



Notes to Neighbors from the Bonterra Village HOA Board of Directors:

The Quarterly Open Meeting is rescheduled for August due to some unforeseeable illnesses, changes in the board and vacation season. The board is available and in contact daily by email. Please do not hesitate to reach out if you have questions or concerns. The board does not monitor or respond to social media. The board does not have any social media sites and any with the Bonterra name are not affiliated with the HOA.

Changes in the board include Rod Tapp moving from board president to member at-large. We thank Rod for his many years of hard work and are glad to retain his extensive knowledge of the neighborhood and board procedures. Kyle Newgreen is leaving the board due to work and family commitments. He will be missed greatly and we thank him for his many years of service to Bonterra. Due to these changes, Robert Roth will serve as vice president and Wendy Welch will serve as acting president. Jennifer McNeill will be joining the board as a member at-large to fulfill Kyle Newgreen's remaining term until elections in December.

The board has taken several steps to improve the pool. We have hired security and set new procedures for the lifeguards and checkin process. We are also converting one of the unused locker rooms to a bathroom for the gym. That will end the hallway and pool access from the gym which has been a long-standing problem. These steps take time, but we are seeing a marked improvement already.

Delays in Phase 4 streets turnover to Indian Trail are due to pending engineering approvals from Eagle Engineering. Three parties, Taylor Morrison, Indian Trail, and the HOA await these approvals.

Sidewalk repairs are complete. The repaired sites are being inspected and adjacent lawn repairs are being assessed and scheduled. We expect all repairs should be completed within the next two weeks.

A committee is being formed to take another vote on a neighborhood rental cap. We fell just a few votes short last year. If you would like to lead or join the committee, please email the board at board@bonterrahoa.com

Gym and pool access is restricted to Bonterra residents and their guests. HOA policy prohibits opening carded gates without a valid amenity card. You are responsible for anyone you admit. Admitting more than 2 guests or admitting guests who fail to comply with posted rules may result in suspension of amenity access. Please report lost or missing cards to board@bonterrahoa.com If your card is used to let others in, you are responsible for any damages.



REMINDERS:

HOA monthly financials are posted on CMG's Vine and on the Bonterra Village website. You may access our governing documents, past newsletters, Clubhouse reservation directions, ARC request forms, amenity card application forms and other information @ www.bonterrahoa.com

NO motorized vehicles are allowed on the Trails. All dogs must be leashed. All pet waste must be removed by the owner per [Union County Pet Ordinance](#)

Bonterra Village encourages all Homeowners to volunteer and serve on the following committees; Welcoming, Projects, Finance, Pool & Rec, Trails, Social, ARC, Nominating, Rental Cap Vote, and Common Area Development. If you have an interest, please email board@bonterrahoa.com

Contact the HOA board with any questions: board@bonterrahoa.com

Contact Cedar Management for non-urgent matters:

accounting@mycmg.com

maintenance@mycmg.com

support@mycmg.com

violations@mycmg.com

arc@mycmg.com

clubhouse@mycmg.com

Contact the board : board@boardhoa.com

Welcome, New Neighbors

If you are new to Bonterra Village or have not visited the Bonterra Village website, we invite you to register your email address on our website, www.bonterrahoa.com. Please remember it takes 6 to 7 weeks to register after you have moved in and the management company has all of your information. Please email questions or concerns to the HOA Board at board@bonterrahoa.com.

NOW HIRING!

Lifeguards
Attendants | Managers

- Ages 15 and up!
- Active and Outdoors
- Leadership Opportunities
- Certification Assistance
- \$50 Referral Bonus



Scan the code or go to
aquatechpm.com/apply



NOTE: Bonterra Phase 4 does have designated on-street parking



Legend

No Street Parking Allowed = —

Street Parking Allowed = —

Bonterra On-Street Parking Map



Town of Indian Trail
P.O. Box 2430
315 Matthews-Indian Trail Rd
Indian Trail, NC 28079



Town of Indian Trail Engineering
Department
Created By: Engineering

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