

APRIL 2020 ISSUE 5

CAROLINA PRESERVE

HOA NEWS

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SPRING HAS ARRIVED

Thank You to the Beautification Group Volunteers!





HOA President Comments

by Tom Crotty

The Times, They Are A Changin' . . . Bob Dylan

2020 is not progressing like anyone planned. These are difficult, challenging and even scary times. All of us have had our daily life, families and people we care about impacted due to coronavirus. The HOA Board and GM did our best to get out front of this pandemic but it was bigger than anyone could have imagined. So, we are all in our different ways dealing with it.

It has been great seeing all the people walking throughout the community and practicing social distancing. We all hope everyone stays healthy and takes care of themselves the best you can. **The HOA Board and GM strongly encourage everyone to take the stay-at-home recommendations seriously.** Now is the time for everyone to be extra careful and not endanger yourself or others.

Many residents have asked numerous questions to the Board and GM about the coronavirus and its effect on Carolina Preserve Facilities and Operations, staff, Board members, projects, etc. Every month the Board will attempt to bring residents updates and details about our community so everyone stays informed. Let's start with how our staff is doing. For Christine and her staff, it's still business as usual but with many new challenges. In fact, with Bradford Hall closed the Board and GM have approved several projects to take place now. These include:

- The sanitation of the clubhouse. This includes all hard surfaces and fitness equipment plus all carpets cleaned.
- The cracked elevator floor has been replaced.
- The HVAC system duct work has been cleaned and maintenance performed.



- The old crumbling dumbbells in the Fitness Center have been replaced.
- Maintenance to retaining walls continue.
- Maintenance and inspection of our 30 BMPs continue.
- Management of the exterior and interior common areas by landscapers forge ahead.
- Irrigation study was completed. All Villa areas and pocket parks will undergo fixes/corrections first starting in April.
- The pool area deck will be power-washed, tiles fixed, and maintenance performed to pass inspection.
- New sound system changes will be installed in Bradford Hall and new speakers installed at the bocce courts and outdoor pool area.
- Work on the new Public website continues.
- Finishing changes to the Serenity and Fun & Fitness pocket parks will happen early spring (see Pocket Park article in this issue.)
- The Pickleball courts construction is underway.
- Numerous lifestyle events, classes, home & garden show, lectures, etc. had to be cancelled and rescheduled if possible. This takes lots of time and some creative scheduling.

Christine and her staff have implemented many changes to save money such as reducing the pool temperature, draining the spa and shutting it down, turning off all unnecessary lights, lowering building temperature and many other changes to conserve and save costs.

For the HOA Board it is also business as usual. Like everyone, we try to stay on top of the coronavirus developments along with health of our residents. The Board is constantly seeking advice from local governments, Kuester Management, Community Association Institute, and our Jordan Price attorney in managing coronavirus issues. But there is also real work that must continue due to contractual commitments. For example, both the Reserve Study and the Annual Audit are underway. Plus, oversight of the Pickleball and Pocket Park task forces. There is considerable work happening with the new public website involving the IT Committee and Lifestyle Department. Several of the association documents are being updated. Research into solutions available for the clock tower continue and so much more. The Board is staying busy answering resident emails. We greatly appreciate the emails residents send us. They have been supportive, encouraging and some very witty and funny.

The Board and GM greatly appreciate everyone cooperating and supporting each other during this time. Be safe and stay healthy.

Birth of a new Carolina Preserve amenity – Pickleball

It has been a long, slow process to create this new Carolina Preserve amenity, but it is finally happening. So, let's recap how far we have come.

All this started with our Strategic Plan and the Capital Improvement Task Force in 2018. Based on surveys, research and realtor input about Carolina Preserve needing to be competitive in the Triangle the idea of Pickleball courts was recommended. To make this happen, the HOA Board modified its financial policy to create an Infrastructure Improvement Fund to be used for Carolina Preserve Capital Improvements (2018) (such as pickleball and pocket parks.)



Location, Location, Location

We knew when we started this project that the placement of pickleball courts would be important as this would drive other costs in addition to just building the courts. The Pickleball task force, Board and GM identified four possible locations. However, the first three locations had impacts to residents or politically were not preferred. The final location selected was number four.

1. Use one of existing tennis courts (rejected)
2. Use the tennis parking lot (rejected)
3. Build at Beckingham Loop pocket park (rejected)
4. Use Pulte construction waste area behind Bradford Hall (Winner!)



Task Force Members: John Siciliano, JoAnn Gott, Eileen Hutchinson, James Hutchinson, Debbie Merton, Alan Roitman, Tom Crotty, Christine Hast

This is a sizable but irregular shaped land space where Pulte dumped and buried rocks, concrete waste and other construction material. Nothing grows on this land. It is close to the Greenway, has inherent drainage issues and Town of Cary (TOC) would require erosion controls be installed to protect the Greenway and pond before the land can be used for anything.

Our first two designs submitted to TOC were rejected but in early December 2019 TOC approved our court design along with drainage enhancements and several erosion controls.

During December, January and February working with Harris Engineering we solicited bids from contractors to address the drainage and erosion controls, prepare the land and construct two USAPA fenced in Pickleball courts complete with lights (on a timer), locking gate, landscaping, etc.

In late February 2020 the Carolina Preserve HOA Board approved funding to make this new amenity a reality. Next Steps:

- Construction began the week of March 19, 2020 and is expected to take up to 90 days depending on weather.
- The Task Force is working on the charter for a new Carolina Preserve Pickleball club that will make sure all levels of players have access to the courts along with training.
- We will update our Carolina Preserve Facility Use Policy to include this new amenity.

Many thanks to the Task Force, Robert Hamilton, Christine Hast and the many board members (over 3 years) for making this new Carolina Preserve amenity a reality.

This project will complete a significant and complex Carolina Preserve Strategic Plan objective while also reclaiming a piece of useless land for a new and valuable facility for our residents.

Serenity and Fun & Fitness Pocket Parks Finishing Touches

In 2019 our Strategic Plan called for revitalization of our four Pocket Parks which were all in poor condition (some more than others.) An energetic Task Force was formed, and we divided up the effort, set priorities and got creative with our ideas. We decided to tackle the parks on Finnbar and Allforth first. We also decided to rename these parks (Finnbar became Fun & Fitness and Allforth became Serenity) to reflect the theme given to each park. With the coming of Spring it's time to finish these two parks (details below).



Revitalization of Serenity Park (on Allforth)

Task Force Members: Kathleen Casner, Denise Allmond, Rebbi Levin, Tim Moore, Sandy Rusk, Barbara Weiss, Bob Willenburg, Burt Katz, Christine Hast, Tom Crotty

The Task Force defined what the park should look like, outlined costs and then made subsequent detailed plan. They also solicited special assistance from the Beautification Group to make everything happen.

In 2019 this park was power washed; the two pergolas were stained, and the benches cleaned.

The broken concrete planter was removed (safety issue).

Special emphasis was placed on the park entrance. The big tree stump at the entrance was removed.

The Beautification Group was instrumental in keeping cost down and did an incredible job with the landscape design and implementation. Thanks to the efforts of John Uthlaut, Ray Shirtz, Bob Schnick, Doug Brugler, Rick Challenger, Tom Croft, Burt Katz and Jim Hutchinson, the entire park entrance planting beds were cleaned out of roots, pine straw and weeds and new soil and manure mixed into the planting beds. Eight good sized spherical holly perennials were transplanted elsewhere in the park.

In October a 25-gallon Tamukeyama Dwarf Japanese Maple was planted in the front entrance to Serenity Park. The tree is reddish purple in the spring and dark crimson in the fall - will take full sun. Its maturity size is 10 feet tall by 10 feet wide.

In November 2019 the Beautification Group made final landscape enhancements to the front entrance of Serenity Park. This entailed digging 43 holes for 43 new 5-10-gallon plants.

Installed new edging at entrance to park.

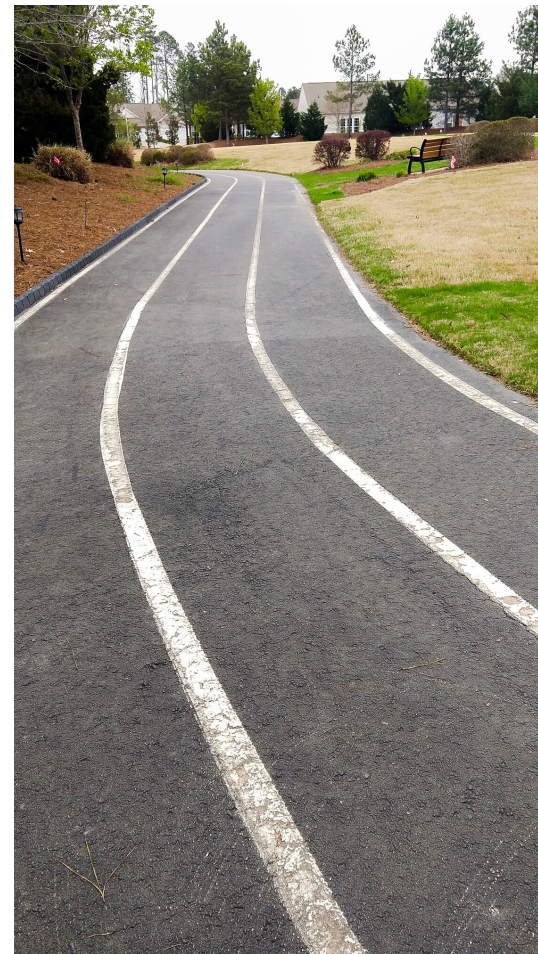
Spring final park enhancements:

- o A new piece of artwork has been ordered and will be installed in the Spring 2020 in place of the old planter.
- o A Bike rack will be added to the park.
- o Two water features have been purchased for Serenity Park. The concrete pads and electricity have been installed. The water features will be installed in the Spring.
- o A new sign for the park will be installed

This completes the planned revitalization of Serenity Park

Revitalization of Fun & Fitness Park (on Finnbar)

Task Force Members: Kathleen Casner, Denise Allmond, Rebbi Levin, Tim Moore, Sandy Rusk, Barbara Weiss, Bob Willenburg, Burt Katz, Christine Hast, Tom Crotty



This park was in the worst shape with some spots unsafe for use, large erosion ruts ran down the middle of the park, dirt and mulch constantly washing onto the track, irrigation and lighting not working, dead landscape plantings, entrance concrete all pitted, cracked, etc.

The Task Force examined all the problems within the park and came up with a theme and a vision on how to revitalize the park. This included multiple cost alternatives for the erosion and drainage issues and subsequent detailed plans to bring in color and some Fun and Fitness. They also solicited special assistance from the Beautification group to make everything happen. Also special thanks to Harris Engineering for working within our budget to address the erosion and drainage issues. Finally, special thanks to Robert Hamilton for his ideas, resourcefulness and patience.

- In 2019 the major work to correct drainage, irrigation and erosion issues was done.
- Plant beds were reduced in size and new sod was placed in many areas of the park.
- Dead plants were removed, and plant beds cleaned out.
- New improved edging was installed throughout the park to prevent dirt and mulch draining onto the track.
- In December 2019 the Beautification Group planted daffodils and tulips at the park entrance.
- Late Winter and Spring 2020 final park enhancements:
 - o On February 22, 2020, 13 members of the Beautification group laid out and planted 29 evergreens at the front entrance to the Finnbar pocket park. Besides digging holes, over a dozen wheelbarrows of heavy clay had to be removed from the planting beds and replaced with good soil and compost.
 - o Fresh mulch has been installed.
 - o The front entrance concrete will be repaired and made more attractive.
 - o The walking track will be painted.
 - o A new piece of artwork has been ordered and will be installed in the Spring 2020 toward the rear of the park.
 - o Two Golf Frisbee stations (donated) will be implemented on the primary grass areas.
 - o A Bike rack will be added to the park.
 - o A new sign for the park will be installed.

This completes the planned changes to these two Carolina Preserve parks.

The HOA Board and GM want to thank the Task Force members for their ideas, patience and time invested for these two parks. Again, special thanks to the Beautification group for the design ideas, heavy lifting and keeping the project cost down.

Later in 2020 a new call for Task Force volunteers will be needed to address and make plans to revitalize the Arvada and Beckingham Loop pocket parks.

Great Job Everyone.

2020 Financials at A Glance

Operations (\$000)

	February		Full Year
	Actuals	B/(W) Plan	Plan
Income	\$667	\$3	\$4,027
Uses			
Reserves	\$80	\$0	\$505
Expenses	\$589	\$-39	\$-6
Net	\$-2	\$-36	\$3,522

Reserves (\$000)

	Replacement	Villa	IIF	Painting	Operating Contingency
12/31/19	\$922	\$285	\$88	\$14	\$655
Contributions	\$66	\$6	\$8	\$0	\$0
Interest	\$3	\$1	\$0	\$0	\$0
Expenses	\$32	\$5	\$7	\$0	\$0
2/29/20	\$959	\$287	\$89	\$14	\$655

By Chet Sadosky, HOA Treasurer

February year to date expenses are over budget due to:

- Perimeter pine straw paid one month earlier than budget (\$19k)
- Greater expenses for replacement of dead trees (\$11k)
- Increased consulting expenses for Marketing (\$8k) and the Clock tower (\$9k)
- Reduced payroll, maintenance and other expenses (\$8k)

As you will remember, the Board decided to utilize the 2019 surplus of \$22k for additional 2020 marketing and tree replacement expenses. The 2020 full year forecast remains at this level.

CAROLINA PRESERVE CORONAVIRUS Q & A

The Carolina Preserve (CP) HOA Board of Directors and General Manager continue to follow the coronavirus developments and actions by local, state and federal government. We also receive information from Kuester Management Company and Community Associations Institute (CAI) specific to HOA communities plus advice from our attorney at Jordan Price. The following are some helpful and informative questions and answers pertaining to coronavirus and Carolina Preserve.



Is the Board or GM aware of any CP residents testing positive for the coronavirus?

We have not been notified by anyone that there are any positive cases of the coronavirus within our CP community. We will inform the community of any positive cases that affected parties bring to our attention, but with no personal specifics to protect privacy.

WHAT IS HAPPENING WITH OUR KUESTER STAFF?

The front desk PT workers are not needed until Bradford Hall reopens. All other employees are working from home. Three employees have been identified as essential to allow them to continue to travel after the “shelter in place” order was issued by state of North Carolina.



WHAT IS EVERYONE DOING IF BRADFORD HALL IS CLOSED?

For Christine and staff it is very much business as usual. We had to sanitize Bradford Hall, pay bills, administrative work, complete projects under contract, etc. [See article from Christine in this issue for more details.](#)



WILL RESIDENTS GET REFUNDS, OR WILL OUR MONTHLY ASSESSMENT BE LOWERED DUE TO BRADFORD HALL AND ALL AMENITIES BEING CLOSED?

Unlike banks, mortgage companies, or other for-profit businesses, community associations like Carolina Preserve are nonprofits. They're designed to pay the association's bills and manage operations. Monies collected aren't retained by the association, but are forwarded to others, such as the power company, maintenance personnel, landscapers, insurance carrier and others, even the government. Carolina Preserve has signed yearly or multi-year contracts with several vendors that prevent the association from simply cancelling or reducing services and costs. Where we can reduce cost, we have (saving utilities, water costs, etc.). But the Association has also incurred unplanned cost due to the coronavirus. Therefore, from a cost perspective it is business as usual. Our association costs remain about the same. There will be no reduction in fees.

HOW IS THE HOA BOARD AND BOARD COMMITTEES STILL MEETING TO GET THE WORK DONE? ARE YOU USING BRADFORD HALL?

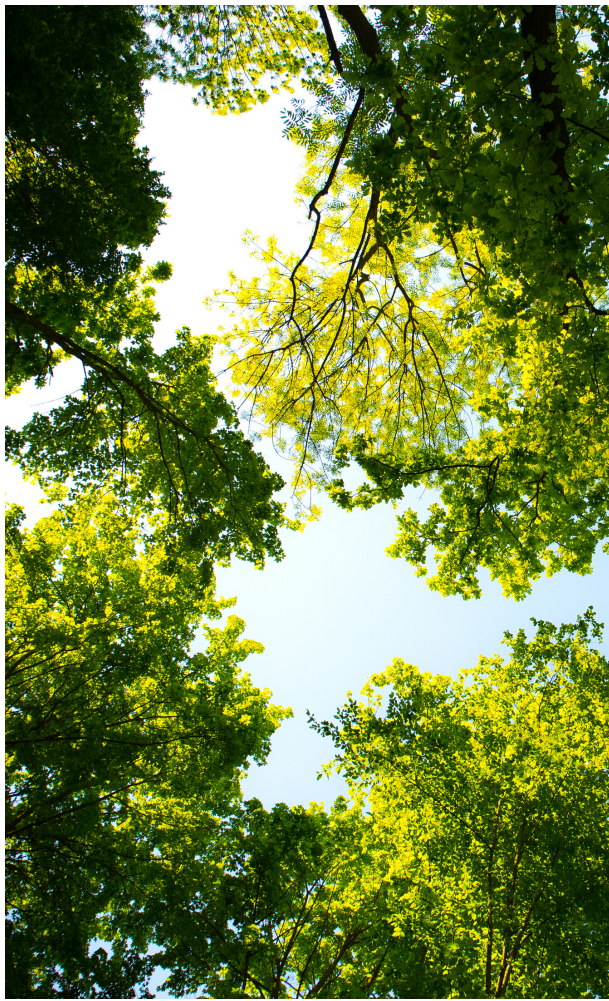
Let us assure everyone the work continues at an even faster pace due to volume of extra work generated from the coronavirus. The Board is dealing with constantly changing news, contractors, projects, cost containment, resident health and safety concerns and how best to keep our employees safe and still get all the work done. All our Kuester staff and Christine have been wonderful and we are all working well as a team. We are not using Bradford Hall. We are using a video conferencing tool called Go-To-Meeting and emails to conduct business. GoToMeeting is a web-hosted service created and marketed by LogMeIn. It is an online meeting, desktop sharing, and video conferencing software package that enables the user to meet with other computer users, residents', vendors, legal aid, etc. via the Internet in real time.



THERE HAVE BEEN EMAILS FROM RESIDENTS COMPLAINING ABOUT NONRESIDENTS WALKING OR RIDING BIKES THROUGH OUR COMMUNITY.

Our streets and sidewalks do not belong to Carolina Preserve but Town of Cary. They belong to all citizens. Everyone is trying to manage through this crisis the best they can. Continuing to get fresh air, vitamin D and some exercise is important for everyone young and old. The Board suggest you continue to follow CDC social distancing guidelines to stay six feet apart.





Tree Removal & Irrigation Update

By Christine Hast, General Manager

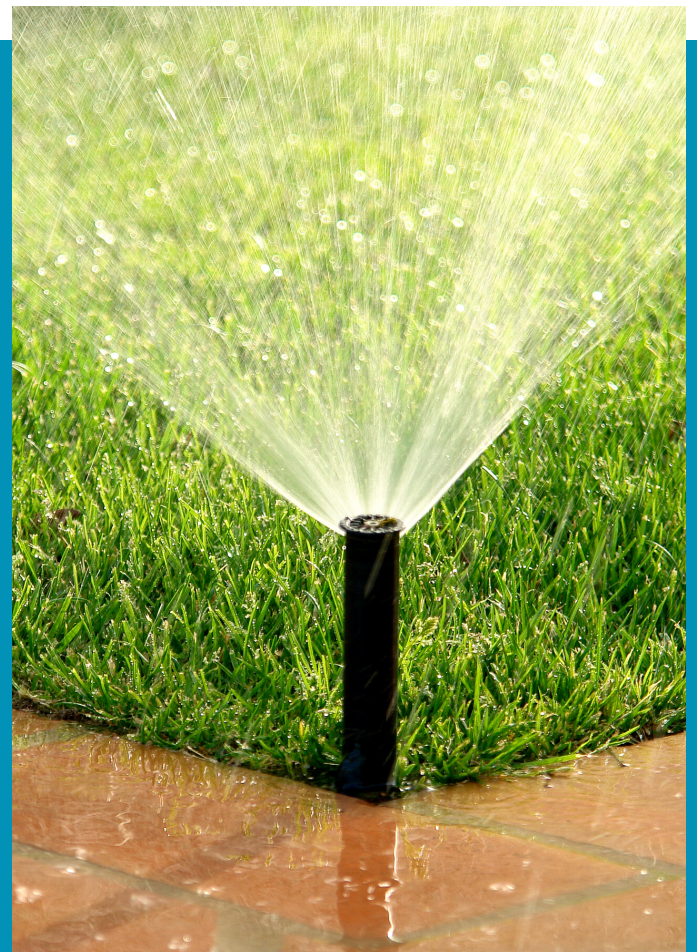
Since my article in last month's newsletter the weather is more cooperative, and we have worked out a plan for the removal of the dead Arborvitae along the perimeter. 36 trees have been identified as dead along Yates Store and will be removed. Others will have the branches and spots cut out to rejuvenate their growth and hopefully save the tree. Please give the vendor some space and time to complete the project. Flags will be placed in the spots where trees were removed to confirm with the Town of Cary during their inspection that the trees will be replaced in the fall.

Additionally, Bland Landscape was asked to assess and submit written documentation of the current state of all the irrigation systems in the Carolina Preserve Community. The report summarized that there were several points and areas needing repair and replacement and costs proposals for the work to be completed.

A plan has been implemented to begin addressing repairs in the following priorities:

1. All villa areas first and Pocket Park one (Allforth - Serenity Park) will begin as soon as possible.
2. Bradford Hall irrigation
3. Irrigation in the common areas along Del Webb and other pocket parks.

Villa owners, please be aware that some repairs will entail digging within your lots to complete this project of repairs.



While You Were Away

By Christine Hast, General Manager

Here are just some of the things that have been happening while you were away.

CLEANED AND DISINFECTED

Kitchens upstairs and downstairs cleaned and disinfected

All ballroom chairs and tables - all hardwood floors

All activity rooms

Varsity room

Dance studio

All locker rooms and bathrooms

All bookshelves/books in hallway

Wallstreet Room

Game room

Lobby - tables, chairs and furniture

All gym machines and equipment

Yoga mats

Exercise balls

Offices and front desk area

Coffee machine area

Stairs, railings

All carpeting in all areas cleaned

Fitness carpeting

Indoor pool decking and furniture disinfected

Ballroom storage room emptied;

all equipment sanitized, replaced and organized

Party planner closet emptied, sanitized and cleaned

**THAT FLOOR IS READY
FOR DANCING!**



And there are some **major** projects going on as well.

PROJECTS

HVAC Repair

HVAC preventative maintenance

Elevator floor repair

Fitness equipment preventative maintenance

Pickleball court

Finishing touches on pocket parks

Install new amplifier in communications room

New speakers around the outdoor pool

Perimeter dead tree removal project

Installed new event poster cork board



ARC Makes it Easy for You

Standing Water and Drainage Issues

By Ken Merten, Architectural Review Committee

A common problem in Carolina Preserve is standing water between homes. Pulte's swale design between homes left many of us with storm water runoff issues. If there is a problem, it is the responsibility of the homeowner(s) to find a resolution. To get homeowners started, the Design Guidelines is where you begin. Access to them is via the CP website under "Governance" and "Documents". What follows is copied from the Guidelines:

3.3.7 Drainage and Standing Storm Water Remediation

Any continuing occurrences of Standing Storm Water and resultant erosion must be addressed by homeowners in a timely manner. All modifications must comply with the HOA Storm Water Management Policy and Procedures (in Section 12.1 - Appendix 2A) and the Guidelines for Carolina Preserve Homeowners for an Effective Storm Water Drainage System (referred to in Section 12.2 - Appendix 2B) and detailed in the CP website under Governance / HOA Committees / ARC / Swale and Drainage Projects.

It is recommended for drainage remediation between two residences that the neighbors, where applicable, work together for a mutually agreeable solution. An MR is required of each homeowner involved.

After reading the documents, the next step is for you and your neighbor(s) to contact a contractor that has experience at CP to discuss a plan to resolve your problem. Be cautious in selecting a contractor, which means that some landscape contractors may not be the best bet. Finding a company that specializes in drainage issues is important. It's critical for the contractor to be familiar with the policy and procedures specified in the Guidelines. Be sure you understand the difference between "Option #1" and "Option #2".

If the slope (front to back or back to front) between homes is mostly flat (water won't move freely through an underground pipe), and you have a standing water issue, there is another option now available that is new to the Guidelines. Section 3.3.18 B. Swale Areas - Use of Pavers, River Rocks and stepping Stones in Swales. This allows homeowners to remove the grass between homes and replace it with "weed blocking material", river rock, pavers and edging. If you are considering this, ARC recommends that you take a walk through "The Courtyards at O'Kelly Chapel", our neighbors to the west - Phase I, at the corner of O'Kelly Chapel and Pittard Sears. Many of the homes in Phase I have converted the mulched areas between homes to stones and pavers. This will help with the selection of stone size and color. CP's requirement for stone size is a range of 1"-2". Occasional stones larger than 2" would not be problem, but the emphasis is on "smaller" size stones. An MR is required for each homeowner involved.

Do your homework, and if questions remain, feel free to contact ARC.

Lifestyle Fitness Survey Results

*By Carol Randall - Chair, Lifestyle Advisory Committee
David Baker & Sandy Rusk, Team Members*



Thank you to all the residents who participated in the Carolina Preserve Fitness Survey this year which was open for responses March 8th through March 22nd.

You did it!!! The results are in – 509 survey responses in 2020 vs. 457 responses in 2019 – that’s an 11% increase in response rate over last year! Bravo to those residents who filled out the survey.

The LAC subcommittee is assisting with data analysis for staff use. A quick review notes generally high levels of satisfaction of the fitness program and facilities. The percentage of respondents who are satisfied or very satisfied overall are:

- 85% overall
- 81% with the types of classes offered
- 91% with the instructors
- 92% with the facilities
- 91% with the equipment

Your responses will help Christine Arndt, Wellness Director and the HOA Board consider program and facility recommendations as input to the Strategic Planning Process.

Two participants were randomly chosen to receive one of two prizes, a gift certificate to Fleet Feet was won by Stephen Lendl and a Fitness Pass Package was won by Joanne Costa

Thanks to everyone for taking the time to fill out the 2020 Fitness Survey. Next Fitness Survey will be in 2022.

Lifestyle Advisory Committee in Action

By Carole Katz, HOA Board Liaison

While things are slowing down for all of us, the Lifestyle Advisory Committee continues to work on projects in our charter but also consider new ideas for the community during these difficult times. First and foremost, we hope you are all doing well, and perhaps finding some new things to enjoy in quieter times. In addition to working with the Fitness Survey information (see article by Carol Randall), some of the things the LAC has recently been, or continues to be involved with are:

- CP University- while several classes have been cancelled or are to be rescheduled at a later date, David Baker (CPU Subcommittee Chair) has engaged a team of volunteers to serve as class assistants, once we're back in action. A detailed training program was conducted so we'll be ready to roll. Future offerings can be found on the CP website (See CP Class Offerings for updates.) The Subcommittee always welcomes your ideas for future classes at CPUniversity@cpamberly.net
- CP Picnic- rescheduled for the fall, but systems are in place for more volunteer help. Jill Poston (Picnic Subcommittee Chair) enrolled more than a couple dozen volunteers, representing more than 30 hours of support to the Lifestyle Department. Of course with the date changes, some commitments may need to be modified. The good news is we have a ready capability to enlist volunteers, thanks to those of you who completed volunteer forms at, or after, November's "You Can Make it Happen" event. Those on file continue to be an important repository of potential volunteers as this and other projects commence. As we get closer, look for more invitations to participate.
- Phase Walks- The weekly phase walks have been very well received. About 65 spots have filled for each of the first two walks already completed. LAC members and other CP participants have volunteered to lead 9-10 walkers in each group, departing every 15 minutes or so, reminding us of the need for social distancing. We were very spread out! With the recent guidelines announced by Wake County, the Board has determined it is in everyone's best interest to adhere to them. Upcoming community walks have been cancelled but we hope to resurrect them and have you join us at the appropriate time.
- Cycling is a great way to get some exercise. Two community rides have been conducted. The first, led by LAC member Lynnette Womble was as advertised—just under 10 miles at a pace under 10 mph. Any concerns about social distancing were easily managed. Seventeen riders joined us, single file, so spread out that if you stayed home with your spouse you had greater proximity than we did (okay maybe not quite for all of you!) Several folks who were not members of the cycling group joined us, which was precisely the idea. The second, a ladies' ride was a smaller group out for a leisurely ride also practicing social distancing. Future community rides will be scheduled when normal times return. If you don't have a bike, consider getting one. I'm sure members of the group would be happy to help you with the proper selection.

Of course, we will continue to monitor the Coronavirus situation and modify plans as necessary. We appreciate your flexibility and adherence to all health guidelines. Health and safety concerns must always be paramount, and it takes all of us to be effective.

2020 Committees

Architectural Review Committee

Steve Botha | John Bongino | Elizabeth Diton |
Csaba Dosa | Claire Hammitt | Barbara Lewandowski |
Ken Merten | MaryJane Slusser

Club & Group Advisory Committee

Karen Baker | Carol Davis | Judith Dorezas | Joel Glassman |
Linda Laurich | Paulette Shekell | Ruth Poley | Tim Sisley

Finance Committee

Melva Brown | Kathy Dunn | Richard Craft | Eugene Harshbarger |
Bill Lazcano | Alan Rosenberg | Carol Stone | Paul Wolf

Information Technology Committee

Jean Curtin | Dennis Curtin | Jeff Diton | Mel Kosmin |
Amy Levine | John J Stolzenhaler | Robert Willenberg

Lifestyle Advisory Committee

David Baker | Dennis Curtin | Glenn Haines | Jill Poston |
Judy Rampolla | Carol Randall | Sandra Rusk | Lynnette Womble

2020 Board

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President

Burt Katz
Vice President

Margaret Horst
Secretary

Chet Sadosky
Treasurer

Robert Griffith
Member at Large

Carole Katz
Member at Large

John Siciliano
Member at Large

Mark Your Calendar

HOA Board
Working Meeting
Apr 21 | 10:15am