and Glad-den Hill Lane. This decision aligns with our commitment to enhancing safety for all residents. They will be installed soon!

### Holiday Safety



Keep your tree hydrated! Check the tree stand water level every other day.



Beware of overloaded electrical outlets and extension cords which are major fire hazards.



Common holiday plants (poinsettias, holly berries, mistletoe or pine needles) can make your pets sick.



Don't leave burning candles unattended.



Burning wrapping paper in the fire place can cause flash fires.



Check smoke alarms to ensure they are working.



Stay in the kitchen when you are frying, boiling, grilling or broiling food to prevent a fire.



Keep a cell phone and portable charger with you at all times while traveling in case of emergency.



### Crystal Lake Dam Project

The Crystal Lake Dam repair project has been delayed due to a dearth of bidders in the first round of bidding. All engineering reports have been completed, and technical specs have been developed. We went through a thorough bid process, but only received one bid which was unacceptable to the Board. Thus, we have initiated a second of the bid process, and have broadened our search for bid requests to contractors outside the regional area. Round two bids were to be received no later than November 17th. At that point we will invite bidding contractors to visit the Crystal Lake site and hopefully hire one of them to complete the project. The anticipated start date is now late spring.



*Beautiful McCullough homes at the holidays.*



## Dry Detention Ponds Get a Facelift

Before



Pictures on the left show the state of our detention ponds before Pulte spent \$300k to return them to final construction specs for turnover. These were built per "BMP" ( Best Management Practices for Storm-water). Our infrastructure of the on-street stormwater grates and underground piping feed these detention ponds to control run-off.

After



## Communications

Providing current, up-to-date communications is something to which your Board of Directors is committed. Currently, Kuester distributes information to homeowners using an email list populated by email addresses provided by homebuyers upon closing. So, all registered email addresses receive all communications.

The communications committee is working to set up opt-in distribution lists for homeowners (Social, Landscape, etc.). Kuester will still distribute all official McCullough communications (annual meeting notices, notices of violations, etc.).

You can access the McCullough website via Kuester at: [www.mcculloughhoa.com](http://www.mcculloughhoa.com). Or you can access the Kuester website and login as a homeowner.

The Communications Committee desperately needs volunteers. We need a writer, a picture taker (gatherer), and a layout editor. Without these volunteers, this newsletter will not be possible! Please contact communications to volunteer:

[communications@mcculloughhoa.com](mailto:communications@mcculloughhoa.com)

**2024 Budget:** Every year, the Board spends a great deal of time analyzing the current and future needs of our community. Until now, a good portion of our yearly revenue came from new homeowner capital contributions of \$1,100 paid to the HOA as each newly built home closed. These contributions helped significantly to pay the bills and build reserves. These fees will no longer occur, and the laws governing our community do not allow for transfer fees when homes are resold. Faced with an impactful financial change generating revenue and increasing costs for maintenance related to Pulte beginning to move away from those responsibilities, it was required that we incur a minimal HOA fee increase of \$50 per quarter for 2024.

Once Pulte completely turns the neighborhood over to us, the HOA will begin to incur additional expenses to inspect and maintain community infrastructure including stormwater areas, retaining walls, and dry detention ponds. Pulte recently completed the final grading and clearing of the detention ponds at a cost of ~\$300K. Starting in 2024 the HOA will have to hire contractors to mow, treat and inspect these ponds to comply, and maintain their effectiveness.

We have a financial reserve fund which requires continued funding to support expenses needed for aging amenities such as the tennis courts, pool buildings, the clubhouse, play equipment, alley ways, communal area irrigation, and any future amenities. The Board took the time to create a fair and reasonable budget which considers costs, revenue, safety, and future needs of the community. We must manage expenses while also providing for increasing the value of our homes through amenity maintenance and appearance. McCullough is a community families want to move to because of our special qualities – great looking homes, wonderful amenities, social programs, and the diverse families who make this community special. We took all of this into consideration when preparing the 2024 budget.



**Reserve Analysis:** A critical part of the HOA budget is the reserve analysis. This financial requirement is a forecasting of cost and timing for amenity upgrades and maintenance. In a simple example, when do the tennis courts need to be resurfaced? The reserve analysis may tell us it must be done every 20 years at a cost of \$25,000. The reserve will outline requirements for all amenities within the HOA just as York County and the Town of Pineville will create a reserve for streets, sidewalks and local infrastructure and amenities. A portion of each homeowner's HOA fees goes towards reserves to prepare for future costs properly.

The HOA Board is responsible to review the reserve study and account for following its guidelines each year when budgeting and scheduling maintenance for amenities and infrastructure within our community.

Our last reserve analysis was completed in 2016 and is posted on the Kuester web page. Considering how much our community has grown and changed since then, the Board has hired a company called Reserve Analytics to update this analysis and make sure we have enough reserves to prepare for future needs. We are comfortable with our current reserve dollars, but it is solid financial practice to update the reserve study at a minimum of every 5 years.

**Pulte Update:** We are asked constantly about when Pulte will pave the roads, fix the sidewalks, and complete their obligations to the community and leave the neighborhood. The Board has been working with the Town of Pineville, York County, and Mecklenburg County to hold Pulte accountable to what they need to do within our community to finally finish the job!

The Board met in August with Mecklenburg Water Authority, the Pineville Town Counsel, Pulte, and key Pineville Managers for infrastructure and town management. Briefly, we impressed upon Pulte and the Town what was still needed within our community and asked the town to push harder on Pulte to complete projects. This included plans for road paving, safety concerns including stop signs, parking, and speed limits, and most importantly infrastructure requirements for retaining walls, dry retention ponds, and stormwater systems. Mecklenburg County and the Town of Pineville hold the bonds which pay off Pulte when they complete the neighborhood.

York County has recently been aggressive in pushing Pulte to complete projects on the SC side of the community. We have seen paving, sidewalk repairs and retention pond work finally being completed. On the NC side we have seen sidewalks marked for repair and have commitments for stormwater repairs and paving. There are also smaller repairs and improvements we have insisted on and should be completed as well.

Pulte has committed over \$3M for repairs and infrastructure improvements over the next 1-year period to complete what is required. It was critical that the HOA Board partner with both York County and the Town of Pineville to push for what we were promised way back when Weiland first built homes in our community.

## December Social Events

### Golf Cart Parade: December 9, 2023

The second annual Holiday Golf Cart Parade will take place at 6 PM on December 9. Gather your friends, deck out your golf carts in festive gear, and let's light up our neighborhood with holiday magic! If you'd like to join the parade line, please arrive at the McCullough clubhouse no later than 5:45 PM. The parade route can be found [here](#).

### Holiday Party: December 16, 2023

Join us on Saturday, December 16 from 6 - 10 PM at the McCullough Clubhouse for our annual holiday party! Food and non-alcoholic beverages will be provided. We'll also have Buzzed Viking Brewing company onsite for self-pay alcoholic drinks. While the event is open to all residents, parents may want to consider leaving rambunctious young ones at home since alcohol will be available. More details will be provided on the McCullough Neighborhood Facebook page in the coming days. Stay tuned!

**Holiday Decorating Contest is underway.**  
**Details on how to vote will be coming soon.**

We hope that you'll participate in all of the wonderful events scheduled for the remainder of 2023. As always, you can email any questions or feedback to [social@mcculloughhoa.com](mailto:social@mcculloughhoa.com).



*Marfield Towers decorated for the Holidays..*