



Notes to Neighbors from the Bonterra Village HOA Board of Directors

The 2022 Annual Meeting of the Bonterra Village Homeowners Association, Inc. will be held on Monday, December 5, 2022 at 6:30 pm using Google Meets (joining info below). Note: If you wish to attend in person at the clubhouse, please feel free. However, there is a limited amount of space available and will be on a first-come, first-served basis.

Video call link: <https://meet.google.com/aeu-thwe-qdj>
(US) +1 832-680-1771 PIN: 942 422 655#

Annual Meeting notices with candidate bios and ballots were mailed to homeowners. You may also vote online at <https://forms.gle/Oxd42mUUm5dc8bGS7> or a ballot is also provided with the Annual Meeting notice link in the newsletter email.

Tree trimming will begin on 6 December on both sides of Back Stretch Boulevard and may require temporary closures. Work will take place after the morning rush. Please use caution in this area.

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.

Please do not enter the sand filters (dry ponds) in Phase Three and Four. They are designed for stormwater control and damage to them is expensive to repair. Please make sure children know to stay away from those areas.

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@bonterrahhoa.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.



The board would like to share some accomplishments and improvements of the Bonterra Village HOA this year:

1. Completed extensive reserve study with outside firm to capture current and future reserve requirements.
2. Installed security lighting at the soccer field parking lot thanks to a generous donation from Circle K.
3. Installed 10 pet waste stations in common areas throughout the community.
4. Installed walkway with ADA access to Mt. Bonterra.
5. Installed entrance monument at Painted Horse and Topflight round-a-bout.
6. HOA coordinated insurance replacement of hail damaged roofs on 8 townhomes.
7. Arborist trimmed 72 street trees throughout the community.
8. HOA coordinated replacement of 153 sidewalk slabs and cut tree roots as necessary.
9. Completed last set of street tree root growth treatment throughout phase one and two.
10. Resurfaced pool and replaced tile and coping. (8-to-10-year cycle).
11. Covered seating area installed on common area at Cigar Ln.
12. Davona Dale ADA parking lot permitted by Indian Trail, including lighting and landscaping. This lot will be used for access to Mt. Bonterra.
13. Replaced landscaping on Bonterra Blvd, Poplin and Saratoga entrances and around clubhouse.
14. Replaced three walking bridges at common area by pond.
15. Installed bathroom and drinking fountain in gym and remodeled a locker room to create a new gym bathroom to improve pool entrance security.
16. Replaced two 18-year old HVAC units at clubhouse.
17. Install erosion preventive measures at pond by pool.
18. Completed extensive repairs at Painted Horse outfall wet pond.
19. Upgraded lighting in Gym And Barn with efficient LEDs.
20. Installed sprinkler system at the barn arena to reduce dust.
21. Coordinated various street & pond turnover issues with Taylor Morrison and Town of Indian Trail.
22. Maintained 2023 general assessments at the same level as 2022.

The HOA continues to communicate with Taylor Morrison on the progress of Phase Four street and storm water system turnover. The initial storm water drain drawings were rejected by the town due to variances in design from IT and DNR requirements. Monroe Roadway and Eagle Engineering are currently discussing findings and if any corrective measures are required. Once it's completed, Taylor Morrison will submit the updated drawings to Indian Trail for second review.



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.



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