

Providence Plantation Homeowners Association

2022 WINTER ISSUE

PPHOA NEWSLETTER

ANOTHER YEAR IN THE NEIGHBORHOOD

I hope everybody had a great holiday and I wish all a very happy and healthy new year.

For those of you that are paying attention, yes, it is time for the PPHOA annual dues. Our goal is to complete the dues process by March/April to enable us to get the new neighborhood directory updated and published much earlier this year. There is more information on that, and please read the related article in this newsletter.

Enclosed in the mailing with the newsletter is an invoice for HOA dues for 2022, which are again just \$80. I hope everyone will give serious consideration to joining. If you wish, you can pay electronically using a credit card via PayPal just by going to our website (www.PP-HOA.org)

The HOA has a tradition of having an in-person public meeting in January of each year and we try to obtain a speaker that can discuss something of interest to the neighborhood. This year, because of Covid-19, that meeting is cancelled. But the HOA will work to keep everybody informed on whatever is happening that affects the neighborhood. If you are not already signed up to receive emails from the HOA, please go to the website and do so.

- Bob Hayes, President



ZONING CHANGES COULD CAUSE PROBLEMS

I want to alert every homeowner in Providence Plantation about some actions recently taken by the Charlotte city government that could have a negative impact on our neighborhood. The city recently passed their long-term plan, titled "Charlotte Future 2040 Comprehensive Plan". I have no comment or criticism of their overall vision for the city, but there is one section that could cause us problems. The plan redefines "Single Family Residence" for zoning purposes. In effect, this new rule will allow duplexes, triplexes and even four-unit buildings to exist within areas zoned for "Single Family Residence" such as Providence Plantation. In short, it would allow someone to convert a large home into a small apartment building. Also, homeowners could build additions, to be used for rental income.

The HOA has done some legal research on this matter. The homeowners of Providence Plantation are now protected only by the Covenants and Restrictions that govern each lot. Providence Plantation was built over a 30+ year period by a variety of developers and builders, and as a result there are approximately 30 different sets of Covenants and Restrictions that govern various portions of the neighborhood. There are two important provisions that all these documents have in common, however. They all require that the land be used only to build a single-family residence, and also, they all prohibit the sub-dividing of the lot. If those two provisions of the covenants and restrictions are



enforced, people will be prohibited from creating high volume rental properties in the neighborhood.

Our problem however deals with enforcement. Because of the way Providence Plantation was created, the HOA does not have the legal authority to enforce the Covenants and Restrictions. That can be done only by an impacted neighbor filing a lawsuit. In the past, the HOA has been effective when people expressed a desire to sub-divide a lot, by learning early about the situation, and then alerting homeowners, real estate brokers and potential buyers of the existence of those Covenants and Restrictions, and by assuring them that upset neighbors were paying attention to the matter. It is therefore very important that every homeowner keep an eye out for people that may be attempting to remodel/convert or buy/sell for the purpose of making money by violating the covenants and restrictions. If you learn of any such situation, please let the HOA know. It is important that we get involved early to prevent the violation.

- Bob Hayes, President

2022 PPHOA MEMBERSHIP DUES

As you receive this newsletter we are in full swing with our PPHOA annual dues drive. Our theme this year focuses on improving the online directory and dues payment process while creating awareness of the process via our traditional mailing, website, social media, and reminders throughout the neighborhood.

For those that are new to the neighborhood - Welcome to Providence Plantation!

Listed below are some of the initiatives that your annual dues continue to fund:

- Night-time security patrols by off-duty police officers. We have a safe neighborhood by any standard. These patrols are a primary reason why.
- Maintenance of our 5 neighborhood entrances which include landscaping fees for annual and perennial plantings, mowing, irrigation, electricity and insurance.
- Access to the online neighborhood directory. If you prefer paper, members may choose to receive a printed directory to insert into their reusable binder (you can opt in to receive a paper directory by checking the box on the included invoice or by selecting online in your directory entry).

- The Providence Plantation HOA website that will host the Online Directory along with Neighbor to Neighbor Services listings and other information.

- Email newsletters and other email notifications to residents about events, crime alerts, missing pets, and other important community broadcasts.

As I mentioned above, part of our focus this year was around awareness, in part because of the creative feedback from our neighborhood residents last year. This feedback is always welcome and greatly appreciated!

Hopefully as you read the newsletter this year, you pause to appreciate the value and benefit we all enjoy from our annual dues contribution and all of our HOA and neighborhood volunteers.

To pay your 2022 annual dues, please see the invoice included with this newsletter or you can pay directly from our website: <https://www.pp-hoa.org/>

PPHOA Online Resources:

Website: www.pp-hoa.org

Facebook: [OFFICIAL Providence Plantation HOA](#)

Thanks in advance for your support, it is greatly appreciated!

- Craig Jocher, Membership & Directory Chair

PPHOA-SPONSORED ACTIVITIES

SOCIALS

Socials is delighted to be sponsoring events in Providence Plantation once again. On August 11, Socials sponsored its first 2021 event, a blood drive conducted by The Blood Connection. Board members, Paul Wickham and Bruce Kantor represented PPHOA at the event, at which 49 Providence Plantation residents and friends donated blood. As in the past, donors received gift cards from The Blood Connection in recognition of their donation of life-saving blood.

Our PPHOA Shredding Event in October was a huge

success. Participation in the event increased more than 50% from the previous year. This was PPHOA's 3rd annual Shredding Event, all of which have been sponsored and paid for by your Providence Plantation HOA, and which are free to all PPHOA members. For residents who are not PPHOA members, shredding is available at a nominal charge. Our thanks to Joye Baucom for allowing us to park in front of her house each year and thanks to Harvey Katowitz and Bruce Kantor for their wonderful assistance.

Dinner Clubs—Socials will be contacting members of the dinner clubs that were set up before Covid to see if they are interested in getting together.

In addition to the other events we held in 2021, we were excited to see our neighbors that came out to join us for the "Photos with Santa" event. It kicked off with Santa arriving via a fire truck with the lights and sirens to the children's delight. We had over 70 families participate in the event, which was held outdoors at the Providence Plantation Estates Clubhouse.

Our professional photographer, Matt, took photos of families posing for their Annual Holiday Picture with Santa and the fire truck. Photos were distributed to participants free of charge. All costs of this event were paid by PPHOA, making the event free to Providence Plantation residents.



Details of upcoming Socials events will be posted on the PPHOA website and on PPHOA's Facebook page, and generally will be announced via email to all Providence Plantation residents.

- Valerie Roberts & Janet Pierce
co-chairs PPHOA Socials

SAFETY AND SECURITY

In the 23+ years that I have served as the PPHOA security chairperson the common theme in my newsletter articles and crime information emails has been the need for homeowners to lock the doors of their vehicles and not leave anything of value in them. Here is a quote from a newsletter article that I wrote in 2001 that has held true every year since then, "Larcenies from autos still accounts for the highest percentage of crime in our neighborhood."

While there has been a 13% drop in reported crime in Providence Plantation year to date (YTD) in 2021 as compared to 2020 there has been a 58% increase in larcenies from auto.

The common denominator in the larcenies from auto throughout the years has been items of value left inside unlocked autos.

The following crimes were reported in Providence Plantation YTD in 2021.

CRIME REPORT	
Non-Aggravated Assault	0
Burglary	0
Fraud	7
Harassing Phone Calls	0
Hit and Run	0
Larceny from Auto	12
Larceny - Other	3
Vandalism	0
Vehicle Theft	3
Total Crimes Reported	25

Below are some security and safety tips that can lessen your chances of becoming a crime victim.

A few common sense steps can help you reduce becoming a victim of auto theft:

- Never leave your keys in the car or ignition, even inside a locked garage
- Always roll up your windows and lock the car, even if it is in front of your home
- Never leave valuables in plain view, even if your car is locked. Put them in the trunk out of sight.

Here are some crime prevention tips that will ensure your holidays are safe and happy.

- When shopping, secure your purchases in the trunk of your vehicle, where they will be out of sight.
- Do not leave valuables in your car when it is unattended (e.g. wallet, purse, credit cards cellular telephones and radar detectors). If you want to leave a cellular telephone or radar detector in the car, secure it out of sight in the console, glove compartment or trunk.
- Always lock your car, even while at home. Most larcenies from automobiles occur while a car is parked unlocked, outside the home. (99% of the ones that occur in Providence Plantation)
- Do not leave your garage door opener visible in your vehicle. This creates an opportunity for a thief to break into your car and then your home. Always secure the garage door opener in the console, glove compartment, trunk or best of all take it with you.
- As with home security, be sure to record the make, model and serial number of all electronic equipment in your vehicle. Police officers recover a large amount of stereo equipment, radar detectors and cellular telephones whose owners could be identified if they kept such records.

Reporting Crimes

It is important to report all incidents of crime to the **Charlotte-Mecklenburg Police Department**. The police would rather respond to a false alarm, than not respond and have a crime committed. For crimes in progress and other emergencies, dial 911. For non-emergencies, and past crimes, call **311**. You can also report the following past crimes using the Online Reporting System: Larceny, Harassing Phone Calls, Theft from Auto, or Property Damage. You can do so at: <https://charlottenc.gov/CMPD/ReportACrime/Pages/default.aspx> or by a link from <http://www.cmpd.org>

Also, please notify me at Security@pp-hoa.org or call 704.849.9234, between 9am and 9pm.

Best wishes for a happy, healthy and safe New Year. May 2022 be better than 2021.

- Harvey Katowitz, Security

WELCOME NEW NEIGHBORS

Welcome new neighbors! If you have not yet joined the HOA and would like more information as well as a neighborhood directory please contact Shelley Spencer at 704-907-3800.

Please visit our website to find out more about living in Providence Plantation: pp-hoa.org.

- Shelley Spencer, Newcomers
704-907-3800

PPHOA COMMUNICATIONS

Our homeowners association uses Constant Contact to email three of our four quarterly newsletters, reunite lost/ found pets with their owners and to notify residents of crime/safety alerts.

If you would like to be added to our email database, have changed your email address in the past year and/ or have not been receiving emails from us and want to receive them, please send your email address to Jennifer St. Peter Smith: email@pp-hoa.org

- Jennifer Smith, Communications

Providence Plantation HOA Website

www.pp-hoa.org

- Pay your dues online
- Look up neighbors in online directory
- Update your directory listing
- View HOA Board contact info
- Complete a newcomer form
- Find social group info
- Read about our neighborhood's history