



McLendon Hills

SPRING 2020

Community Newsletter Published by McLendon Hills Real Estate

Social Committee . . .

Rachel Carr



What is your favorite sign of spring?" A beautiful purple, white or pink crocus popping up through dormant centipede? The first daffodil bulbs blooming in yards and along the street? Watching buds appear on bare branches then burst open on the redbud trees? The way the air smells different . . . you just feel spring coming.

One of my favorite hints of Spring and warmer weather is the McLendon Hills annual Spring-Cleaning Yard Sale. In 2018 we had to reschedule due to forecasted freezing rain, and this year we have again had to cancel due to another, far more dire, condition—the Coronavirus. Whether you view the current situation as a mixed bag of truth and lies, confusion, reaction and overreaction, or another perception, we cannot take any chances of being exposed through the shoppers who frequent our yard sale or from handling contaminated goods.

On the brighter side . . . With our normal activities disrupted, we have more time at home this Spring to slow down, consider what is important and enjoy the newness of this season. Look for the beauty all around . . . goldfinches, robins, the brilliant yellow of forsythia blooms and those awesome climbers, clematis.

So, even if this Spring does not look too promising right now, there is always promise in Spring.

Some community events have already postponed and events with dates below are also subject to change. Please monitor your email, mailbox and the POA website for calendar changes.

SAVE THE DATE

| | |
|---|-------------------|
| Spring Yard Sale | TBD |
| Semi-Annual POA Meeting | TBD |
| Second Annual Fishing Tournament | Saturday, May 16 |
| McLendon Hills Logo Apparel Ordering | Place/Date TBD |
| Garden Club's Spring Planting | Friday, May 15 |
| Memorial Day Dock Hop | Monday, May 25 |
| July 4 th Celebration & Small Vehicle Parade | Saturday, Jul. 4 |
| Labor Day End-of- Summer Event | Monday, Sept. 7 |
| Decorate MH Areas for Fall | TBD |
| Fall Yard Sale | Saturday, Oct. 3 |
| Halloween Event (TBD) | Saturday, Oct. 31 |
| Annual POA Meeting | Saturday, Nov. 7 |
| Decorate MH Areas for the Holidays | TBD |
| Holiday Dinner | Saturday, Dec. 5 |

Calling all MH Photographers . . .

It's time to update the slide show you see when go to the Home Page of the POA Website. We invite you to send us photos from around the neighborhood or from MH events. Email photos to web@mclendonhillspoa.com. The Communications Committee will select the photos that are used.

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### McLendon Hills Logo Apparel . . .

The sale of McLendon Hills Logo apparel is a fundraiser for the Social Committee, which uses no POA funds to pay for social events. If you wish to purchase apparel, contact Sharon Lasswell, at (240) 643-7091 or at [Olney88@gmail.com](mailto:Olney88@gmail.com), to arrange to see samples or catalogues of available styles and colors.

## McLendon Hills Activity Groups . . .

Go to <https://www.mclendonhillspoa.com> and look under *Our Community* for more information and schedules.

### 'Short Takes' - Activity Groups . . .

**Evening and Daytime Bunco** Groups both have a full slate of players but substitutes are often needed. Do you know how to tell who loses at Bunco each month? A large pink Flamingo (named Felicia) is prominently displayed at the home of the loser in evening Bunco. The loser in daytime Bunco displays a frog named Lily Pad.

**Ladies Book Club** always welcomes more ladies to join us. First quarter 2020 books we read were *The Dutch House* by Ann Patchett; *Bad Blood: Secrets and Lies in Silicon Valley* by John Carreyrou; and *The Island of Sea Women* by Lisa See. Next up on the list are: *Luncheon of the Boating Party* by Susan Vreeland (April); *Patient HM* by Luke Dittrich (May); and *Where The Crawdads Sing* by Delia Owens (June).

**Ladies Lunch Bunch** met at the Pine Needles Resort in January and welcomed new member Laura Barnes. Theo's Taverna was our venue in February where we welcomed Michelle Taylor. In March, 22 ladies enjoyed Ironwood Café. What a great way to socialize!

**Men's Grub Gang** gets together monthly at a local eatery for casual dining. We meet on the same day as Ladies Lunch Bunch but at a different location.

**Woodworkers** are a fun loving group with a passion for making things. They took a brief pause this winter so the Holways can get moved here fulltime but will resume meeting in Matt's workshop soon.

### [NEW] Equestrian Connection . . . Faith Brouillard

**The McLendon Hills Equestrian (MHE) Connection** is your connection to everything equestrian in McLendon Hills. Events in the works include a "Poker Ride, Hike and Bike" (separate loop for hikers and bikers), a Halloween Ride, a tack sale and barn tours. Dates and details to be announced. We are also putting the final touches on a new and updated equestrian information packet that will soon be available to all new and existing equestrians.

Stay connected with your equestrian neighbors through a newly launched "Connection" Facebook page which is open to all residents and boarders. If you haven't already joined, please do so. We will use Facebook to share, boast, cry or simply reach out to set up a ride date.

Consider joining us at our open meetings to have a voice and share your ideas. Meetings are announced on MHE Connection Facebook page. For everyone's safety, the next meeting is postponed until further notice.

### Garden Club . . . Nancy Seitz



Yellow daffodils and forsythia brighten our walks while burst of purple and star magnolias replace the white blooms of Bradford pear along the roadside.

For McLendon Hills Garden Club members, it's time to apply what we've learned from our speakers, excursions and programs. In February, SCC Horticultural Gardens landscape manager, Hillarie Blevins, spoke to us about bulbs. In March, Master Gardener, Deborah Branson, addressed soil composition and the importance of having our soil tested.

We are postponing a trip to JJ's Nursery for a tour of her garden center, for ideas on landscape planning and a chance to shop for pre-grown annuals and perennials. Our current plan for May is an open invitation to all McLendon Hills residents to join the gardening club in planting perennial flowers at the Pavilion and to enjoy picnic refreshments. Details for this outing will be posted on the POA website.



## From the McLendon Hills POA Board of Directors (BOD). . . Jim Lasswell

**Compensation for NC Highway 211 Widening:** The POA has received a check for \$265,738.78 from the Moore County Superior Court as our initial compensation from the State of North Carolina for the condemnation of POA property at our front gate. We are pursuing additional compensation we believe we need for equivalent replacement of what will be lost as a result of the road widening. Our negotiating attorney indicates that accepting the check does not impact our claims for the additional compensation. These funds can only be used for their intended purpose, and have been placed in our reserve account specifically for the purpose of replacing our front entrance on NC 211.

**Transition to Self-Management:** The POA transition from use of a POA management company (Kuester) to self-management in January has been a smooth one. We are grateful to the volunteer-Members who made this happen, especially our Treasurer. The BOD is developing policies and procedures for recurring actions and administrative processes. These will facilitate better management and consistency, plus assist in onboarding new directors and officers going forward and help committee members better understand their roles. Policies will be posted on the POA website as they are completed.

**Dam Turnover:** The Developer transferred the dam to the POA in December 2019 and the POA assumed responsibility for it in January 2020. A Dam Committee has been formed to manage the dam maintenance and operation on behalf of the BOD. A web page has been established under "Committees" on the POA website where we have posted dam related documentation and inspection results. More documents will be added to the webpage in the future as historical files are scanned into an electronic format.

**The Point:** The Developer has made The Point available to the POA for continued use as a Common Area until such time as two lots at The Point are sold. A Memorandum of Agreement between the POA and the Developer was signed in February 2020. The Point may be used by Members and residents for recreational purposes to include boating, swimming and fishing. The Point also has a firepit for Members and residents to enjoy. If you plan to hold an event at The Point, you are asked to let the BOD know of your intent.

**Dog-Leash Policy:** Having The Point available makes it possible to establish The Pavilion area as an "on-leash" area for dogs and designate The Point as an "off-leash area." The new dog-leash policy was announced through an eblast and went into effect on March 10th. In both areas, owners are responsible to clean up after their pets.

**Nominating Committee:** Maggie Boor, Jim Lasswell and Marilyn Dotto are serving as the 2020 Nominating Committee. If you are interested in running for the BOD in November, or know someone who is, we encourage you to contact any one of them using contact information in the Resident Directory. If you want to get involved, just not on the BOD, they will be glad to provide you with information or ideas on where you can serve. Members and residents of McLendon Hills have a wide range of experience, knowledge and skills of value to any community and we look forward to seeing more newer residents serving in myriad ways.

**Unregistered Boat and Trailer:** An unregistered boat on a trailer is currently parked at the kayak/canoe rack in The Pavilion area. We have not been able to identify the owner. If you own this boat and trailer, or know who does, contact the Lake & Wildlife Chairperson, Peter Dotto, (910) 850-4834, to register the boat. At some point, we may have to consider these items as abandoned property given how long they have been parked there.

**POA Membership Meeting:** In view of the coronavirus (COVID-19) situation, the May 2<sup>nd</sup> POA meeting is cancelled. The Board of Directors will assess the situation in April and make a rescheduling decision based on federal and state guidelines at that time. We will announce the decision by eBlast and through the POA website.

## Architectural Review Board (ARB)...

Earl Houck

If you have looked around the neighborhood recently, you have seen much construction activity – new houses, additions, barns and landscaping projects. McLendon Hills continues to grow and improve.

As Spring arrives, many of us will be looking to update landscaping or maybe add a patio or a shed, take down some trees, or do another type of project. Remember, many of those projects require prior ARB approval. Our *ARB Guidelines* has a list of which types of projects require or do not require approval.

As you undertake projects, keep in mind that the Communications Committee maintains a listing of residential service providers on the McLendon Hills website. If you have had a good experience with a contactor or service provider and would recommend them to your neighbors, please send that information to the Communication Committee to keep the listing current.

## Amenities Committee . . .

Danette Grider



With spring approaching and warmer weather, don't forget that The Pavilion is available for meetings, parties or other gatherings. Reservations are on a first come, first served basis.

A few reminders:

- ◆ The Pavilion is for use only by McLendon Hills property owners and residents.
- ◆ Hours available are 8 am - 10 pm, 7 days a week.
- ◆ Sound carries over the lake so please be considerate of your neighbors.
- ◆ Log onto the POA website and go to The Pavilion information page to make a reservation.
- ◆ There is no cleaning service contract--You are responsible for cleaning the restrooms, turning off all lights and fans; rolling up the shades; and taking your garbage with you. Please clean the tables and chairs before placing them as you found them.
- ◆ Recently the restrooms have been left open which invites critters and other problems. To lock the restrooms, close the door securely and press the button that looks like the unlock button.
- ◆ There are a variety of games in The Pavilion storage area for you to enjoy and there are Book Nooks with books for all ages.

The Pavilion is a beautiful amenity by the lake. Let's keep it that way by working together and doing our part to keep it clean!

## Lake & Wildlife Committee . . .

Peter Dotto

Spring is here and it's time to register any new boats you have. Boat stickers are free and available from the Lake & Wildlife Chair, Peter Dotto. Also, kayak and canoe storage on racks by the boat ramp is first come, first served. It is rude to remove someone else's boat to make room for your own.

All boats and trailers that have been used in other areas need to be thoroughly washed down with fresh water before putting them in our lake. This precludes introducing foreign substances (like algae) into our lake.

Be sure to save the date for the McLendon Hills Fishing Tournament to be held on May 18th. Details are forthcoming through flyers and the MHPOA website. In this photo are last year's winners. Let's give them some competition this year.



## An Equestrian's Story . . .

## Mary Wright



My equestrian journey began when I was 3 years old with my first pony ride but it wasn't until I was 10 that "Tony" came into my life. Tony was an adorable grey, 13-hand Welsh cross who promptly bucked me off the first time I rode him. With no professional instructors nearby, I became a self-taught 'seat of the pants' rider. My parents, clueless about potential hazards of horses and riding, allowed me to ride Tony for miles over the nearby countryside.



When I went to college in VA, I finally began formal lessons and joined the horse show team. I continued showing for many years in hunter and dressage; dabbled in Western riding; and attended many Natural Horsemanship clinics (my favorite guru was John Lyons). I have been a Certified Centered Riding instructor for 20 years.

After owning a Thoroughbred and then a Warmblood considered mandatory for jumping and dressage, I fell in love with Morgans. Hawk, my little big horse with an awesome trot and peppy pony personality, joined our family 27 years ago. Soon after came our beautiful flaxen-haired girl, Gwen, who recently crossed the rainbow bridge. During her later years she was a beloved volunteer with Prancing Horse Therapeutic Riding.

Both Hawk and Gwen were unbroken five year olds when they came to us but thankfully my experience in varied modalities, riding and training allowed me to train them to be wonderful riding horses. Banner, Gwen's son and Hawk's half brother, was foaled at our farm in NY 24 years ago. From the moment his hooves hit the ground, he was an equine Dennis the Menace and my biggest training challenge although the smartest, funniest and most talented.

Hawk, age 32, and Banner, 24, are happily aging in place with my husband and me here in McLendon Hills.

## Real Estate News....

## Cristy Hunt

Happy Spring to everyone! With the mild winter it has been a joy to see neighbors out on the lake kayaking and fishing, out walking and riding bikes. The grass is green and flowers blooming - what a blessed community we have! We have had a great start of sales for the beginning of this year. Welcome new property owners:

Dan and Kate, Lot 250

Chuck and Moira, Lot 184

Gregg and Susan, Lot 232

Our construction company is continuing to work on new home builds. Currently under construction are: Lot 158 (Jenny and Henry), Lot 180 (Dave and Shirley), Lot 263 (Alan and Elizabeth), Lot 344 (Thom and Ann), and Lot 381 (Bob and Jody.)

Thank you to our sweet neighbors for brightening up our day with words and images of encouragement across our sidewalks on Saturday, March 28, 2020.





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***A brief winter in  
McLendon Hills,  
February 2020***

