

Welcome to Northwoods @ Coulwood HOA!

Northwoods @ Coulwood is a managed community

www.northwoods-hoa.org

Revised April 2024

The Northwoods HOA Board would like to welcome you to the community. We strive to maintain and improve the community in an effort to retain and enhance the beauty, increase home values and provide opportunities for residents to socialize and become true neighbors regardless of where they live within our 684-home community. The community offers a nature trail, swimming pool, club house, and some community events. Northwoods is conveniently located near I-485, the Charlotte Douglas International Airport, National Whitewater Center, Shuffletown Park (which includes a dog park), Northlake Mall and Uptown Charlotte. Below is a summary of community information to provide prospective home buyers and new residents with an overview of Northwoods @ Coulwood. Please do not hesitate to contact the Board or our management company with any questions.

Community Communications from the Board and or residents

The Board & our management company provide information to residents via mail, Facebook, eNewsletter (emailed as needed) and printed versions of a newsletter. The Board encourages all residents to sign up for a community eNewsletter since information can be provided in a timely manner. To join the Facebook Group submit a request through FB **Northwoods Charlotte Group** and answer all questions. A “join request” will be sent to the FB Group administrator.

Community Documents (Bylaws & Codes, Covenants and Restrictions aka CC&R's)

It is very important that all prospective buyers and current property owners read and understand the CC&R's. The CC&R's are basically the “do's and don'ts” in Northwoods. They may impact plans you have for your new home so contact the Board if you have any questions.

Community assessments & pool dues

HOA assessments are currently \$99, paid twice per year. The biannual assessments apply to all property owners. Pool assessments/dues are \$270 per season. Not all properties are subject to mandatory pool dues. If you are unsure whether your home is a mandatory or non-mandatory property, please confirm with the Board. Pool membership is available to all property owners so non-mandatory property owners are invited to join.

Home Owners Association Board

The community has an active group of 5 members. They are assisted by a management company. Our management company is William Douglas Management. Board member elections are held every year and all property owners are invited to run for a Board position.

Community events

The Board budgets for community events allowing residents to be involved in the HOA community, socialize and have some fun. Community Yard Sales (Spring & Fall), Fall Fest and “Santa comes to Northwoods” are open to all residents of Northwoods. Pool events are open to pool members only.

Community contact information

- HOA Board e-mail: board@northwoods-hoa.org
- William Douglas Management Company
 - 704-347-8900
 - www.wmdouglas.com

City of Charlotte contact information regarding questions and comments for many public services

- Call 311 or visit the city website - www.charmeck.org

Common topics you can find on the city and county website

- Animal Control: Barking, irresponsible dog owners or loose pets
- Garbage, Recycling and bulk waste pick-up (the CC&R's require similar actions)
- City / County Code Enforcement
- City Ordinance violations and enforcement
- Public transportation services
- Public Records
- Government representation: county, city and state

Community Utilities

- Duke Energy: duke-energy.com
 - Start, stop or transfer service: 800-777-9898
 - Report an outage or check the status of an outage: 800-POWERON (800-769-3766)
- Piedmont Natural Gas: www.piedmontng.com
 - Start, stop or transfer service: 800-752-7504
 - Report a gas leak or emergency: 911 or 800-752-7504