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Board of Directors

President: Nancy Hoehn
Vice President: Meg Butterly
Secretary: Glenn Starnes II
Treasurer: Chuck Bohlen
Member at Large: Avery Cherry

Message from the Board

At Stonehaven, our commitment is to foster a community where property values are preserved, the neighborhood remains visually appealing, and a strong sense of connection among residents is cultivated. We strive to create an environment that is not only well-maintained but also welcoming, ensuring that Stonehaven remains a desirable place to call home. To achieve this, we continuously review and update policies that enhance safety, organization, and the overall quality of life for our residents. Your cooperation and engagement play a crucial role in maintaining our shared vision for the community, and we appreciate your dedication to upholding these standards.

Parking Policy Update - Temporary Moving Containers

To help ensure a smooth and organized moving process while maintaining the safety and aesthetics of our community, the Board of Directors has approved an update to the Parking Policy regarding the temporary use of moving containers, including storage pods, trailers, and moving trucks. Under the revised policy:

- Moving trucks, trailers, and storage containers/pods are permitted for up to **seven (7) days** during move-in or move-out periods.
- Whenever possible, these items should be placed in **driveways** and must not obstruct sidewalks, ramps, or driveways.
- Placement in **common areas or on unpaved surfaces is strictly prohibited.**
- If a container's size prevents it from being placed in the driveway while complying with community rules, residents must submit a **written request to Kuester Management Group** (support@kuester.com) at least **seven (7) business days** before the scheduled move.



STONEHAVEN

AT



BEREWICK

Newsletter



ARC REQUEST FORM

SCAN OR CLICK THE
QR CODE ABOVE!

HOA WEBSITE

www.kmg.cincwebaxis.com

Register your account for
Community Updates &
access to Community Info

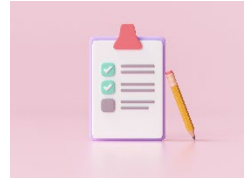
Financials are available the
25th of each month.



If you have any questions or
comments please contact
Kuester Management
Support@kuester.com
888-600-5044

Home Maintenance Reminder - Check Your Vent Covers

As we move through the year, it's important to check **vent covers** around your home to ensure they are properly closed. Open vents can attract bird nests, accumulate lint, and collect debris, all of which pose a potential fire hazard. A simple inspection and regular upkeep can help prevent costly issues while keeping your home safe.



Light up the Night - Enhance Safety in Our Community

A well-lit home is a **safer** home! Keeping your **front, garage, side, and back lights on at night** helps deter crime and enhances visibility throughout the neighborhood. For a low-maintenance solution, consider installing **Dusk-to-Dawn light bulbs**, which are energy-efficient and available at most hardware stores and online. Together, we can keep Stonehaven safe and secure!

Rezoning Updates - Staying Informed

The Board is closely monitoring potential rezoning developments that could impact our community. We are committed to keeping residents informed and will share updates as new information becomes available. Your engagement is vital in preserving the character and quality of our neighborhood. Stay tuned for future announcements!

Sign Up for AutoPay (ACH) - A Simple Way to Save

Make paying your HOA maintenance fees easier by enrolling in AutoPay (ACH). This secure and hassle-free option ensures timely payments while also reducing administrative costs for the HOA. By signing up, you help the community save on mailing expenses and paperwork—allowing funds to be allocated toward improvements that benefit everyone. Sign up today and enjoy the convenience of worry-free payments!

Click Here to Sign-up Today: <https://kuester1.formstack.com/forms/dd>

Community Safety & Updates

Parking Reminders – Keep Our Community Safe & Accessible

To ensure the safety and accessibility of our neighborhood, we kindly remind all residents to follow **community parking guidelines**. Blocking **sidewalks** is strictly prohibited and remains actively enforced. Even if a physical violation notice is not issued, all infractions are digitally documented.



Key reminders:

- ✓ No overnight street parking is allowed.
- ✓ Five-minute parking zones must be used strictly for short stops.
- ✓ Do not park within 25 feet of intersections or stop signs.
- ✓ Parking at nearby apartments is not permitted—violators risk being towed at their own expense.

Following these rules helps maintain a safe, organized, and pedestrian-friendly environment for everyone. Thank you for doing your part!



Traffic Safety – Slow Down, Stay Safe

The **speed limit on Glenburn is 25 MPH**, and we urge all residents and visitors to follow this rule for the safety of our community. Speeding and reckless driving have led to several **close calls**, putting pedestrians, children, and pets at risk. Additionally, we ask that all drivers **come to a complete stop at the three-way stops within the community**. These stop signs are in place to prevent accidents and improve overall traffic flow. Please be mindful of your speed, obey all traffic signs, and encourage others to do the same. **Together, we can keep Stonehaven a safe and enjoyable place for everyone!**

Community Housekeeping – Keeping Stonehaven Beautiful & Safe

A well-maintained community enhances curb appeal and ensures a safe, enjoyable environment for all residents. Please take a moment to review these housekeeping reminders:

- ❖ **Store Water Hoses Properly** – Keep yards tidy by winding up hoses, especially in front lawns, to maintain a neat and attractive appearance. Curb appeal matters!
- ❖ **Respect Common Areas** – Personal items, including lights, may **only** be placed in **pine straw areas or within patio spaces**. Decorations or objects in shared green spaces can interfere with maintenance and should be avoided.
- ❖ **Dog Park Courtesy** – To help prevent the spread of disease, please **do not leave toys, balls, or other personal items** behind. Be sure to take everything with you when leaving the park.
- ❖ **Secure the Dog Park** – For safety and security, **do not share the access code** or open the gate for other dog owners who are not authorized users.
- ❖ **Fire Pit Safety** – Ensure fire pits are **well-protected and positioned away from fences, houses, and pine straw areas** to reduce fire hazards.

Thank you for helping keep Stonehaven a clean, safe, and welcoming community for all!

Landscaping Update – Keeping Our Community Green & Well-Maintained

As part of your **monthly HOA assessments**, **landscape maintenance** is provided to ensure our community remains well-kept and visually appealing. This service includes **mowing, edging, weeding, shrub pruning (three times per year), and turf treatments**. However, **landscape replacements**, such as replacing dead plants or adding new greenery—is the **responsibility of homeowners**.

With the **growing season approaching**, we kindly ask all residents to ensure that **landscaping and outdoor decorations** are properly placed. To **prevent damage** and allow the landscape team to work efficiently, please place all **walkway lights, signs, garden flags, and decorative items within pine straw areas** rather than on grass or in common spaces.

Additionally, **dead or dying trees are the responsibility of the homeowner** and should either be **removed or replaced** in compliance with the **specific requirements outlined in the community guidelines**. Proper maintenance of trees not only enhances curb appeal but also ensures safety and prevents potential property damage. If you need help with replacing a dead or dying tree, please contact Kuester Management Group.



Compliance Reminders –

Maintaining a Safe & Attractive Community

Following HOA rules and regulations helps keep **Stonehaven a well-maintained, safe, and enjoyable place to live.** We encourage all residents to familiarize themselves with these guidelines, which can be found under **Documents** on Kuester’s website. Below are a few key reminders:

✅ **Trash & Recycling Guidelines** – Trash cans and recycling bins should be placed at the **curb or driveway after 6:00 PM on Thursday** and must be removed **by midnight on Friday**. To help maintain the appearance of our community, **please do not place bins on the grass.**

✅ **Sidewalk Safety** – Sidewalks **must remain clear** at all times. Blocking sidewalks is an **ADA violation** and creates a **safety hazard**, forcing pedestrians, including children and pet owners, into the street. Please ensure that **vehicles are parked without obstructing sidewalks.**



✅ **Garage & Door Screens** – **Temporary mesh screens** attached to garage doors or entry doors are **not permitted** in the community. If you have installed one, please **remove it**, clean any residue, and repaint the trim if necessary to restore it to its original condition.

By following these guidelines, we help protect property values and preserve the beauty of our neighborhood. Thank you for your cooperation!

Third-Party Authorization – Register Your Tenant for Community Access



If you are a homeowner with a **tenant living in your home**, it is important to **formally register your tenant** with Kuester Management Group. Doing so ensures that the Association maintains an **accurate directory** of all residents while also allowing your tenant to stay informed and engaged in the community.

By registering your tenant, they will receive:

- ✅ **Access to the Community Website** – Stay up to date on important announcements, events, and community resources.
- ✅ **Inclusion in the Community Directory** – Ensures smooth communication between the Association and all residents.
- ✅ **Electronic Access to Governing Documents** – Tenants will have direct access to **community guidelines, policies, and other governing documents**, helping them understand and comply with HOA regulations.

To register your tenant, please scan the QR Code: Taking this step helps create a more informed and connected neighborhood for everyone!



Communications

All concerns should be reported to Kuester Management

- support@kuester.com
- 1-888-600-5044
- Landscape Issues
- Exterior Building Repair and Maintenance
- Compliance Concerns
- Financial Hardship for HOA Assessments

CharMeck 311

Inside Charlotte – Dial 311

Outside of Charlotte – (704) 336-7600

CMPD Representative: Officer Terry Weaver
– terry.weaver@cmpd.org

Pets (Unleashed, Tethered, Pet Waste) – CharMeck 311

Noise Complaints – CharMeck 311

Property Line Disputes – CharMeck 311

Mail Concerns – Steele Creek Post Office - 704-504-9809

DUKE ENERGY

Streetlight Outage:

www.duke-energy.com/Customer-Service/Request-Light-Repair

Other Useful Links

[Payment Plan Request](https://kuester1.formstack.com/forms/paymentplan)

<https://kuester1.formstack.com/forms/paymentplan>



[Update Contact Information](https://kuester1.formstack.com/forms/contact_update)

https://kuester1.formstack.com/forms/contact_update



[Violation Updates](https://kuester1.formstack.com/forms/violation_dispute)

https://kuester1.formstack.com/forms/violation_dispute



[Tenant Registration Form](https://kuester1.formstack.com/forms/third_party_authorization)

https://kuester1.formstack.com/forms/third_party_authorization

