

JANUARY 2020 ISSUE 2

CAROLINA PRESERVE

HOA NEWS

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QUIET ON THE SET!

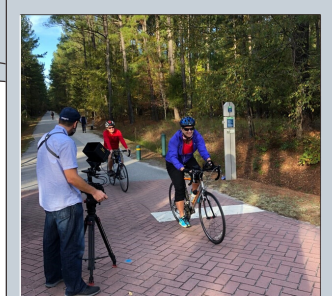
On November 11 - 12 dozens of residents volunteered to model for photos and videos which will be used on your updated website this year.

Thank you to those who kindly gave of their time and patience as the videographer worked to get the perfect shot.



Amenities highlighted;

- o Tennis
- o Bocce
- o Fitness Center
- o Indoor Pool
- o Pottery Studio
- o American Tobacco Trail





HOA President Comments

by Tom Crotty

Looking Ahead at 2020

Hope everyone enjoyed the Holidays. It's a new year and there is a lot scheduled to happen. There is the normal course of business such as running Carolina Preserve, scheduling over 5,000 events, Front Desk fielding 30,000+ questions, maintaining all facilities and amenities, personnel staffing, dealing with our weather challenges, replacing dead or dying trees and making everyone happy!

Then there are the new challenges scheduled to take place. We have two new Landscape companies that will maintain the interior and exterior of Carolina Preserve.

Hansley's Landscaping – CP exterior perimeter and entrances

Bland Landscaping – CP interior areas, owner lots, pocket parks and all common areas

It will take some time for them to learn the landscape and get opt-out programs in place. Please be patient with the transition with both landscapers.

A new amenity will be added in 2020, pickleball. Schedules are being determined now for breaking ground and building our new pickleball facility.

The lower level of Bradford Hall will be finished complete with new furniture and wall hangings.

Come Spring the Serenity (Allforth) and Fun and Fitness (Finnbar) pocket parks will be completed. This will provide some color and pop to these parks and make them again enjoyable to visit and use.



A new Task Force will be initiated to undertake the revitalization of the Arvada and Beckingham Loop Pocket Parks. Detail plans for each park will be made complete with cost for landscaping changes and improvements. Plans will be presented to the Board and decisions made to fund these recommendations and start work in 2021.

In March we will again kickoff our annual strategic planning exercise. This will consist of four to six resident focus groups. Having resident input and participation in this process is crucial so please plan to attend one of these focus group.

Please in 2020, support our Beautification Group. They perform such a great and rewarding service to our community. There is lots to do besides digging holes and planting plants and trees. Plants need to be fertilized, some new plants watered, etc. Get involved and join the group. It's fun and rewarding.

Several new Task Forces will be formed. One to investigate the feasibility of solar energy at Bradford Hall. Another to evaluate ideas for best use of the Helipad (area behind our pool).

We will continue with our stormwater projects and the repairs to our retaining walls.

We will implement a new Carolina Preserve public web site complete with new videos and drone footage showing our entire community.

We will continue to enhance our Lifestyle programming for the enjoyment of our residents.

Finally, we will continue to work with our retained architect in researching the clock tower resolution options.

Wow that is a lot. We will need volunteers throughout the year for many of these projects and task forces. The Board and GM look forward to your support in making all these projects successful.



NEW LANDSCAPER - WHAT TO EXPECT

by Chrstine Hast, General Manager

A new Landscaper has been contracted for services of the Carolina Preserve HOA. Bland Landscaping Company will be providing landscape services for 1360 owners' lots, the five pocket parks, Bradford Hall, and all common areas except the perimeter landscaping. This is a brief overview of the contract services. Some aspects of the landscape contract with the previous contractor have changed, and some have remained the same. Please keep in mind, that the landscape contract is not custom landscaping or estate landscaping. It is a basic service to maintain the appearance of the community as a whole.

Common areas and Bradford Hall grounds will be monitored on a daily basis for removal of debris and trash.



Mowing will be done on a weekly basis up to 30 times during the growing season beginning in April.

Shrubs are trimmed two times per year, with a third pruning approved by the HOA Board based on growth newly added to the contract. The first round of pruning will begin in May and the second round will begin in July. A third pruning will be based on need and growth.

Deciduous trees will be pruned as needed up to 12 ft. and to remove dead branches and limbs between the months of December and February. Trees will be trimmed one time per year.

During the year, tree lower limbs obstructing pedestrian or vehicle clearances will be pruned during regular contractor visits.

Mulch and Pine straw will be installed beginning in February .This year, triple shredded hardwood mulch will be used. (no dye).

Aeration of lawns will begin in June.

Weed control – herbicide for spring and summer weeds will be applied in February and again in October. Weed control in lawns and beds will be ongoing throughout the year on a weekly basis.

Fertilization package includes treatments in April, June and September. Added this year is one application of lime in the fall, based on soil samples.

Dormant oil will be applied to deciduous trees and shrubs for pest management. Trees and shrubs will be monitored for signs of disease or pest infestation. Management will be notified of problems in common areas and owners will be notified of problems on their property. The HOA will pay for treatment for common areas and owners will be responsible for treatment of trees and shrubs on their property.

Newly installed water features in Pocket park 1 (Serenity Park) will be monitored on a weekly basis for water level and working condition.

Added this year, all common area rose bushes will be fertilized once per month. Deer repellant shall be applied as needed to common area planting beds and pots. All flowering bulbs planted by the Beautification Group in common areas will be tied back after blooming and dead foliage removed after tie-back.



Seasonal flowers will be installed in late spring and fall in common area planting beds.

Yearly start-up and shut down of common area irrigation and Villa irrigation, including winterization of backflows. All irrigation will be monitored on a weekly basis for regularity and adequate watering.

Fire ant mounds will be treated on an ongoing basis.

All outdoor trash cans in pocket parks and Bradford Hall Grounds will be monitored and trash removed on a weekly basis.

Bradford Hall will be visited three times per week for clean-up. Mowing will occur once per week. Shrubs and hedges will be pruned three times during the growing season.

All 30 dog stations will be emptied and bags replenished three times per week, Monday, Wednesday and Friday.

The Landscaping account manager will meet on a weekly basis with the Community General Manager for updates and review of performance.

Landscaper will use the work order system provided by Kuester management for all work orders submitted by HOA Residents. Response to all work orders will be within 48 hours. All repairs will be completed within two weeks.

Leaf removal will be provided five times during Fall and beginning of new year. Once in November, once in December, twice in January and once in February.

Keep in mind, that all Landscape services are weather dependent and inclement weather may delay some services.

**Please plan to join us for
Carolina Preserve Town Hall - Meet the Landscaper
Monday, January 13th
6:30 - 8:00 pm
Bring your questions!**

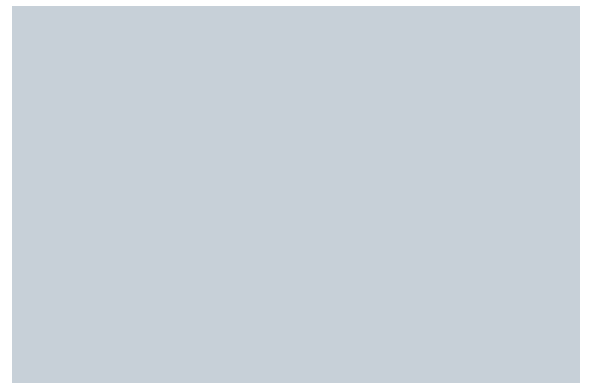
Why do we have an Operating Contingency and what is Members Equity?

By Chet Sadosky, HOA Treasurer

The Operating Contingency is an annual budgeting item to provide "Money in the Bank" for any emergency that might arise during the year. HOA financial best practices states that the Operating Contingency should be between 10 %-20 % of annual revenues. The 2019 Strategic Plan calls for Carolina Preserve to maintain an Operating Contingency fund in the amount of 15% of annual assessments.

When looking at the CP HOA balance sheet, the Operating Contingency is referred to as Members Equity within the Liabilities & Equity section.

At the end of 2018, we had \$631,000 of Operating Contingency which is made up of the 15 % goal of \$536,000 and the 2018 surplus of \$95,000. The 2018 surplus will be used to help fund the clock tower repair that is scheduled for 2021. Given the planned increases in the monthly assessment within the 2020 - 2022 budget, the 15 % level will be achieved by the end of 2022.



“A budget is telling your money where to go instead of wondering where it went.”

Dave Ramsey

Financials at A Glance

Operations (\$000)

	November Year To Date	
	Actuals	B/(W) Plan
Income	\$3,542	\$17
Uses		
Reserves	\$493	\$3
Expenses	\$3,033	\$15
Net	\$16	\$35

Reserves (\$000)

	Replacement	Villa	IIF	Painting	Operating Contingency
12/31/18	\$874	\$272	\$29	\$5	\$633
Contributions	\$351	\$28	\$89	\$25	\$0
Interest	\$19	\$4	\$1	\$0	\$0
Expenses	\$259	\$19	\$3	\$16	\$0
11/30/19	\$985	\$285	\$116	\$14	\$633

By Chet Sadosky, HOA Treasurer





ARC MAKES IT EASY FOR YOU

By Ken Merten, ARC Committee

If you are considering a change to your yard or the exterior of your home, you must become familiar with the Design Guidelines. A few projects can be made with “No Approval Required”, and some by simply turning in a “Fast Track” form (FT) to the front desk of Bradford Hall. Other changes may need additional evaluation by the Architectural Review Committee (ARC) before approval, and require a more detailed “Modification Request” or MR.

All of the needed information to see what your project will require is available on the CP Website. Simply, log on and look for the horizontal blue bar across the home page. Put your cursor on “Governance”. Then click on “Committees and Task Forces”, then “Architectural Review Committee (ARC)”. Once you open the “ARC” page, you will see that the Design Guidelines document is available in both PDF and Word formats. In addition, you will find the Modification Request form, Fast Track forms, and supplemental documents providing detailed information on “Swale and Drainage Projects”, and “Solar Panels”.

The ARC always has a member “on call”, available to answer questions via email - architectural.committee@cpamberly.net . However, please review the “guidelines” first before contacting ARC, and then if there is still a question, email ARC.

You may want to print out this page or save the email. This will make it easier in the future, if you are considering a modification to your home/yard, and to help begin the process of submitting a MR or FT.

ITC SUPPORTING CAROLINA PRESERVE HOME WEBSITE

By Bob Willenberg, IT Committee

The Information Technology Committee (ITC) is tasked to provide a clear and better understanding of our community website. There are many residents who will have no issue navigating around the website. But there are some that might still need more clarity. The ITC members have been and will continue to make every effort to improve the many links found on the website. A good start is to check out the tab labeled HELP on the blue menu bar. Under that tab select “Where to Start”. This will then show the list of links to the Quick Start Guides “For Regular Users” as shown below. Click on the links to open the documents. These Quick Start Guides have been updated recently. Quick Start Guides are a great place for quick and simple answers for residents. In the upcoming year, the committee will be updating the Club and Group tabs as well as FAQ’s.



WHAT IS THE STORY WITH THE AMBERLY POOLS?

By Tom Crotty, Amberly Liaison

During 2019 several stories or reports that the Amberly pool needed to be replaced were circulated. These stories were based on a report published in 2012 by Giles Architect firm. This report listed many concerns about the foundation of the pool and its longevity.

The Amberly Master Association had several experts examine the current pool in 2019 for any structural signs of unusual wear, cracks in the concrete around the pool and for leaks. Nothing unusual was found. What was found was normal wear such as discoloration in the plaster, tiles, caulking, etc.

After careful examination of all facts available the Amberly Master Association Board found no reasons to tear down the current pool and rebuild it. Instead the Board decided on a course of heavy maintenance. About every 10-12 years pools need to have an overhaul to preserve their appearance and longevity. This involves complete removal of the thick plaster lining of the pool. Removal is done by hand which make this a time-consuming and expense process.

Pool plaster is the final coating applied to the shell of a concrete in-ground pool. The layer of plaster is normally 1/4 inch to 1/2 inch thick. Pool plaster adds a watertight seal and makes the surface of the pool smoother for contact with swimmers than the underlying rough concrete shell. Because it's what you see every time you look at your swimming pool and because it acts as a protective layer between the pool water and the structural shell, your pool's interior plaster finish is vital to both the beauty and integrity of your aquatic retreat. Plaster in good condition is essential for your pool's overall longevity and durability. Depending on a variety of local factors and individual pool-water treatment routine, the typical lifespan of traditional plaster is 8 to 12 years.

Once the plaster was removed the pool was further inspected for cracks, leaks, etc. No leaks were found. Some cracks (normal wear) were found. The Board allocated additional funds to take steps to fortify all cracks to preserve the longevity of the pool.

Along with tiles replaced along the upper edge of the pool, new caulking, painting, etc. the Board is investing about \$300K in upgrades to the two pools. Work is well underway, and the pools are on target to open in the spring of 2020 on schedule.



2020 Committees

Architectural Review Committee

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

Club & Group Advisory Committee

Karen Baker | Larry Brown | Carol Davis | Joel Glassman |
Linda Laurich | Ruth Poley | Paullette Shekell | 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

Committee members will be confirmed at the Jan 21st
HOA Open Working Board meeting.

2020 Board

Tom Crotty
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

Town Hall
Meet the Landscaper
Jan 13 | 6:30pm

HOA Board
Open Working Meeting
Jan 21 | 10:15am

HOA Board
Open Working Meeting
Feb 18 | 10:15am

Quarterly Community
Meeting
Mar 9 | 6:30pm