



## Your news & updates

*from the Peninsula Property Owners Association*

### Trash Day Confusion

A Town of Cornelius trash collection schedule changed online without notice. Instead of delaying a day as published on the Town's website and collecting on Tuesday, January 3rd, Waste Pro collected trash Monday, January 2nd.

We have contacted the Town and have been told to leave trash cans on the curb and collection will happen before next Monday's normal schedule.

[Updated Trash Collection Schedule](#)

---

### **A reminder from the Peninsula Property Owners Association:**

We are sending out an appeal for you to nominate property owners interested in serving on the Board of Directors.

Each year at the Peninsula Property Owners Association Annual Meeting, members are asked to elect three property owners to join the nine-member Board of Directors for a term of three years each. The volunteer Board meets together monthly to discuss community activities and make the important decisions necessary to operate the homeowner's association.

The process starts early with asking now for volunteers interested to step forward and please raise your hand. Your interest and help keeping the Peninsula a wonderful place to live is needed!

If you would like to submit your name for consideration by the Nominating Committee, please complete and return the attached Nomination Form as described on the form no later than **January 9th, 2023**. The link is a PDF form which can be filled in online, then you need to save it, sign it and send to us.

A Nominating Committee has been appointed to receive nominations, learn more about the potential candidates and ultimately present them to the membership for election early next year.

[Fillable Nomination Form](#)

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Visit our website](#)

[Property Change Request  
Form](#)



Past Newsletters

Hawthorne Management

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

### Important Public Hearing

Cornelius Mayor Woody Washam is asking for your input on how the Town regulates growth. A public hearing is set for this Thursday, January 19th from 5:00-7:00 p.m. in room 204 of Town Hall to explain land use recommendations from the Growth Management Task Force.

Those recommendations include decreasing densities for future developments and limiting building heights to 2 stories along West Catawba Avenue.

Mayor Washam urges all citizens to turn out and provide personal input. This comes after concerns voiced about rapid growth. If you cannot attend, you can share your thoughts by email.

[ElectedOfficials@Cornelius.org](mailto:ElectedOfficials@Cornelius.org)

Growth Management info

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.



Visit our website

Property Change Request  
Form

Hawthorne Management

Past Newsletters

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!





## Your news & updates

*from the Peninsula Property Owners Association*

### Reminder for Tonight!

An important public hearing is set for tonight, January 19th from 5:00-7:00 p.m. in room 204 of Town Hall, for your input on how the Town regulates growth.

The Growth Management Task Force will deliver its recommendations which include decreasing densities for future developments and limiting building heights to 2 stories along West Catawba Avenue.

Mayor Woody Washam urges all citizens to turn out and provide personal input. If you cannot attend, you can share your thoughts by email.

[ElectedOfficials@Cornelius.org](mailto:ElectedOfficials@Cornelius.org)

Growth Management info

**If you heard the McGuire Nuclear alert sirens earlier today, Duke Energy reports it as a malfunction and not part of its regular monthly testing.**

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.



Visit our website

Property Change Request  
Form

Hawthorne Management

Past Newsletters

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

This notice of the PPOA annual meeting and ballot for election of board members was sent by USPS mail. If you did not receive it, please click the button then print and return by 7:15 p.m. on March 7th, 2023.



### ANNUAL MEETING NOTICE

February 3, 2023

Dear Property Owner:

The Peninsula Property Owners Association Annual Meeting is March 7, 2023 at 7:00 P.M. in the Mecklenburg Ballroom at the Peninsula Golf and Country Club located at 19101 Peninsula Club Drive. The purpose of the meeting is to elect three members to the Board of Directors and to report on the activities of the Association. The presentation will include the traditional reports of each committee's activities over this past year, a report of the finances and the election items. The presentation will also be distributed in an electronic form following the meeting for those who are not able to attend in person.

The Peninsula Property Owners Association Nominating Committee is pleased to present the enclosed nominees for election to the Board of Directors and has assembled some background information on each candidate. In order to achieve a quorum and conduct the election, the association must obtain a requisite level of participation. Therefore, it is extremely important to complete and return the form enclosed. The form enclosed allows each member to direct their votes for election by assigning a proxy.

Please help us obtain the required representation by returning your form well in advance. You may also wait until the night of the meeting and submit a form in person. Thank you for all of your help and participation in this important event organized to preserve and enhance our wonderful community.

Please return completed forms by  
mail to the Peninsula at PO Box 11906, Charlotte NC 28220; or  
email [admin@hawthornemgmt.com](mailto:admin@hawthornemgmt.com), or  
fax 704-347-4475

Sincerely,

The Peninsula POA Board of Directors



## PROXY FOR ANNUAL MEETING & ELECTION OF BOARD MEMBERS

The Peninsula Property Owners Association Nominating Committee presents the nominees listed in alphabetical order on the right of this page for election to three vacant positions on the Board of Directors for a term of three years each.

The undersigned hereby appoints the President of the Peninsula Property Owners Association Board of Directors as my proxy with power and authority to vote for me and on my behalf at the Annual Meeting to be held at 7 P.M. March 7, 2023 and to vote on my behalf on any motion or matter that may come before said meeting, or any adjournment thereof. I hereby direct my proxy to vote for the three (3) nominees indicated with a mark in the space adjacent to their name on this page.

We need your help! This proxy must be completed and returned no later than 7:15 P.M. March 7, 2023 in order to be counted and considered valid. The PPOA must receive the requisite number of completed proxies in order to conduct the election. Select three candidates.

Print Name(s)

Property Address

Signature(s)

Date

Please return proxies to Peninsula Property Owners Association at P.O. Box 11906, Charlotte NC 28220; [admin@hawthornemgmt.com](mailto:admin@hawthornemgmt.com); or fax 704-347-4475.

### Sherry Augustine 18205 Mainsail Pointe Drive

Sherry and her husband William have lived in the Peninsula for 23 years and the Charlotte area for over 30, they have two grown children. Sherry has served on the Advisory Council for Mecklenburg County Board of Parks and Recreation focusing on the Cornelius area greenway trails, aquatics programs and long range planning for the City of Cornelius to implement recycling program at city parks. Sherry is a current member of the PPOA Board (2020-current) and contributed to the Communications Committee by establishing Instagram and Facebook pages for the PPOA. As Committee Co-Chair for the landscape Committee she was focused on optimizing resources for the largest PPOA budget category to ensure the continued beauty of the Peninsula neighborhood. Her experience and skills gained during her career with IBM, Oelotte, Bank of America, and more recently a number of entrepreneurial ventures will be put toward the objectives of the PPOA.

### Matthew Lovallo 18809 Peninsula Cove Lane

Matthew and his wife Sadie have lived in the Peninsula for a little over a year and have one son. He has an MBA from Fordham University and is Semi Retired. Matthew has served on several Condo boards including being the treasurer with significant budget experience and was instrumental in the development offering plans, declarations, and by-laws along with collateral materials for HOA operations. As a Board Member, Matthew would like to maintain and improve quality of life, control costs, treat everyone equally, manage the balance of rules and fairness in homeowner requests for architectural changes or building envelope alterations and ensure that the Peninsula maintains status as a premium location. He will bring his over 30 years of experience in real estate acquisitions, development, operations, construction and finance.

### Robert Menzel 18825 Peninsula Club Drive

Robert and his wife, Lisa have lived in the Peninsula 12 years, in the Charlotte area for 23 years and have two grown children. Robert is Retired with a B/A from Salisbury University and was the Founder & CEO of a cold chain packaging business and consultant. Volunteer experience for Robert includes being the past president of the Eastern Shore, Kidney Foundation and Delmarva Traffic Club, mission trips to Mexico, Yucatan Peninsula and Peru. Admissions Liaison Officer serving the United States Air Force Academy Admissions for past 14 years. Mentoring students, serving schools in 3 county area. President for a small neighborhood HOA in eastern Lincoln County NC. As a Board member Robert would like to serve the neighborhood through listening and learning from our neighbors, the Board, and the Hawthorne team in addition to maintain and further enhance The Peninsula's reputation and its legacy as the premier Lake Norman community.

### Micheal Rouleau 18310 Town Harbour Rd

Michael and his wife Christina have lived in the Peninsula for 3 years and in the Charlotte area for 14, they have 3 children. Michael has a BS in Electrical Engineering and MS in Information Technology, currently working for Salesforce. His volunteer experience includes being the advisor for the wounded warrior project, missionary, fundraiser and advocate for Autism Speaks, Executive sponsor for "VetForce", Lake Forest Davidson Church mission work, Habitat for Humanity and founder of a nonprofit organization the Tomorrow Group. Michael been on the financial committee for an incorporated Town in MA. He would like to focus on sustainability, conservation, financial investment in the security beautification and safety of the community and promote a greater sense of community and well-being. His strengths include operational and process discipline, financial accounting relationship and consensus building, and strategy execution.

### Scott Stollendorf 17414 Sailors Watch Place

Scott and his wife Sue have lived in the Peninsula for 3 1/2 years, have three children, Scott is a current member of the PPOA Board. Scott is retired and has a BS in finance from the University of Virginia. His prior volunteer experience includes the Newport News planning commission, VA Peninsula Homebuilders Association; Newport News SPCA treasurer/president; Hiddenwood Recreation Assn, treasurer/president; Angels and Sparrows Community Center volunteer. Scott's goals as a Board member are to be vigilant in making sure the appealing grounds of the Peninsula continue to be well managed and maintained into the future. As a former commercial banker with Bank of America, Scott is detail oriented and a firm believer in sound fiscal management of resources. He will bring his ability to work well with others and good communication skills to the Board.

P. O. Box 11906 Charlotte, NC 28220-1906 704 377-0114 704 347-4475 FAX

PPOA Ballot

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.



Visit our website

Property Change Request  
Form

Hawthorne Management

Past Newsletters

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!





## Your news & updates

*from the Peninsula Property Owners Association*

## Growth talk

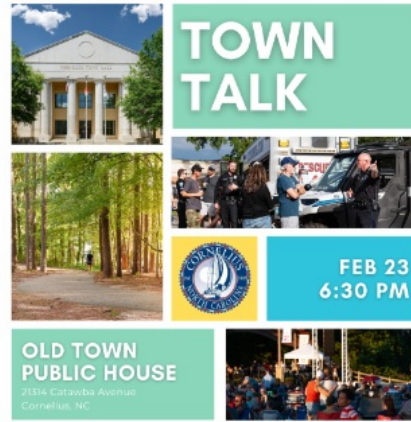


### KEEPING UP WITH CORNELIUS

Biweekly news & updates delivered  
straight to your email inbox

FEBRUARY 18, 2022

[- View as Webpage -](#)



CORNELIUS.ORG

## LET'S TALK GROWTH

What do you envision when you think about your Town in 2042? That's the question we asked to kick-start the Growth Management Task Force, and now they're ready to make recommendations on changes to the Land Use Plan.

Come by Old Town Public House on February 23 to learn about how these recommendations came to be, and what they mean for you and the place you love.

Commissioners Bilodeau and Osborne will lead the discussion, and they'd be more than happy to answer your questions.

OTPH is located at **21314 Catawba Avenue**.

**The event begins at 6:30 p.m.**

If you haven't expressed your concerns to Cornelius Town officials about the new land use plan recommendations, this is your chance. Please click the button below to register your attendance.

The Growth Management Task Force is about to deliver its recommendations-- which include decreasing densities for future developments and limiting building heights to 2 stories along West Catawba Avenue.

[Register here](#)

Mayor Woody Washam urges all citizens to turn out and provide personal input. If you cannot attend, you can share your thoughts by email.

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.



[Visit our website](#)

[Property Change Request Form](#)

[Hawthorne Management](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:Unsubscribe_news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!

March 6th, 2023



## Your news & updates

*from the Peninsula Property Owners Association*

### **REMINDER!**

**Annual Property Owners Meeting**

**Tomorrow, March 7th 7:00pm**

The Peninsula Club Ballroom

Please vote for three board members on the ballot below  
return by email, or, in person at the meeting





## ANNUAL MEETING NOTICE

February 3, 2023

Dear Property Owner:

The Peninsula Property Owners Association Annual Meeting is March 7, 2023 at 7:00 P.M. in the Mecklenburg Ballroom at the Peninsula Golf and Country Club located at 19101 Peninsula Club Drive. The purpose of the meeting is to elect three members to the Board of Directors and to report on the activities of the Association. The presentation will include the traditional reports of each committee's activities over this past year, a report of the finances and the election items. The presentation will also be distributed in an electronic form following the meeting for those who are not able to attend in person.

The Peninsula Property Owners Association Nominating Committee is pleased to present the enclosed nominees for election to the Board of Directors and has assembled some background information on each candidate. In order to achieve a quorum and conduct the election, the association must obtain a requisite level of participation. Therefore, it is extremely important to complete and return the form enclosed. The form enclosed allows each member to direct their votes for election by assigning a proxy.

Please help us obtain the required representation by returning your form well in advance. You may also wait until the night of the meeting and submit a form in person. Thank you for all of your help and participation in this important event organized to preserve and enhance our wonderful community.

Please return completed forms by  
mail to the Peninsula at PO Box 11906, Charlotte NC 28220; or  
email [admin@hawthornemgmt.com](mailto:admin@hawthornemgmt.com), or  
fax 704-347-4475

Sincerely,

The Peninsula POA Board of Directors



## PROXY FOR ANNUAL MEETING & ELECTION OF BOARD MEMBERS

The Peninsula Property Owners Association Nominating Committee presents the nominees listed in alphabetical order on the right of this page for election to three vacant positions on the Board of Directors for a term of three years each.

The undersigned hereby appoints the President of the Peninsula Property Owners Association Board of Directors as my proxy with power and authority to vote for me and on my behalf at the Annual Meeting to be held at 7 P.M. March 7, 2023 and to vote on my behalf on any motion or matter that may come before said meeting, or any adjournment thereof. I hereby direct my proxy to vote for the three (3) nominees indicated with a mark in the space adjacent to their name on this page.

We need your help! This proxy must be completed and returned no later than 7:15 P.M. March 7, 2023 in order to be counted and considered valid. The PPOA must receive the requisite number of completed proxies in order to conduct the election. Select three candidates.

Print Name(s)

Property Address

Signature(s)

Date

Please return proxies to Peninsula Property Owners Association at P.O. Box 11906, Charlotte NC 28220; [admin@hawthornemgmt.com](mailto:admin@hawthornemgmt.com); or fax 704-347-4475.

### Sherry Augustine 18205 Mainsail Pointe Drive

Sherry and her husband William have lived in the Peninsula for 23 years and the Charlotte area for over 30, they have two grown children. Sherry has served on the Advisory Council for Mecklenburg County Board of Parks and Recreation focusing on the Cornelius area greenway trails, aquatics programs and long range planning for the City of Cornelius to implement recycling program at city parks. Sherry is a current member of the PPOA Board (2020-current) and contributed to the Communications Committee by establishing Instagram and Facebook pages for the PPOA. As Committee Co-Chair for the landscape Committee she was focused on optimizing resources for the largest PPOA budget category to ensure the continued beauty of the Peninsula neighborhood. Her experience and skills gained during her career with IBM, Oelotte, Bank of America, and more recently a number of entrepreneurial ventures will be put toward the objectives of the PPOA.

### Matthew Lovallo 18809 Peninsula Cove Lane

Matthew and his wife Sadie have lived in the Peninsula for a little over a year and have one son. He has an MBA from Fordham University and is Semi Retired. Matthew has served on several Condo boards including being the treasurer with significant budget experience and was instrumental in the development offering plans, declarations, and by-laws along with collateral materials for HOA operations. As a Board Member, Matthew would like to maintain and improve quality of life, control costs, treat everyone equally, manage the balance of rules and fairness in homeowner requests for architectural changes or building envelope alterations and ensure that the Peninsula maintains status as a premium location. He will bring his over 30 years of experience in real estate acquisitions, development, operations, construction and finance.

### Robert Menzel 18825 Peninsula Club Drive

Robert and his wife, Lisa have lived in the Peninsula 12 years, in the Charlotte area for 23 years and have two grown children. Robert is Retired with a B/A from Salisbury University and was the Founder & CEO of a cold chain packaging business and consultant. Volunteer experience for Robert includes being the past president of the Eastern Shore, Kidney Foundation and Delmarva Traffic Club, mission trips to Mexico, Yucatan Peninsula and Peru. Admissions Liaison Officer serving the United States Air Force Academy Admissions for past 14 years. Mentoring students, serving schools in 3 county area. President for a small neighborhood HOA in eastern Lincoln County NC. As a Board member Robert would like to serve the neighborhood through listening and learning from our neighbors, the Board, and the Hawthorne team in addition to maintain and further enhance The Peninsula's reputation and its legacy as the premier Lake Norman community.

### Micheal Rouleau 18310 Town Harbour Rd

Michael and his wife Christina have lived in the Peninsula for 3 years and in the Charlotte area for 14, they have 3 children. Michael has a BS in Electrical Engineering and MS in Information Technology, currently working for Salesforce. His volunteer experience includes being the advisor for the wounded warrior project, missionary, fundraiser and advocate for Autism Speaks, Executive sponsor for "VetForce", Lake Forest Davidson Church mission work, Habitat for Humanity and founder of a nonprofit organization the Tomorrow Group. Michael been on the financial committee for an incorporated Town in MA. He would like to focus on sustainability, conservation, financial investment in the security beautification and safety of the community and promote a greater sense of community and well-being. His strengths include operational and process discipline, financial accounting relationship and consensus building, and strategy execution.

### Scott Stollendorf 17414 Sailors Watch Place

Scott and his wife Sue have lived in the Peninsula for 3 1/2 years, have three children, Scott is a current member of the PPOA Board. Scott is retired and has a BS in finance from the University of Virginia. His prior volunteer experience includes the Newport News planning commission, VA Peninsula Homebuilders Association; Newport News SPCA treasurer/president; Hiddenwood Recreation Assn, treasurer/president; Angels and Sparrows Community Center volunteer. Scott's goals as a Board member are to be vigilant in making sure the appealing grounds of the Peninsula continue to be well managed and maintained into the future. As a former commercial banker with Bank of America, Scott is detail oriented and a firm believer in sound fiscal management of resources. He will bring his ability to work well with others and good communication skills to the Board.

P. O. Box 11906 Charlotte, NC 28220-1906 704 377-0114 704 347-4475 FAX

PPOA Ballot

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.



Visit our website

Property Change Request  
Form

Hawthorne Management

Past Newsletters

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!

March 11th, 2023



## Your news & updates

*from the Peninsula Property Owners Association*

### Congratulations!

to the PPOA new board members

**Robert Menzel**  
**Sherry Augustine**  
**Scott Stollendorf**

We thank everyone who attended  
the Annual Property Owners meeting

questions or concerns should be directed to:  
[admin@hawthornemgmt.com](mailto:admin@hawthornemgmt.com)  
or  
[news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)



Do you love your trees but believe some might be diseased or dying? Please don't employ a tree service to take them down without sending us a request.

All exterior changes must be requested and approved by the ACC (architectural change committee) before any action.

[Property Change Request Form](#)

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.



[Hawthorne Management](#)

[Visit our website](#)

[Past Newsletters](#)

[Street light repair](#)

---

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA

---



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

Spring is here and with so many out and about enjoying the weather, your PPOA is cognizant about everyone's safety.

Cornelius Police urge you to take precautions when you drive, run, bike, or walk our neighborhoods.

Please be extra vigilant when approaching and using the crosswalks. Make sure to activate and watch for the flashing signs.

And here's a reminder we've given many times before-- golf carts are not allowed on our sidewalks and must be registered and licensed to drive the streets.

If your golf cart isn't street legal, you are placing your life and others at risk by skirting the ordinance.

Golf carts are no match for vehicles doing 35 mph on Jetton Road. By this message, we simply hope to avoid any potential tragedy.



## More Homeowner Information

Click the buttons for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of this page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates



*from the Peninsula Property Owners Association*

---

### Lift Stations

---



If you are one of the 576 homes in Peninsula with a lift station, commonly called a grinder pump, this is information you need to know to prevent sewage failures.

When you cook with oils, make sure to wipe out the pots, pans and utensils with paper towels before washing. Grease build-up can cause the pump motor to wear out prematurely.



Our contractor McCall Brothers also asks:

Never put any of the following materials into sinks, toilets or drains:

*Glass, metal, wood, seafood shells, papers, socks, rags or cloth of any kind, plastic, rubber or latex objects (toys, eating utensils, condoms) chemicals, toxic, caustic, or poisonous substance, degreasing solvents, explosive or flammable material, lubricating oil or grease, cooking fat, hair clippings or dental floss, clean up wipes or any non-biodegradable material (including feminine hygiene products), kitty litter or aquarium gravel*

---

When something goes down the drain and ends up under one of these not-so-attractive green covers, it causes a problem at the station resulting in a service call expense. The owner is required to reimburse the association for the cost.

In addition to the service call expense, these items cause unusual wear and tear on the station reducing the overall life expectancy of its major parts and components.



[Grinder Pump Information](#)



Answers to many questions, including the [Architectural Change request form](#) and a link to contact Hawthorne Management are just a click away.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

---

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of this page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

### It's boating season again!



### ...and did you know?

North Carolina requires anyone born after Jan. 1, 1988 to take and pass a Boater Safety Class in order to operate any motorized vessel on North Carolina waters.

That includes personal watercraft like Jet Skis and Waverunners used on **Lake Norman**.

Flotilla 26-04 of the Coast Guard Auxiliary has scheduled boating safety classes  
May 20, July 22, Sept. 23 and Nov. 18.

The classes are held at the Denver Fire Department in Denver, 3956 NC-16 Business, from 8 am until around 3 pm.

The cost is \$35 and includes lunch, book, certificate and laminated wallet card.

[Registration](#)

## More Homeowner Information

Click the buttons for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of this page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!

April 14th, 2023



## Your news & updates

*from the Peninsula Property Owners Association*

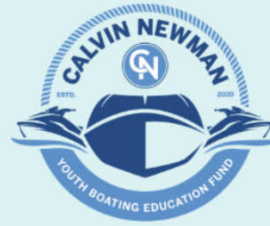
---



### **FREE PWC Youth Safety Seminar**

Saturday, April 29th, 2023  
Safe Harbor Peninsula Yacht Club  
12:30pm sign-in 1-4pm seminar

[Registration](#)



**SATURDAY, APRIL 29TH, 2023  
PERSONAL WATER CRAFT  
YOUTH SAFETY SEMINAR**

**Register your child or teen  
[www.calvinfund.org](http://www.calvinfund.org)**

Sponsored by the Calvin Newman  
Fund & The SHPYC

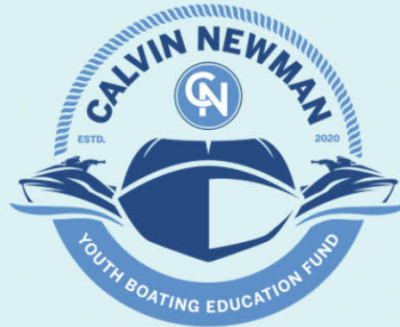
To promote and support youth boating  
safety education and awareness in  
honor of and legacy to Calvin Newman.

**VISIT OUR WEBSITE FOR  
INFORMATION, SEMINARS  
OR TO DONATE**



**[calvinfund.org](http://calvinfund.org)**

We are a 501c3 Non Profit Organization



## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)

[Visit our website](#)



Past Newsletters

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates



from the Peninsula Property Owners Association

---

### Tree Removal

---

It's spring and many neighbors are considering landscape improvements for their property. As the Architectural Changes Committee (ACC) notes, there has already been a large number of requests to cut down trees and other vegetation.

Before you do, please read the following guidelines--

---



*2.6 Protection of Vegetation. The existing trees at The Peninsula are a prized natural amenity which add value to the community in a multitude of ways. Crescent has exercised care to retain much of the existing vegetation in the design of the land plan for The Peninsula; and Lot Owners, their builders and contractors are expected to continue to preserve this valuable resource during the course of construction.*

*2.6.2 Outside Building Envelope. "Mature trees" outside the Building Envelope may not be cut down or otherwise removed without the specific written approval of the ACC. "Mature trees" for purposes of these Guidelines shall mean the following:*

*Tree Type Diameter*

*Evergreen 4" or greater*

*Deciduous 3" or greater*

*Dogwoods and other flowering trees 1½" or greater*



*2.6.3 Unauthorized Cutting. The ACC or Master Board shall have the authority, in its discretion, to assess penalties against an Owner who cuts, damages or removes any trees, shrubs or other vegetation on its Lot contrary to the provisions of these Guidelines and in addition to any fines or penalties shall have the right to require the replacement of such vegetation. Such penalties shall be in addition to any costs charged against the Owner's Construction Escrow Deposit, if any, under Paragraph 6 of these Guidelines. An Owner shall not under any circumstance cut, damage or remove any trees, shrubs or other vegetation on any other Lot, Common Area or Golf Course property. The ACC or Master Board shall have the authority, in its discretion, to assess penalties against any Owner who violates this rule or require the Owner to replace vegetation removed or damaged.*



These guidelines can be found at: <http://www.peninsulapropertyowners.com> on the page titled Architectural Control -then click on the tab titled Architectural Request and Landscaping Guidelines-then click on the tab titled Architectural and Landscaping Guidelines

Here you will find guidance on how to proceed with your application. Please note that stumps will need to be ground to grade or below grade level and the Architectural Changes Committee will need to easily identify the tree(s) shrubs or bushes you are planning to remove. Tying a ribbon or tape to it really helps!

Applications can easily be submitted online. Just follow the instructions to complete the application and submit to [arc@hawthornemgmt.com](mailto:arc@hawthornemgmt.com)

---

## More Home Owner information

Answers to many questions, including the **Architectural Change request form** and a link to contact Hawthorne Management are just a click away.

Property Change Request Form



Visit our website

Past Newsletters

---

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



---

If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of this page. Your Peninsula Property Owners Association thanks you.



[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!

April 29th, 2023

## Your news & updates



*from the Peninsula Property Owners Association*

### Parking Problems



Cornelius Police have begun citing drivers for parking in the "No Parking" signs on the Harbor Light land bridge. The signs are clear-- yet there are drivers who use the area as a shortcut access to the boat docks at the Yacht Club. CPD tells us they will continue to monitor and ticket cars they find in violation of the "No Parking" signs.



**We also remind neighbors not to park cars overnight on our streets.**

## More Home Owner information

Answers to many questions, including the [Architectural Change request form](#) and a link to contact Hawthorne Management are just a click away.

[Property Change Request Form](#)

[Visit our website](#)

[Past Newsletters](#)



Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of this page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

### The Samantha and Kyle Busch Bundle of Joy Fund

May 25th Benefit Concert

Dedicated to advocating for infertility education and awareness and removing financial barriers by granting monetary awards to couples who require fertility treatments to have their own bundle of joy.

The poster features a stylized green and white car and a guitar neck. Text includes: "FAST CARS and GUITARS", "BENEFITING The Bundle of Joy Fund", "Presents Nashville Recording Artist MATT STELL", "with special guest Dee Jay Silver", "THURSDAY, MAY 25", "BOATYARD LAKE NORMAN +LIVE MUSIC+", and "COUNTRY 103.7".

**FAST CARS**  
**and GUITARS**

**BENEFITING**  
The Bundle of Joy Fund

**BOATYARD**  
LAKE NORMAN  
+LIVE MUSIC+

**COUNTRY**  
**103.7**

*Presents*  
Nashville  
Recording Artist  
**MATT STELL**

with special guest  
Dee Jay Silver

**THURSDAY,**  
**MAY 25**

[Bundle of Joy Benefit](#)

[Ticket information](#)

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

### Muddy Water Leak!

If you've noticed mud on Harbor Light, there is an underground water leak seeping through a crack in the asphalt. It has been reported to Charlotte Water for repair but we don't know when they'll be out to fix it.

We will notify you when repairs begin.

Charlotte Water can be reached at [\(704\) 336-7600](tel:7043367600) or 311.

### More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!





## Your news & updates

*from the Peninsula Property Owners Association*

### ATTENTION PENINSULA FAMILIES:

Stroll The Peninsula magazine wants to feature high school graduating seniors in an upcoming issue!



Please provide:

1. High resolution photo of graduate (formal or casual); include photo credit if taken by a professional
2. High school graduating from
3. College attending (or other plans like gap year or job)

Please email to Delia at [lkneditor@strollmag.com](mailto:lkneditor@strollmag.com) no later than July 5th.

Send to Delia

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

Property Change Request Form



Visit our website

Past Newsletters



---

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA

---



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

### Please Beware!



The water line break under Harbor Light (near the intersection with Jetton Road) is creating a sink hole under the pavement.

Charlotte Water has placed an orange barrel where the asphalt has begun to buckle. We are still unsure when repair will begin.

**Charlotte Water can be reached at (704) 336-7600 or 311.**

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

### Life Saving Rings!



The Lake Norman Marine Commission is on a mission this summer to place life rings on every dock.

LNMC is giving away life rings and throw ropes for FREE as long as they last to dock owners who register on the application button below.

In Mecklenburg County, you may contact the LNMC representative for more information, or, to make a tax deductible donation to see the program continues.

John H. Johnson  
Mecklenburg County Commissioner for the  
Lake Norman Marine Commission  
E-mail: [jjohnson@lnmc.org](mailto:jjohnson@lnmc.org)  
Phone: (704) 650-2673  
Marine Radio: Hail "Gone Fission" on Ch. 16  
Marine Commission website: <https://lnmc.org>

[Life Ring Application](#)

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

---

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA

---



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



June 7th, 2023



## Your news & updates

*from the Peninsula Property Owners Association*

### Finally Fixed



The water line break under Harbor Light (near the intersection with Jetton Road) has been repaired.

Should you notice any new water line leaks, please call:

**Charlotte Water (704) 336-7600 or 311.**

### More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)

[Visit our website](#)

[Past Newsletters](#)





Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!

June 7th, 2023



## Your news & updates

*from the Peninsula Property Owners Association*

### This Sunday





**SUNDAY, JUNE 25TH, 1 PM**  
**PERSONAL WATER CRAFT**  
**YOUTH SAFETY SEMINAR**

**Register your child or teen**  
**[www.calvinfund.org](http://www.calvinfund.org)**

Sponsored by the Calvin Newman  
Fund & The SHPYC

To promote and support youth boating  
safety education and awareness in  
honor of and legacy to Calvin Newman.

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)

[Visit our website](#)

[Past Newsletters](#)



Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

### Residents Only!

Every summer, it's the same-- loud music, loud cars, late-night parties, drinking, smoking, fireworks, and piles of trash at the John Connor Road Park and for years, neighbors living nearby have lodged valid complaints about these and many other problems at the park, at the Peninsula Island boat slips and on the adjacent island.

The Peninsula Property Owners Association board advises neighbors to **call police**.



One of the 8 signs previously posted by the board reads-- "Private Property, No Trespassing, Members Only and Violators Will Be Prosecuted."



Other signs expressly forbid dumping and dogs without a leash.



We all know signs don't prevent rule breakers, but working together, you and the police can curtail the problems.

Recently, the board authorized Cornelius Police Department Officers to patrol and arrest anyone breaking these stated rules.

The park exists for the use and enjoyment of **Peninsula Property Owners ONLY**.



## The Peninsula Property Residents ONLY

- Island hours-DAWN to DUSK
- No littering
- No loitering
- Violators will be prosecuted



We rely on **all neighbors** to see something, say something.

Don't hesitate to call the police--  
**dial 9-1-1** or the non-emergency dispatch  
number at **704-892-7773**.

## More Homeowner Information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.



[Visit our website](#)

[Property Change Request Form](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.



[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!

---





## Your news & updates

*from the Peninsula Property Owners Association*

With summer in full swing and Independence Day approaching, everyone's safety is a concern of your PPOA. Cornelius Police urge you to take precautions when you drive, run, bike, or walk our neighborhoods.

Please be extra vigilant when approaching and using the crosswalks. Make sure to activate and watch for the flashing signs. Lots of folks are out and about these days. Plenty more will add to the numbers during the holiday weekend.

And here's a reminder we've given many times before-- golf carts are not allowed on our sidewalks and must be registered and licensed to drive the streets.

If your golf cart isn't street legal, you are placing your life and others at risk by skirting the ordinance.

Golf carts are no match for vehicles doing 35 mph on Jetton Road. By this message, we simply hope to avoid any potential tragedy.



## More Homeowner Information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.



[Visit our website](#)

[Property Change Request Form](#)

[Past Newsletters](#)



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!

July 3rd, 2023



## Your news & updates

*from the Peninsula Property Owners Association*



In case you didn't know...

The annual Peninsula Club Fireworks show will begin at dusk on the evening of July 4th. Plan on heavy congestion of cars, kids and boats in the cove, so please enjoy the event, but most of all, **safety first!**

Your PPOA wishes you a very Happy Independence Day celebration!

## More Homeowner Information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.



[Visit our website](#)

[Property Change Request Form](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!

July 8th, 2023



## Your news & updates

*from the Peninsula Property Owners Association*

### No Swim Continues



The "No Swimming" advisory from Mecklenburg County continues this weekend for a cove between The Peninsula and Jetton Road Park. About 875 gallons of sewage spilled from a broken pipe earlier this week causing bacteria levels to elevate. Officials report they are monitoring levels in the cove near Double Eagle Drive, Halyard Pointe Lane and Jetton Road Park.

**More Home Owner information**

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



July 10th, 2023



## Your news & updates

*from the Peninsula Property Owners Association*

### Advisory Lifted



The No Swim Advisory issued on July 5, 2023 has been LIFTED on Lake Norman near 18630 Jetton Rd-- from Mecklenburg County.

### More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

### Please Note!

Dear Homeowners,

We apologize but there is an error on the recent August 1st bill you received from our office for the Peninsula Property Owners. The "late after" date is incorrect and reads July 31st and should read **August 31st**. Again we sincerely apologize for this error and please note that the correct "late after" date is **August 31st**.

Payments can be made online at [www.hawthornemgmt.com](http://www.hawthornemgmt.com) by logging into your homeowner account or mailed to:

The Peninsula Property Owners Association, Inc.  
C/O Hawthorne Management Company  
P.O. Box 1058  
Commerce, GA 30529-1058  
Thank you.

**Hawthorne Management Company**

### More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

Property Change Request Form



Visit our website

Past Newsletters

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

# The Peninsula Club

**from: Darren Berkman, CCM**  
*General Manager*

### Dear Peninsula Property Owner,

The Peninsula Club is approaching a momentous time in its existence with the chance to improve nearly all aspects of an already prestigious club. The golf course is not only the heart of The Club but also The Peninsula Community. In partnering with one of the most sought-after Golf Course Architects, Beau Welling Design (BWD), The Peninsula Club has paved an exciting future as the golf course renovation and other improvements included in the Next Generation Renovation will provide years of growth in both reputation and member enjoyment.



The life cycle of a golf course is approximately thirty years due to the many infrastructure components that require consistent upgrades over the years. At thirty-three years old, The Peninsula Club's golf course has surpassed its useful life and now requires a large-scale renovation. We now have a unique opportunity to improve the golf course architecturally, meet the needs of all golfing demographics, and improve agronomic conditioning. The footprint of the golf course will remain the same, but the location of some of the components will be altered and replaced.

#### Eradication Process

One of the most important aspects to a successful renovation begins prior to a shovel entering the ground. The Golf Course Maintenance (GCM) team will be following the USGA's recommendations for eradicating the current grasses. The first application will be made on August 7, 2023, weather pending. The putting greens will be excluded from the initial eradication process so that putting conditions will remain high until construction begins.

#### Projected timeline for the renovation

*On October 2, 2023, Wadsworth Golf Construction Company will begin construction. The company has provided the following preliminary project sequencing:*

- a) Holes 11, 12, and 13
- b) Holes 14, 15, 16, and 17 tees
- c) Holes 17 fairway side, 18, 10
- d) Holes 6, 7, and 8
- e) Holes 2, 3, and 4
- f) Holes 1, 5, and 9 pond
- g) Holes 9, Practice Area, and Driving Range



#### Additional Improvements during the Next Generation Renovation

The Club will be constructing a Golf Performance Center with two teaching bays near the practice facilities. A new Golf Pro Shop will be built attached to the Golf Performance Center. The current Golf Shop will be converted to an Adult Lounge. Additionally, four new tennis courts will be constructed as part of the renovation and six pickleball courts will be added to the tennis complex. We are very excited about the upcoming improvements and want to keep all residents of The Peninsula Community updated.

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:Unsubscribe_news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!





## Your news & updates

*from the Peninsula Property Owners Association*

---

## Traffic Notice

Safe Harbor Peninsula Yacht Club advises us of a member's event tomorrow,

**Saturday, August 12<sup>th</sup> from 11am-4pm.**

We expect parking on streets-- especially on Harbor Light Boulevard-- and extra traffic in the community.

The Town of Cornelius Police Department is aware of the event and has been invited.



---

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

---

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)

---



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!

August 14th, 2023



## Your news & updates

*from the Peninsula Property Owners Association*

---

## Loving Landscape

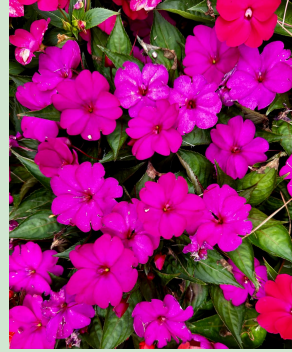
Are you passionate about enhancing the beauty of our neighborhood?



This is an invitation to join our **Neighborhood Landscape Committee** and make a positive impact on the environment we call home.

We are seeking dedicated volunteers who share a love for nature and a vision for creating inviting outdoor spaces. As a committee member, you'll have the opportunity to collaborate on exciting new landscaping projects, contribute fresh

ideas, and work together to keep our neighborhood vibrant and green.



Whether you have a green thumb or simply a desire to contribute, we welcome your participation. Let's come together and cultivate the most picturesque and enjoyable community. Join us today in shaping the scenic beauty of our neighborhood!



If you would like to volunteer to join us, please send an email with your name and contact information to:

[news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

Property Change Request Form



Visit our website

Past Newsletters

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!





## Your news & updates

*from the Peninsula Property Owners Association*

### Lost Car Key Fob



If you believe this belongs to you, send an email to [news4peninsula](mailto:news4peninsula), saying which brand of vehicle, where it was lost and when.

We want to insure this is returned to its rightful owner.

### More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)





If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!

August 18th, 2023



## Your news & updates

*from the Peninsula Property Owners Association*



Calling all festive souls who love to make the holiday season extra special!

Join our **Neighborhood Holiday Committee** and be a part of creating magical moments for our community.

We're seeking enthusiastic volunteers who are brimming with creative ideas and a passion for bringing joy to our neighbors during this wonderful time of year.

**As a committee member, you'll play a pivotal role in planning and organizing delightful holiday events, charming decorations, and heartwarming activities that will light up our neighborhood.**

**Let's come together, share the spirit of the season, and make this year's holidays unforgettable. Join us in spreading smiles, laughter, and warmth throughout our community – sign up now and let the holiday magic begin!**

click button to send email



Holiday Committee sign up

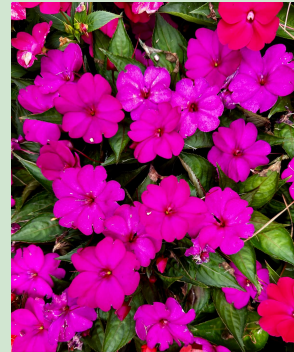
And if you missed last week's newsletter...

We also sent an invitation to join our  
**Neighborhood Landscape**



**Committee** and make a positive impact on the environment we call home.

We are seeking dedicated volunteers who share a love for nature and a vision for creating inviting outdoor spaces. As a committee member, you'll have the opportunity to collaborate on exciting new landscaping projects, contribute fresh ideas, and work together to keep our neighborhood vibrant and green.



Whether you have a green thumb or simply a desire to contribute, we welcome your participation. Let's come together and cultivate the most picturesque and enjoyable community. Join us today in shaping the scenic beauty of our neighborhood!



If you would like to volunteer to join the Holiday or Landscape Committees, please send an email with your name and contact information to:

[news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

Property Change Request Form



Visit our website

Past Newsletters

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!

August 21st, 2023



## Your news & updates

*from the Peninsula Property Owners Association*

### More Utility Work



In the next few weeks, Duke Energy plans to run new power lines over to Patrick's Purchase neighborhood. A subcontractor will be boring under Jetton Road at two different locations between Meta and Stableford.

### More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)





If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

### The Peninsula Club

**from: Darren Berkman, CCM**  
*General Manager*

#### Dear Peninsula Property Owners

##### Eradication Process--

One of the most important aspects to a successful renovation begins prior to a shovel entering the ground. The Golf Course Maintenance (GCM) team will be following the USGA's recommendations for eradicating the current grasses.



The next application will be made on August 28, 2023, for holes 10-18, weather pending. Holes 1-9 and the driving range will be done on September 5, 2023, weather pending.

The putting greens will be excluded from the initial eradication process so that putting conditions will remain high until construction begins.

#### Projected timeline for the renovation

On October 2, 2023, Wadsworth Golf Construction Company will begin construction. The company has provided the following preliminary project sequencing:

- a) Holes 11, 12, and 13
- b) Holes 14, 15, 16, and 17 tees
- c) Holes 17 fairway side, 18, 10
- d) Holes 6, 7, and 8
- e) Holes 2, 3, and 4
- f) Holes 1, 5, and 9 pond
- g) Holes 9, Practice Area, and Driving Range

#### Additional Improvements during the Next Generation Renovation

The Club will be constructing a Golf Performance Center with two teaching bays near the practice facilities. A new Golf Pro Shop will be built attached to the Golf Performance Center. The current Golf Shop will be converted to an Adult Lounge. Additionally, four new tennis courts will be constructed as part of the renovation and six pickleball courts will be added to the tennis complex.

We are very excited about the upcoming improvements and want to keep all residents of The Peninsula Community updated.

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a

link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

### The Peninsula Club

**from: Darren Berkman, CCM**  
*General Manager*

#### Dear Peninsula Property Owners

The turf eradication process is nearing its completion. All areas of the golf course (excluding the greens) have been treated twice.

The third and final treatment will be executed on Monday, September 18 for golf holes 10-18 and Monday, October 2 for golf holes 1-9 (weather permitting).

Nitrogen has been applied to encourage new growth in plants that have not been completely eradicated. An actively growing plant is necessary for the herbicides to be translocated throughout the plant and ultimately more effective.

From afar, the grasses appear to be completely eradicated, but bermudagrass's extensive growth habit require additional treatments at intervals to ensure complete control has been achieved.



## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!

October 3rd, 2023



## Your news & updates

*from the Peninsula Property Owners Association*

### EAS Test Tomorrow

The Federal Emergency Management Agency and the Federal Communications Commission are planning to test both the Emergency Alert System (EAS) and Wireless Emergency Alerts (WEA) on Wednesday, October 4, at 2:20 p.m. Eastern. The test will be conducted in two parts, with one set to go to cell phones and the other to radio and TV stations.

### More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

Property Change Request Form



Visit our website

Past Newsletters

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.



Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

---

### Be a River Keeper!



Tomorrow, October 7th, the Catawba Riversweep, a community cleanup of the Catawba-Wateree River Basin, will take place from 9 to noon.

Volunteers and organizations from 26 counties across North and South Carolina will convene at more than 50 locations across the basin for the one-day cleanup led by the Catawba Riverkeeper Foundation.

In Cornelius, the **Ramsey Creek Park cleanup site** is still looking for boat captains. If you're in Denver, **Beatty's Ford Park** is also in need of boat captains.

[Riversweep Info](#)

---

# More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

### Watering Flowers

Due to golf course renovations, The Peninsula Club has had to completely shut down their irrigation system and probably won't be back on line until July of 2024.

This affects PPOA flowers in a couple of locations:  
**Capstan Green and Double Eagle at Halyard Point.**

Water for irrigation of our flowers is supplied by the golf course via a tap that we utilize. Without water, we will not be able to plant new flowers in those areas this Fall.



### Election Reminder

Early voting begins on Monday, October 23rd. Two years ago our community's voter participation was very low. Please vote this year to ensure we elect candidates who will govern in the best interests of The Peninsula and our town. The early voting polling place is Cornelius Town Hall.

Election Day is Tuesday, November 7th. If you have not voted early, it is very important for our community to vote.

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!





## Your news & updates

*from the Peninsula Property Owners Association*

### Got Leaves?



Starting next week, **November 1st**, the Town of Cornelius will provide street-side leaf vacuuming services. The service will run through January.

Pile your leaves at the curb and please do not put limbs or trash in the leaf piles.

The town hopes to complete one round per month depending on weather, You can check on truck locations at the [Town's website](#).



### Reminder!

Early voting begins this week  
**Thursday, October 26th**  
at Cornelius Town Hall.

**Election Day is**  
**Tuesday, November 7th.**

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a



link to contact Hawthorne Management.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

from the Peninsula Property Owners Association



## Early Voting Calendar!

Starts tomorrow  
Thursday, October 26th  
at Cornelius Town Hall.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				October 19 HAL MARSHALL 8 am – 5 pm	October 20 HAL MARSHALL 8 am – 5 pm	Closed
Closed	October 23 HAL MARSHALL 8 am – 5:00 pm	October 24 HAL MARSHALL 8 am – 5:00 pm	October 25 HAL MARSHALL 8 am – 5:00 pm	October 26 ALL 19 Sites 8 am – 7:30 pm	October 27 ALL 19 Sites 8 am – 7:30 pm	October 28 ALL 19 Sites 8 am – 3:00 pm
October 29 ALL 19 Sites 1 pm – 4 pm	October 30 ALL 19 Sites 8 am – 7:30 pm	October 31 ALL 19 Sites 8 am – 7:30 pm	November 1 ALL 19 Sites 8 am – 7:30 pm	November 2 ALL 19 Sites 8 am – 7:30 pm	November 3 ALL 19 Sites 8 am – 7:30 pm	November 4 FINAL DAY ALL 19 Sites 8 am – 3 pm
Closed	Closed	November 7 Election Day 6:30 am – 7:30 pm Voting in your assigned precinct (check your voter card or visit our website meckboe.org)	Eligible individuals may register and vote during the one-stop early voting period.			

## More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

Property Change Request Form



Visit our website

Past Newsletters

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

### Election day!

Polls are open today from  
**6:30AM to 7:30PM.**



You are required to show a photo ID to vote. Additional information at this link,

[www.ncsbe.gov](http://www.ncsbe.gov)

### More Home Owner information

Click the button for answers to many questions, including the Architectural Change request form and a link to contact Hawthorne Management.

Property Change Request Form



Visit our website

Past Newsletters

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!

## Your news & updates



from the Peninsula Property Owners Association

---

### Tree Removal



We are writing let you know that, as part of our ongoing efforts to maintain the health and beauty of our Peninsula neighborhood, tree removal will take place at the Stableford Lane entrance this week.

**Reason for Tree Removal:** The decision to remove these trees has been made after careful consideration by our Peninsula Property owners Board of Directors, Carolina Land Management and in consultation with professional arborist and landscape designers. We have determined that these trees have reached their maturity and are detrimental to surrounding trees and grounds.

**Replacement and Landscaping:** We will also prune the surrounding hollies and oaks, and later, plant new vibrant blooming shrubs and flowers, and replace the dead/dying sod. This will result in a fresh beautiful impression for the first street entrance in the neighborhood. This is the first project of an overall landscape plan that will continue down Jetton Road and throughout the neighborhood during the next year.



**Work Schedule:** The tree work is scheduled for the week of November 20th, and will take approximately 3 days. We appreciate your understanding and cooperation during this period. Please be advised that there may be temporary disruptions, such as noise and limited access to certain areas. Every effort will be made to minimize inconvenience.

---

Should you want to remove trees or shrubs from your property, before you do, please read the following guidelines--

---

*2.6 Protection of Vegetation. The existing trees at The Peninsula are a prized natural amenity which add value to the community in a multitude of ways. Crescent has exercised care to retain much of the existing vegetation in the design of the land plan for The Peninsula; and Lot Owners, their builders and contractors are expected to continue to preserve this valuable resource during the course of construction.*

*2.6.2 Outside Building Envelope. "Mature trees" outside the Building Envelope may not be cut down or otherwise removed without the specific written approval of the ACC. "Mature*



trees" for purposes of these Guidelines shall mean the following:

*Tree Type Diameter*

*Evergreen 4" or greater*

*Deciduous 3" or greater*

*Dogwoods and other flowering trees 1½" or greater*

*2.6.3 Unauthorized Cutting. The ACC or Master Board shall have the authority, in its discretion, to assess penalties against an Owner who cuts, damages or removes any trees, shrubs or other vegetation on its Lot contrary to the provisions of these Guidelines and in addition to any fines or penalties shall have the right to require the replacement of such vegetation. Such penalties shall be in addition to any costs charged against the Owner's Construction Escrow Deposit, if any, under Paragraph 6 of these Guidelines. An Owner shall not under any circumstance cut, damage or remove any trees, shrubs or other vegetation on any other Lot, Common Area or Golf Course property. The ACC or Master Board shall have the authority, in its discretion, to assess penalties against any Owner who violates this rule or require the Owner to replace vegetation removed or damaged.*



These guidelines can be found at: <http://www.peninsulapropertyowners.com> on the page titled Architectural Control -then click on the tab titled Architectural Request and Landscaping Guidelines-then click on the tab titled Architectural and Landscaping Guidelines

Here you will find guidance on how to proceed with your application. Please note that stumps will need to be ground to grade or below grade level and the Architectural Changes Committee will need to easily identify the tree(s) shrubs or bushes you are planning to remove. Tying a ribbon or tape to it really helps!

Applications can easily be submitted online. Just follow the instructions to complete the application and submit to [arc@hawthornemgmt.com](mailto:arc@hawthornemgmt.com)

## More Home Owner information

Answers to many questions, including the **Architectural Change request form** and a link to contact Hawthorne Management are just a click away.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of this page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!

December 1st, 2023

## Your news & updates



*from the Peninsula Property Owners Association*

Dear Peninsula Property Owners--

You should receive this letter via USPS. If not, here is a copy for your records.



December 1, 2023

Dear Peninsula Property Owner:

The Peninsula Property Owners Association Board of Directors has approved the enclosed budget for next year which results in no change to the semi-annual general assessment for 2024 equal to \$715.50. The assessment will be billed the first of February and August.

Some owners pay an additional assessment for the maintenance, repair and replacement of private roads adjacent to their homes. These funds are segregated and used solely for their stated purpose. Several private roads have been replaced and others are planned over the next few years. The current semi-annual private road assessment of \$155 will not change for next year.

The enclosed budget and our 2023 operating results and financial position will be discussed in more detail at our annual meeting which will be held in March 2024. If you have questions prior to that date, please do not hesitate to contact a member of the Board of Directors or Hawthorne Management Company at 704-377-0114.

Sincerely,

The Peninsula Property Owners Association Board of Directors

The Peninsula Property Owners Association, Inc.	
Description	2024 Budget
<b>Operating Accounts</b>	
<b>Income Accounts</b>	
<b>OPERATING INCOME</b>	
General Assessments	\$1,277,883.00
Commercial Cost Sharing	\$30,204.00
Private Road Assessment	\$20,770.00
<b>Income Accounts Total</b>	<b>\$1,328,857.00</b>
<b>Expense Accounts</b>	
<b>EXPENSES - BUILDINGS &amp; GROUNDS</b>	
Miscellaneous-Maint./Repairs/Supplies	\$15,000.00
Electrical Repairs	\$7,500.00
Decorations	\$20,000.00
Landscape Contract	\$472,800.00
Landscape Supplies	\$25,000.00
Landscape - Annuals	\$75,000.00
Landscape - Pineneedles	\$90,000.00
Landscape Contract Consultant	\$60,000.00
Irrigation System	\$118,140.00
Irrigation Repairs	\$40,000.00
Electricity	\$25,000.00
Water / Sewer	\$3,000.00
Lift Station / Pump Contract	\$115,000.00
Lift Station / Pump Repairs	\$70,000.00
<b>EXPENSES - ADMINISTRATIVE</b>	
Office Supplies Expense	\$9,500.00
Accounting Expense	\$5,500.00
Legal Expense	\$7,500.00
Insurance Expense	\$16,750.00
Management Fees	\$71,844.00
Taxes	\$500.00
Meetings Expense	\$2,500.00
Social Committee	\$4,000.00
Misc. Administrative Expense	\$1,500.00
<b>EXPENSES - RESERVE FUNDED</b>	
Reserve - Monument	\$1,750.00
Reserve - Irrigation	\$12,867.00
Reserve - Liftstation	\$9,700.00
Reserve - Landscaping	\$28,000.00
Reserve - Private Roads	\$20,700.00
<b>Expense Accounts Total</b>	<b>\$1,329,051.00</b>
<b>Operating Accounts Net</b>	<b>-\$194.00</b>

## More Home Owner information

Answers to many questions, including the [Architectural Change request form](#) and a link to contact Hawthorne Management are just a click away.

[Property Change Request Form](#)



[Visit our website](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of this page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

*from the Peninsula Property Owners Association*

Dear Property Owner:

Once again, we are sending out an appeal for you to nominate property owners interested in serving on the Board of Directors.

Each year at the Peninsula Property Owners Association Annual Meeting, members are asked to elect three property owners to join the nine-member Board of Directors for a term of three years each. The volunteer Board meets together monthly to discuss community activities and make the important decisions necessary to operate the homeowner's association.

The process starts early asking property owners now for volunteers interested to step forward and please raise your hand. Your interest and help keeping the Peninsula a wonderful place to live is needed!

If you would like to submit your name for consideration by the Nominating Committee, please complete and return the attached Nomination Form as described on the form no later than January 8th, 2024.

The link is a PDF form which can be filled in online, then you need to save it, sign it and send to us.

A Nominating Committee has been appointed to receive nominations, learn more about the potential candidates and ultimately present them to the membership for election early next year.

Please click the button for a fillable nomination form.

[Fillable Nomination Form](#)

## More Home Owner information

Click the button for answers to many questions, including the [Architectural Change request form](#) and a link to contact [Hawthorne Management](#).



[Property Change Request Form](#)

[Visit our website](#)

[Hawthorne Management](#)

[Past Newsletters](#)

Follow us on Facebook or Instagram

[Facebook PPOA](#)

[Instagram PPOA](#)





If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!



## Your news & updates

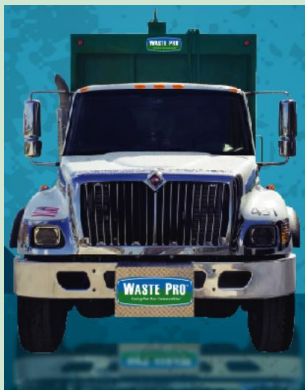
*from the Peninsula Property Owners Association*

### Holiday Garbage Collection

*Waste Pro & Cornelius Holiday Schedule reminder*



### Garbage and Recycling collection on TUESDAY, December 26th!



\*Please note that during the weeks of Thanksgiving, Christmas, and New Year's Day, Waste Pro will collect a total of six (6) 30-gallon garbage bags and six (6) 30-gallon clear bags of recyclable materials per house.



## More Home Owner information

Want to make a change to your property? Click the button for answers to many questions, including the [Architectural Change request form](#) and a link to contact [Hawthorne Management](#).



Property Change Request  
Form

Visit our website

Hawthorne Management

Past Newsletters

Follow us on Facebook or Instagram

Facebook PPOA

Instagram PPOA



If you have received this email in error, or no longer wish to take part, please hit the "unsubscribe" link at the bottom of the page. Your Peninsula Property Owners Association thanks you.

Peninsula News | 17138 FRESHWATER LN, Suite 201, CORNELIUS, NC 28031-5523

[Unsubscribe news4peninsula@gmail.com](mailto:news4peninsula@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by news4peninsula@gmail.com powered by



Try email marketing for free today!