

CANDLEWYCK

Connection

Contact Information

General Inquiries:

Phone: (704) 892-1660

Email: frontdesk@csicommunities.com

Community Watch:

Email: CandlewyckWatch@gmail.com

ACC Home Modification Requests: Form is available at www.candlewyckhomes.com or the CSI Community Portal

Upcoming Events

HOA Board Meetings:

Every 2nd Monday

Ladies Night: Every 3rd Thursday at 7:30pm (Community Clubhouse)

Pool Opening Day: May 21

Memorial Day/Summer Kickoff:

May 30 @ 12:00pm (Pool)

Fun Fridays: June 3, 10, 17, 24

5:00 pm - close (pool)

4th of July Golf Cart/Bike Parade:

10:30 am (pool parking lot)

Summer Pool Party: July 16th

FCC School Supply Drive:

July-August (Pool)

End of Summer Pool Party: Sept. 10



A MESSAGE FROM YOUR HOA PRESIDENT

As President of the Candlewyck Homes Association board, I am proud of all that the board and community has accomplished together. Recent repairs, upgrades, and activities highlighted in this newsletter have been made possible because 1. We have greater control and understanding of our financial situation and reserving needs 2. We are improving how the board operates and how it engages the community by fully seating the board, populating all committees, and getting clear on our purpose and how to effectively make decisions and take action to benefit the community.

Going forward - Our board is committed to realizing a vision for Candlewyck that is focused on maintaining Safety, improving Quality of Life, and increasing Property Values through Community Engagement and responsible Financial Stewardship.

Throughout the spring and early summer, we will be engaging you in a variety of ways to better understand what's most important to you and how best to fund and achieve our common goals. We are excited to create more opportunities for your positive and insightful voices to have an impact.

In the meantime, enjoy a few updates from the board in the paragraphs below and we look forward to seeing you around the neighborhood - on the trails, at the park, and in the pool!

- Steven

TREASURY UPDATE

Here are some key statistics and updates from your HOA treasurer!

- At this time, only one Candlewyck member meets our definition of delinquent ($>\$500$).
- Our current reserve is \$175,052.03. Capital expenses planned for the remainder of 2022 will bring this amount down by ~\$30k.
- We have noticed an increase in the number of rental properties. At this time there are 27 rentals in Candlewyck and an additional 14 rentals in Candlewyck Patio Homes (Total 41).

COMMUNITY WATCH UPDATE

Incidents reported since January 1, 2022: 16



With warmer weather and summer break fast approaching, we expect there to be an increase in the number of incidents reported. As such, we are looking for volunteers to assist with gatekeeping afterhours. If interested, please send an email to CandlewyckWatch@gmail.com

To report an incident: Call 911 to alert emergency services (police/fire/medical) and email CandlewyckWatch@gmail.com to alert the community response team.



It's not too late to sign up for the swim-team! Visit our website to complete registration. Drop off your check covering team fees (\$70 made out to Candlewyck HOA) to Katrina Somsel during practice.

For more information on the swim team, including practice times and meet schedules, go to: <https://candlewyck.swimtopia.com>

SOCIAL ENGAGEMENT UPDATE

- **Social Memberships:** We currently have 15 social members for 2022. *Welcome to our neighbors!* There are still social member spaces still available! To apply for a social membership, go to www.candlewyckhomes.com
- **Clubhouse Rentals:** Don't forget! One of the perks of being a member is the ability to rent the Candlewyck clubhouse. For information, pricing and availability, email frontdesk@csicommunities.com
- **Adult Morning Swim program is back for the 2022 Season!** All skill levels welcome! The program will be self-funded and run 7:00 - 8:30 am on Mondays, Wednesdays and Fridays during the months of June, July and August. The swim coach will act as lead and lifeguard during sessions. Cost is \$25 and the first practice is June 1. To sign up, email frontdesk@csicommunities.com

SWIMMING POOL NEWS



The Candlewyck community pool opens May 21st! Here's what you need to know...

- **Pool/Common Area Badges:** Badges remain in effect for 2022. If you have lost your badge or need additional badges the cost is \$5 per badge (cash preferred).
- **For new members:** New members receive 2 badges per household and can pay \$5 (cash preferred) for each additional badge needed (Maximum allowance of 6 badges/household)
- All badges can be picked up at the pool opening weekend (May 21-22). Please bring proof of residency. If you are unable to collect your badges May 21-22, email frontdesk@csicommunities.com.
- **Guest fees:** \$3/guest. (There is no fee for grandchildren and out of town visitors.) A maximum of 4 guests per household per day.
- **Pool Improvements:** Improvements since last season include 24 newly strapped chairs, fresh paint on benches and swings and beautification of the kiddie pool. Two new diving boards were ordered in January. Due to supply chain issues we are still awaiting delivery. Should they not arrive by May 21, we are planning for a stopgap solution.
- **Help Needed! Perfect for a teen summer job!** We are looking for a neighbor member that would like to run the snack bar for the summer. This member would provide products, set consistent hours of operation, and collect any profit generated. For more information and to apply, please email frontdesk@csicommunities.com

2022 Pool Schedule

Saturday, May 21* & Sunday, May 22
Saturday, May 28 - Monday, September 5
Saturday, Sept. 10 & Sunday, Sept. 11

Hours: Mon-Thurs (10am-8pm), Fri-Sat (10am-10pm), Sun (12pm-8pm)

*May 21 pool hours are 12-10 pm

MEET YOUR HOA BOARD OF DIRECTORS!

Your HOA President, made note on the first page of this newsletter, that many successes achieved in 2022 thus far are a result of a fully seated board and populated committees.



But who are they? Here's a bit of history about the volunteers on your HOA Board of Directors, what they love about Candlewyck and why they are working hard to make your neighborhood the best place to live in Charlotte!

PRESIDENT: Steven Neal

My family (Kristin, Ainsley, Colin, Elliette) and I moved to Candlewyck in 2015 and I've served on the board since 2016. We chose Candlewyck because of its convenient location, great schools, family feel, and nearly boundless potential to become THE BEST place to live in South Charlotte!

VICE PRESIDENT: Jimmy Hucks

I have been a homeowner in Candlewyck since 2018 and my wife has lived here for over 20 years! We have 4 kids, 3 of which still live with us. I've always loved the quaint feel of the neighborhood and strive to keep that intact.

TREASURER: Dean Loven

I joined the board to fill a vacant position on the board last fall. I am currently the treasurer. Our family has loved living in Candlewyck the past 20 years and counting. My wife, Bridget, and I are now empty-nesters, with our son starting law school in the fall. We especially enjoy the social events and food trucks.

SECRETARY: Michelle Martin

My husband, Jared, and I moved to Candlewyck in 2013. We have 3 boys and 2 crazy dogs. We discovered the neighborhood while house hunting, and loved it so much we had to wait a year before we could finally move here! Candlewyck reminds us of the neighborhoods of our childhood; kids playing outside, neighbors who become friends, and swimming during the summer. I joined the board this year as Secretary to ensure homeowners always have consistent and transparent communication.

ARCHITECTURAL CONTROL: Annalies Stewart

I'm an NC/SC Realtor with Helen Adams Realty, and a NC licensed Landscape Architect. I've been serving on the board off and on for the past 8 years. My husband Brian, and I and our two teens, Owen and Ada, moved here in 2014 and love the neighborhood! Our favorite things about Candlewyck are the large lots, great neighborhood amenities, and convenient location in South Charlotte!

LANDSCAPING/FACILITIES: Ian Anderson

My wife (Lonni) and children (Maxine and Emmett) moved to Candlewyck in 2019 after looking at a lot of homes in South Charlotte. We immediately loved Candlewyck's large properties, tree-covered, open spaces, and community amenities. I'm a landscape architect and community planner and I think Candlewyck is unique within the City of Charlotte and we need to keep it that way. I'm currently serving on the HOA Board and am the Grounds Committee Chairman so I'm very excited to utilize my experience to maintain and enhance our community's common areas and recreational facilities!

POOL: Chuck Osward

I joined the board in fall of 2021. My current position, aside from being a board member, includes chairing the pool committee. My wife Sue and I have lived in the neighborhood for 24 years. Our son, Luke, is currently a senior at Myers Park High School. We love our neighborhood's social opportunities, the great schools in the area, and the proximity to all Charlotte has to offer.

COMMUNITY ENGAGEMENT: Dannielle Magno

I have lived in Candlewyck for 10 years with my husband, Chris, an 18 year resident, and our children Peyton (16) and Ady (3). We also have 2 dogs, Bobby and Brady. Our favorite things about Candlewyck are the pool & swim team for the kids, the location and our neighbors.

SWIM TEAM REPRESENTATIVE: Katrina Somsel

This year I joined the board as a non-voting member, representing the SwimTeam, Candlewyck Barracudas. I have lived in the neighborhood for 15 years. My daughter, Alice, was born here and is a native to Charlotte. She has been on the swim-team for the last 5 years. I love our neighborhood's sense of community from the events, pool, swim-team and the people who live here, it truly is a special place.

CLUBHOUSE: Susanne Sweeney

I've been a resident of the Candlewyck Patio Homes for over 25 years and proudly hold the position of Treasurer with the Candlewyck Patio Homes HOA Board and the Clubhouse Representative with the Candlewyck HOA Board. My favorite features about Candlewyck are how comfortable and safe it is, my wonderful neighbors and its great location.