

The Cambridge Newsletter

TheCambridgeNewsletter@gmail.com

Inside this issue:

Neighborhood Watch
 Cambridge Book Club
 Holiday Decorations
 Cambridge Street Lights
 Pet Owners
 Annual HOA Board Meeting Continued
 Homeowners Assoc. Dues
 Advertisements

Cambridge Neighborhood Watch

Thank you to those residents who attended January's Neighborhood Watch Meeting. The next meeting will be mid-April and will include snakes and refreshments. Please help spread the word; we'd love to see everyone in the community there. Together, we can make a difference!

If you'd like to be on the email distribution list, please send an email to CambridgeCommonsWatch@gmail.com

Cambridge Book Club

A book club for women living in Cambridge has its first monthly meeting on Tuesday, February 24th, from 7:00pm-8:00pm, at the Clubhouse. (Cambridge Readers will not meet in July & December.)



The Club has no fees or membership requirements other than members be women who live in Cambridge and they obtain their own book. At each meeting, the Club will discuss the book selection for that month and, at the first meeting each year, members will vote on which titles to read. Our first selection is *The Memory Keeper's Daughter* by Kim Edwards, published in 2006, and is available at the public library or in new or used paperback form.

If you enjoy reading and talking about books, please join us on the 4th Tuesday at 7:00pm at the Clubhouse. For more information, please contact Sharon Montgomery at smontgomery519@gmail.com

Holiday Decorations

Just a reminder that all exterior holiday decorations and props need to be removed/taken down, including lights strung outside, by Feb 1st. If you have any questions, please email Cambridge@braesael.com

Cambridge Street Lights

The City of Charlotte has approved Duke Energy's lighting plan. In the near future, Duke Energy will send a mailing to our community, which will include a map showing the location of the wooden light poles.

In an effort to help light up our community prior to getting the street lights installed, please leave your exterior house/garage lights on during the night.

Cambridge Social Media

Cambridge Website:
CambridgeHOA.org

Facebook:
Cambridge Hoa Charlotte

NextDoor:
nextdoor.com

Please do not park on the grass within our community, this includes next to driveways and on front lawns. This can lead to a HOA violation.



With the weather turning nicer and the days getting longer, please be mindful of the 25 mph speed limit within our community.

Safety First!

The Cambridge HOA monthly Board Meeting is at 7:00pm at the clubhouse on the third Tuesday of every month.

Pet Owners



The City of Charlotte and Mecklenburg County have strict leash laws that apply to all animals except cats. Violations will be investigated and stiff fines may be applied. Fines range from a \$50.00 up to a \$500.00 per violation.

All dogs, cats and ferrets four months and older residing in Charlotte must be licensed annually. The cost is \$10 a year or \$25 three years.

For more information on city law/regulations, please visit the Charlotte-Mecklenburg Police Department website at:

<http://charmeck.org/city/charlotte/CMPD/organization/Support/AnimalControl/Char-MeckLaws/Pages/Home.aspx>

If you walk your pet within our community, please pick up their poop!

If you have a pet that passes away, as an alternative to burying them in the backyard, Greenock Farm Veterinary Hospital in Midland, NC offers a cremation service and they can provide a resting place on their farm.

Annual HOA Board Meeting Continued

The Annual HOA Board Meeting was held on December 2nd, it was continued at the January 20th Monthly Board Meeting. As quorum (10% of the community voting) has not yet been achieved, the elections will be continued at each monthly board meeting until quorum is met.

If you can't make the next board meeting, please turn in your proxy to the HOA mailbox prior to February 17th. If you attend the meeting, you can pull your proxy and vote.

Please contact Cambridge@braesael.com for more information or to have a copy of the proxy form emailed to you.

Homeowners Association Dues

The Cambridge HOA dues are due soon. The annual fee remains the same as previous years. You can pay your dues by monthly by ACH drafts, three installments due Feb. 15th, Mar. 15th and Apr. 15th for \$110 each or in a lump sum payment by April 15.

Braesael Management will send a mailing shortly. If you have any questions or need additional information, please email Cambridge@braesael.com

Advertisements

The fee is \$10/issue for a business card size posting. Fee must be paid by the 15th of the month prior. (Example: For the Dec. issue, fee must be paid by Nov. 15th.) If interested, please drop your sample advertisement & payment in the Cambridge mailbox by the due date.

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Inside this issue:

Neighborhood Watch
 Cambridge Book Club
 Community Yard Sale
 Cambridge Pool
 Mailboxes
 Annual HOA Board Meeting Continued
 Charlotte 311
 National Night Out

Cambridge Neighborhood Watch

Our next Neighborhood Watch Meeting will be on Thursday, April 16th at 7:00pm at the clubhouse. We plan to have a snack and refreshments available during the meeting. Please help spread the word; we'd love to see everyone in the community there. *Together, we can make a difference!*

If you'd like to be on the email distribution list, please send an email to CambridgeCommonsWatch@gmail.com

Cambridge Book Club

The Cambridge Book Club will meet on April 28th to discuss Barbara Kingsolver's The Poisonwood Bible.



If you enjoy reading and talking about books, please join us on the 4th Tuesday at 7:00pm at the Clubhouse. The Club has no fees or membership requirements other than members be women who live in Cambridge and they obtain their own book. At each meeting, the Club will discuss the book selection for that month and, at the first meeting each year, members will vote on which titles to read.

The Club will not meet in July & December. For more information, please contact Sharon Montgomery at smontgomery519@gmail.com

Cambridge Community Yard Sale

Residents are invited to participate in a Cambridge yard sale on Saturday, May 9th, from 7:30am-Noon. If you want to participate in the yard sale, please notify Sharon Montgomery at smontgomery519@gmail.com

Cambridge Social Media

Cambridge Website:
CambridgeHOA.org

Facebook:
[Cambridge Hoa Charlotte](https://www.facebook.com/CambridgeHoaCharlotte)

NextDoor:
nextdoor.com

Cambridge Pool

Our pool is scheduled to open on Saturday, May 23rd. To kick off the 2015 pool season, an afternoon cookout is planned for Sunday, May 24th. Please plan on joining the fun!

As a reminder, when you come to the pool please be sure the rules are followed at all times. If you bring a guest(s) with you, the fee is \$3.00 per guest per day, no matter how many hours you're at the pool on any given day. If you have any questions, please email Cambridge@braesael.com



Mailboxes

Street lights are coming to our community! Duke Energy will send a mailing, which will include a map of where the wooden light poles will be located.



Many residents in our community use our sidewalks daily. Please help make our community safe by keeping your sidewalks free of debris.

Advertisements will no longer be featured in The Cambridge Newsletter.

The Cambridge HOA monthly Board Meeting is at 7:00pm at the clubhouse on the third Tuesday of every month.

Our mailboxes and posts must be in compliance with the Cambridge HOA By-laws. Currently, there are several mailboxes/posts that are broken, rusty or simply a non-compliant style. The ARC committee has started touring our community and noting who is not compliant and violation letters may be issued, which will likely include fines for non-compliance.

The front part of the development is required to have a natural wood post and a black mailbox. The back part of the development is required to have a black decorative metal post and black mailbox. Please see the Cambridge website for examples of both types.

Our postmaster asked us to mention that if your mailbox is obstructed (by parked cars, brush, etc.) and the mail truck cannot pull up in front of your mailbox, they will not deliver your mail until the next unobstructed mail day.

Annual HOA Board Meeting Continued

The Annual HOA Board Meeting was held on 12/2/14. As quorum (10% of the community voting) has not yet been achieved, the elections will be continued at each monthly board meeting until quorum is met. Please turn in your proxy to the HOA mailbox prior to a meeting if you are unable to attend. If you attend the meeting, you can pull your proxy and vote.

Please contact Cambridge@braesael.com for more information or to have a copy of the proxy form emailed to you.

Charlotte 311 – Code Enforcement

Our community is within the City of Charlotte. The city monitors such violations as tall weeds/grass, trash/junk piles, cars parked on grass, trash cans left at the curb on non-pickup days, trash cans stored in front of your house and abandoned/junked/broken down cars in driveways just to name a few. If you see any of these, please report them directly to the city by calling 311. For more information on city service or Code Enforcement, please go to <http://charmeck.org/services/Pages/default.aspx>

Also, if your garbage or recycle bins are damaged (missing a wheel, lid is not attached, etc.), you can call 311 and they will replace it with a new one.

National Night Out

America's night out against crime! The HOA Board will sponsor this event again this year. It will be on Tuesday, August 4th at the Cambridge Clubhouse grounds. More details to follow!



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Inside this issue:

National Night Out
 Neighborhood Watch
 Pool Guests
 Community Yard Sale
 Roundabout
 Cambridge Book Club
 Traffic Violations
 Playground Committee
 Annual HOA Board Meeting Continued

National Night Out

America's night out against crime! The HOA Board will sponsor this event again this year. It will be held on Tuesday, August 4th, at the Cambridge Clubhouse grounds from 7pm to 9pm. Last year the two bounce houses and fire truck were a big hit, they will be back again this year. Please put this date on your calendar so you don't miss the fun! More details to follow on our social media sites.



Neighborhood Watch Meeting

If you don't already attend our Neighborhood Watch Meetings, please plan to do so. The police are there and give us great statistics for our neighborhood, comparing the last three months with the three months prior to that.

The next meeting will be Thursday, July 16th, at 7:00pm in the clubhouse. *Hope to see you there!!*



Pool Guests

As a reminder, there is a \$3 fee for each guest you bring to the pool. Upon arriving at the pool, everyone is required to show their pool pass, sign in, mark the number of guests you have, if any, and pay the appropriate guest fee. Each household is permitted to bring up to five guests to the pool. The life guards will use their discretion if additional guests for your household can be permitted. Likewise, they also have the authority to deny guest access if the overall person count is already at a higher level. If you have any questions, please contact Cambridge@braesael.com

Cambridge Social Media

Cambridge Website:
CambridgeHOA.org

Facebook:
[Cambridge Hoa Charlotte](https://www.facebook.com/CambridgeHoaCharlotte)

NextDoor:
nextdoor.com

Cambridge Community Yard Sale

Approximately 35 residents participated in our May 9th community yard sale. Kudos to the residents who helped circulate flyers promoting the yard sales and huge thanks to Melissa & Andrew Shearer for also putting up and taking down the great signs throughout the neighborhood.

The next Cambridge-wide yard sale takes place in early fall. The date will be announced on our social media sites.



Garbage & recycling bins should be placed at the curb 3 feet apart.

Bins must be stored on sides/back of your house.

Roundabout / Traffic Circle

The traffic within the circle has the right of way. If you're approaching a roundabout, you should yield to the traffic within the roundabout. Monitor the traffic on your left as you approach the roundabout. Once there's a gap, you have the right to enter the roundabout.

You can get more information, videos and diagrams by searching online.

Cambridge Book Club

There is a Book Club for women living in Cambridge. It's held the 4th Tues. of every month (except July & Dec) at 7:00pm at the Clubhouse.

The August book selection is Hillary Jordan's Mudbound. This book will be discussed at the August 25th meeting.

Traffic Violations

A few years ago, two new stop signs were installed on Cambridge Commons Drive, one at Sam Dee and one at Hornwood. There have been a number of reports of people running the stop signs and speeding throughout our neighborhood. Although the police monitor our community regularly, they can't be here at all times.

If you see a traffic violation, you can call in the plates, car make/model and time of day to the Reckless Driving Traffic authorities at 704-432-2120.

As a reminder, the speed limit within our community is 25 mph.



The pool Snack Shack will be open during most adult swims and most days/weekends starting the weekend of June 20th.

Playground Committee

Would you like to be on the Playground Committee for the clubhouse playground? The HOA is looking for someone to keep an eye on the equipment and the area surrounding, help keep up with maintenance and to help with any other items the committee feels necessary. If you're interested, please email TheCambridgeNewsletter@gmail.com



Annual HOA Board Meeting Continued

The Annual HOA Board Meeting was held on 12/2/14. As quorum (10% of the community voting) has not yet been achieved, the elections will be continued at each monthly board meeting until quorum is met. Please turn in your proxy to the HOA mailbox prior to a meeting if you are unable to attend. If you attend the meeting, you can pull your proxy and vote.

Please contact Cambridge@braesael.com for more information or to have a copy of the proxy form emailed to you.

The Cambridge HOA monthly Board Meeting is at 7:00pm at the clubhouse on the third Tuesday of every month.

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Inside this issue:

2014 HOA Annual Meeting Finalized
 Playground
 Upcoming Social Events
 Neighborhood Watch
 Cambridge Book Club
 New School Year Begins
 Cambridge Landscaping
 How to be a Good Neighbor

2014 HOA Annual Meeting Finalized

The 2014 HOA Annual Meeting was originally held on 12/2/14 and continued monthly prior to the regular board meetings until the required 10% quorum was reached. Quorum was reached at the 7/21/15 board meeting, elections were held and three new board members were welcomed. The Cambridge HOA Board Members are as follows: Scott Stiffel - President; Charlie Foster - Vice President; Sharon Montgomery – 2nd Vice President; Brandon Bailey – Treasurer; and Sharon Johnson - Secretary.

We would like to thank Chad Andersen, Gunner Weise and Marlene McGinnis for their years of service as Board Members.

Please contact Cambridge@braesael.com if you have any questions or need additional information.

Playground Improvements

A huge **"Thank you!"** to Nikki, Sarah, Julie and Daniel for all your hard work painting the Clubhouse playground equipment. And also to Bob, Brandon, Gunner, Dennis and Charlie for your hard work getting the new mulch placed within the playground area.



If anyone was missed, so sorry for the oversight. Everyone's efforts are very much recognized and greatly appreciated. **Thank you!**

Upcoming Social Events

The following social events are being planned for Cambridge residents:

- Labor Day Weekend Cookout – Event will start about 1:00pm on Sunday, Sept. 6th. There will be food and some sort of entertainment.
- Halloween – On Oct. 31st, there will be Trunk-or-Treat at dusk in the Clubhouse parking lot. There will be an area for photo ops. Also for Oct. 31st, we are looking for residents to participate in a Haunted House/Scavenger Hunt. If you'd like to participate, please email your name & address to TheCambrideNewsletter@gmail.com
- Breakfast with Santa – More details to come!

More details will be posted to our social media sites as they become available. *(Residents must be in good standing to attend community events.)*

Cambridge Social Media

Cambridge Website:
CambridgeHOA.org

Facebook:
Cambridge Hoa Charlotte

NextDoor:
nextdoor.com



The pool will close for the season at 8:00pm on Labor Day, Monday, September 7th.



Please leave your exterior lights on in the evenings and during the night. If everyone does this on every street, our community will be well lit. *This will help deter crime!*

The Cambridge HOA monthly board meeting is at 7:00pm at the clubhouse on the third Tuesday of every month.

Neighborhood Watch Meeting

Unfortunately, the July Neighborhood Watch Meeting was canceled due to the police not being able to attend. Please join our next meeting in October. When a date is finalized, it will be published on our social media sites.

Cambridge Book Club

The book club for women living in Cambridge is held the 4th Tues. of every month (except July & Dec) at 7:00pm at the Clubhouse. The August book selection is Hillary Jordan's [Mudbound](#).

New School Year Begins

As school will be starting soon, please be mindful when driving through our community. Children will be out and about early mornings and afternoons.

As you drop your children off for the bus, please do not park/drive on the sidewalks or the grassy area between the sidewalk and street.

As a reminder, the speed limit within our community is 25 mph.



Cambridge Landscaping

When the weather cools, our landscaper will be planting either Knock Out rose bushes or other evergreen shrubbery at the base of each village monument. In mid-September, crape myrtles will be planted behind each village monument. All monument beds will be reseeded when the weather is cooler. Please email Cambridge@braesael.com with any questions.

How to be a Good Neighbor

Here are a few tips from <http://www.womansday.com/relationships/family-friends/advice/a5817/9-things-your-neighbors-wish-you-knew-119984/>

- 1) Keep the noise down.
- 2) The hallway is not an extension of your apartment.
- 3) Don't give your new neighbor a to-do list on move in day.
- 4) I'm not a substitute for your supermarket.
- 5) If you have an issue, please talk to me about it.
- 6) Your decorating style isn't the only one around.
- 7) Keep neighborhood gossip to yourself.
- 8) Don't panic about my dog right off the bat.
- 9) The annual block party isn't a mandatory event.

Please feel free to read the full article for more details.

The Cambridge Newsletter

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Inside this issue:

Neighborhood Watch
 Game Night
 Halloween Festival
 New Cambridge Website
 Architectural Control
 Committee (ACC)
 HOA Annual Meeting
 Pet Waste Station
 Spring Yard Sale
 Cambridge Book Club

Neighborhood Watch Meeting

The last Neighborhood Watch Meeting was held on Thursday, October 15th. This meeting was emailed to the Neighborhood Watch members, posted on our Facebook page as well as on NextDoor and a banner was posted. Unfortunately, our Newsletter didn't make it out on time.

Our next meeting will be in January. Please encourage everyone in our community to attend. *Together, we CAN make a difference!*

To help light up our community, please leave your exterior lights on during evening hours and overnight.

Cambridge Game Night

Game Night is back! Every other Friday night at 7:00pm during the winter months. Adults living in Cambridge are welcome to gather at the clubhouse for a night of games. Please bring your own beverage and, if you wish, your favorite board game, dice, cards, etc. to play.

The next Game Night will be October 23rd. You can view our calendar on our website for all the dates. *Come join the fun and encourage others to as well!*

Halloween Festival

A Halloween Festival is planned for Saturday, October 31st from 2:00pm to 9:00pm on the clubhouse grounds. Some of the activities may include: trunk or treat, a pumpkin decorating contest, a costume contest, ghost stories around a campfire and an award given to the best decorated trunk.



If you would like to volunteer to help with the festival, please email Amy Foster at abtidmarsh@gmail.com

Cambridge Social Media

Cambridge Website:
CambridgeHOA.org

Facebook:
[Cambridge Hoa Charlotte](https://www.facebook.com/CambridgeHoaCharlotte)

NextDoor:
[nextdoor.com](https://www.nextdoor.com)

New Cambridge Website

Our Cambridge website has been revamped ... new information and a new look! Please feel free to go to CambridgeHOA.org and let us know what you think. You can email us at TheCambridgeNewsletter@gmail.com to offer your suggestions.

The Board is excited about the improvements; we hope you are too.

Please help keep our community trash free.



Saturday, Nov 14th is Free Shredding Day at all Mecklenburg County Full-Service Recycling Drop-Off Centers from 8am-noon. See the City of Charlotte website for more details.



Saturday, October 31st, is right around the corner. Please help keep everyone in our community safe by watching out for all the trick or treaters!

The Cambridge HOA monthly board meeting is at 7:00pm at the clubhouse on the third Tuesday of every month.

Architectural Review Committee (ARC)

Our ARC, which is made up of Cambridge homeowners, works to insure that Articles II and III of the community's Declaration of Covenants are enforced in a uniform and fair manner. Enforcing our Covenants protects our home values and insures that the appearance of our subdivision remains uniform.

A major part of the Covenants has to do with structural additions. The Covenants say: "No construction on an existing residence may begin without prior approval from the ACC." That means if you want to make any change to the exterior appearance of your home (including covering or screening in an existing deck) you need prior approval from the ARC.

Please visit our website at CambridgeHOA.org for more details.

Cambridge HOA Annual Meeting

The HOA Annual Meeting will be held on Dec 2nd at 7:30pm at the clubhouse. Proxies will be mailed to resident's mid-Nov. There are two board member positions up for re-election.

If you are unable to attend the annual meeting, please complete and submit your proxy prior to Dec 2nd. If you do attend the meeting and submitted a proxy, you can pull your proxy and vote in person.

If you have any questions or need additional information, please email Braesael Management at: Cambrdige@braesael.com

Pet Waste Station

A new pet waste station has been installed along Cambridge Commons Drive, down the hill from the pool. Please help stop the spread of disease, and help keep our community clean, by picking up after your pet.

Thank you Cambridge HOA for the great addition!

Cambridge Spring Yard Sale

Unfortunately, our fall yard sale has been canceled for this October. We are planning to have a community yard sale in the spring. Details will be posted on our social media sites as they become available.

Cambridge Book Club

The book club for women living in Cambridge is held the 4th Tues. of every month (except July & Dec) at 7:00pm at the Clubhouse. The October book selection is [At the Water's Edge](#) By Sara Gruen.

Please come join the club!



The Cambridge Newsletter

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Inside this issue:

E-Newsletter

E-Newsletter

This flyer is to notify everyone that the HOA Board has decided to no longer distribute a paper newsletter. Instead, we will post the newsletter on our website at **CambridgeHOA.org**. The September/October 2015 newsletter has already been posted to our website and is ready for viewing.

Going forward, once the newsletter is posted to our website, an email notification will be sent to everyone who we have an email address. If you would like to be on the distribution list, please send your email address to TheCambridgeNewsletter@gmail.com and you will be added to the list.

In the long run, this will save the HOA expenses that can be allocated elsewhere, not to mention the effort it takes to distribute the newsletter to 662 homes.

As always, as events are planned/announced, they will be posted to our social media sites for your information.

We hope you enjoy reading our community newsletter. We hope you continue to enjoy reading it online.



Cambridge Social Media

Cambridge Website:
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Facebook:
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NextDoor:
nextdoor.com

The Cambridge Newsletter

TheCambridgeNewsletter@gmail.com

Inside this issue:

HOA Annual Meeting
 Cookies & Cocoa With Santa
 Christmas Party
 Super Bowl Party
 Cambridge Volunteers
 Cambridge Book Club
 Neighborhood Watch Meeting

2015 HOA Annual Meeting

The 2015 HOA Annual Meeting was held on 12/2/15. As the required 10% quorum was reached, Board elections were held. Please join us in welcoming Chad Andersen and Gunner Weise back as Board Members. Board positions will be determined at the January 2016 HOA Board meeting.

We would like to thank Scott Stiffel and Brandon Bailey for their years of service as Board Members.

The 2016 Budget was ratified during the meeting. The budget included a slight increase in our annual HOA dues. This \$5.61 increase will be reflected on the first invoice, which is scheduled to be sent within the next few weeks.

There will not be a December Monthly HOA Board Meeting, we hope to see you in 2016. Please contact Cambridge@braesael.com if you have any questions or need additional information.

Cookies & Cocoa With Santa

This event will be held on Sunday, December 13th, from 2:30pm – 4:30pm at the clubhouse. There will be Polar Express train rides, a balloon twister, crafts, cookies, candy, a cocoa bar and Santa will be reading & visiting with children. Parents can take their own photos with Santa. Please visit our social media sites for up-to-date details.



Cambridge Christmas Party

The Cambridge Christmas Party will be on Friday, Dec. 18th, at 7:00pm at the clubhouse. A catered dinner & soda will be provided, please bring your own adult beverage. If you wish, bring a \$10.00 grab bag gift. There is a \$5.00 fee per person to attend the party.



Please *RSVP* with Diane Stiffel, at dstiffel@aol.com, on/by Saturday, December 12th. Please visit our social media sites for up-to-date details as we get closer to the event.

Come join the fun!!

Cambridge Social Media

Cambridge Website:
CambridgeHOA.org

Facebook:
Cambridge Hoa Charlotte

NextDoor:
nextdoor.com

Due to lack of community participation, our Friday Cambridge Game Nights have been canceled.

Super Bowl 2016 Party

Mark your calendar! This event is in the planning stages for Sunday, Feb. 7th, at the clubhouse. We'd like to have food catered, bring your own beverage. Please check our social media sites for more details as they become available.



Cambridge Volunteers

Did you know that all who serve on the HOA Board and work on service projects around the neighborhood are volunteers? Were you aware that special projects such as repainting the playground equipment and mulching it were initiated and completed by residents, not paid repairmen or landscapers?

Your HOA Board tries whenever possible to use volunteers so they can direct money to higher priority items (for example, maintaining our pool, planting trees and refreshing our common areas, purchasing recreational and entertainment equipment, etc.).

We need volunteers for special events (such as our holiday festivals or our twice-yearly yard sales) and/or on-going volunteers (for instance, in helping pick up litter or monitoring clubhouse common areas, picnic tables, benches, and other amenities).

Not sure how you can help or volunteer? Have a service idea you want to discuss? Please contact Sharon Montgomery at 704-607-3849 or at smontgomery519@gmail.com to volunteer or share your ideas.



Please continue to leave your outside lights on during the evening hours. This is really helping to light up our community and help fight crime!!

Cambridge Book Club

The book club for women living in Cambridge is held the 4th Tues. of every month (except July & Dec) at 7:00pm at the Clubhouse. These are the next book selections:

January 2016: *The Signature of All Things*, Elizabeth Gilbert

February 2016: *The Husband's Secret*, Liam Moriarty

A full list of 2016 book selections is provided on our website under the **Events & Meeting** tab.

Residents must be in good standing with the HOA to attend community events.

Neighborhood Watch Meeting

Our next Neighborhood Watch Meeting will be held mid-January. As soon as a meeting date is set, it will be posted on our social media sites.

Holiday Safety Tip: Don't leave boxes to your expensive gifts at the curb. This advertises to everyone what you have. Instead, breakup the boxes and put them in the recycling bin.

The Cambridge HOA monthly board meeting is at 7:00pm at the clubhouse on the third Tuesday of every month.

