



Notes to Neighbors from the Bonterra Village HOA Board of Directors

A message from the Nominating Committee: We appreciate both former board members and new HOA members who have not yet served on the board who have stepped up to seek a seat on next year's HOA board. As of this date, we have 4 former board members and 3 new HOA members who are running for the 5 open board seats. Four seats are 2-year terms and will go to the 4 top vote recipients. The 5th seat, a 1-year term will go to the 5th leading vote recipient as we have done in the past two board elections.

A list of candidates and their brief bios will be sent to all HOA members prior to the November 14, 2022 Open Board Information Meeting to be held virtually to allow all candidates to share further information about their goals for the community. Nominations for HOA board should be sent to the Nominating Committee at nominationscommittee2023@gmail.com They will compile this year's list of candidates for voting.

Bontoberfest has been rescheduled! Please see page 3 for more details.

Pet waste stations have been installed in several common areas. Always clean up after your pet and dispose of their waste.

Bulk pickup is next month 8th and 15th of November on your recycle day.

The new entrance sign is being installed at the entrance near Braeburn soon, please use caution around construction areas.

To help prevent flooding, please make sure the street storm drains around your home are free of leaves and debris. Do not blow leaves down storm water drains.

HOA policy prohibits opening carded gates and doors 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@bonterrahua.com If your card is used to let others in, you are responsible for any damages.

Residents ages 16 and up are permitted to use the gym. Residents 15 and under must be accompanied by a parent or guardian.



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.



BONTOBERFEST EVENTS

SHOW YOUR HALLOWEEN SPIRIT! NEIGHBORHOOD HOME DECORATING CONTEST, JUDGING WILL TAKE PLACE ON OCT. 30TH. PRIZES WILL BE AWARDED.

BONTOBERFEST CELEBRATING BONTERRA'S 20TH ANNIVERSARY WILL BE OCT. 29TH FROM 3-7. DJ, FOOD TRUCKS, PETTING ZOO, CUPCAKES, POPCORN, GOODIE BAGS, BEER AND WINE... COME OUT AND CELEBRATE WITH US!

COSTUME PARADE WILL KICKOFF BONTOBERFEST, MEET AT THE STABLES AT 2:00. WE WILL LEAVE THE BARN AROUND 2:15 AND WILL END AT THE GAZEBO TO START OFF BONTOBERFEST. PARADE ROUTE MAP WILL BE FORTHCOMING.





RENTAL CAP AMENDMENT VOTE

The Bonterra Village Rental Cap Amendment Committee asks for your help to ensure the pleasant family atmosphere of Bonterra is sustained. We need all HOA members to cast a vote in January 2023 to amend our CC&Rs, establishing a limit on the growing number of corporate-owned rentals in Bonterra Village. If not capped, corporate ownership could grow to a significant voting bloc and make permanent changes to the appearance and atmosphere of Bonterra Village.

The proposed amendment would establish a limit of 15%, or 130 residential units cap, and requires 579 'Yes' votes from the 864 HOA voting members. You may recall this same vote from last year which fell a few dozen votes short of achieving the needed quorum to pass.

The BV Rental Cap Committee asks that you cast your vote in January and welcome questions so the voting members are informed and ready when the voting begins. You may reach the committee via email at kgalvinmhe@yahoo.com and watch their social media for more information.

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
 Sheet No. 1 of 1