
CANDLEWYCK *Connection*

A MESSAGE FROM YOUR HOA PRESIDENT

Early this year we promised we would engage you to better understand what's most important to you and how best to fund and achieve our common goals.

In June, we provided access to recent financial statements and our latest reserve study so you could be well informed about our current financials and estimated future needs. In July, we invited you to participate in a community survey to provide insights about why you've chosen to live in Candlewyck, and which amenities matter most to you. We received more than 80 survey responses, all which provided valuable feedback.

Over the past months, we have been able to review your responses in more detail and have used them to help prioritize near-term spending and inform our recommendations about how to satisfy future funding needs. On September 14th, we are hosting the communitywide virtual meeting you were invited to last week so we may share these insights with you, as well as the funding options we are considering.

In the meantime, below are few updates on priorities the board has been focused on this year:

Dog Park (*Downed trees removed. Fence repaired*)

Diving Boards (*Recently replaced*)

Playground and Swing (*Ordered. Awaiting Delivery*)

Clubhouse Water Heater (*Replaced*)

Men's Pool Bath (*Replaced broken toilet. Fixed Leak*)

Pond Headwall Repair (*Scheduled for this month*)

Tennis Courts (*Insurance adjustment complete. Repairs pending contractor availability.*)

And, below is a sample of some of the impending improvement needs highlighted in the reserve study:

Chain-link fence	\$13,082.00	Pond dredging	\$20,670.00
Replace pool furniture	\$32,087.00	Split rail fencing - Trails (<i>2-Rail</i>)	\$11,695.00
Tennis court concrete restoration	\$142,695.00	Split rail fencing - Dog park (<i>2-Rail</i>)	\$6,804.00
Asphalt paved parking areas	\$38,387.00		
Asphalt walkways replacement	\$2,656.00	ESTIMATED TOTAL	\$268,076.00

As always, thank you for your engagement and continued support for the Candlewyck Homes Association. If you have questions or suggestions, please submit them via the form at the bottom of our website's home page at <https://www.candlewyckhomes.com>.

-Steven

UPCOMING COMMUNITY EVENTS

- HOA Board Meetings: Every 2nd Monday of the month.
- Future Funding Virtual Meeting: Sept 14 | 6:30 pm
- Wine Night: Sept. 15 | 7:30 pm
- Fall Cleanup & Fence Painting: Oct. 1 | 11:00 am
- HOA Annual Meeting: Oct. 13 | 6:30 pm
- Halloween Block Party: Oct 29 | 5:00 pm
- Halloween Costume Parade & Cookout: Oct 31| 4:00 pm
- Adult Holiday Party: Dec. 10
- Family Holiday Party: Dec 18

TREASURY UPDATE

- At this time, there are two Candlewyck members meeting our definition of delinquent (>\$500). Collection efforts are in process through CPI.
- Our current reserve is \$175,206.88. Capital expenses planned for the remainder of 2022 are \$9,350.
- At this time there are 11 rentals in Candlewyck and an additional 23 rentals in Candlewyck Patio Homes (Total 34).
- We currently have 20 social members for 2022. *Welcome to our new members!*

COMMUNITY WATCH UPDATE

Incidents reported since January 1, 2022: 27



As expected, the longer days and warmer temperatures of Summer, resulted in a slight up trend in events in the neighborhood. The number of these minor instances, however, has dramatically decreased since the formation of the community watch last year.

We still need your help to keep our community safe!

If you see something, report it. For emergencies or illegal activity call 911. For general concerns, email Candlewyckwatch@gmail.com with the subject line "ALERT".

SOCIAL ENGAGEMENT UPDATE

- Clubhouse Rentals: For information, pricing and availability, complete the contact form at www.candlewyckhomes.com

SWIM TEAM SEASON RECAP

The Barracudas wrapped up their first complete season in three years!

There were 84 swimmers this season and 19 were of them new to the team.

The end of season banquet was held on July 14th where all record breakers, team spirit and most improved were recognized.

Thank you to all the coaches and volunteers who helped make this season successful.

We look forward to another great season in summer of 2023!



Candlewyck Contact Information

General Inquiries:

- Phone: (704) 892-1660
- Contact form at www.candlewyckhomes.com

Community Watch:

- Emergencies: 911
- Email: CandlewyckWatch@gmail.com

ACC Home Modification Requests:

- Information and necessary forms available on the 'Homeowners' page at www.candlewyckhomes.com