

MAY 2020 ISSUE 6

CAROLINA PRESERVE

HOA NEWS

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HELLO WORLD!

On Monday, May 4th take a look at your new website

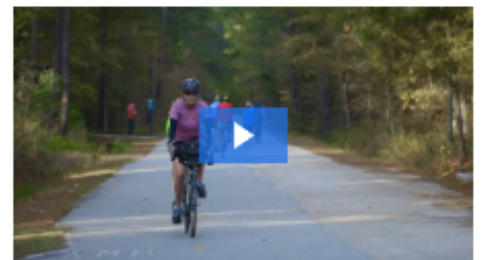


Welcome to Carolina Preserve at Amberly

Carolina Preserve is the premier Del Webb 55+ active adult community located in Cary, North Carolina and proud winner of the prestigious 2019 Community Excellence Award given by the Community Associations Institute (CAI). With 1360 homes, a 35,000 square foot clubhouse, state-of-the-art fitness center, tennis, pickleball and bocce courts, indoor and outdoor pools, pottery and dance studios, and over 120 clubs, Carolina Preserve provides residents with an extraordinarily active lifestyle.

[Learn More](#)

[Features](#)





HOA President Comments

by Tom Crotty

Hang in there, we are making progress

As of the writing of this article the HOA Board and GM are not aware of any coronavirus cases within Carolina Preserve. Congratulations to everyone for practicing social distancing and taking precautions to remain safe and healthy to protect yourself and your neighbors. I am also happy to report that all our Kuester staff and families are healthy.

April was a stressful and strange month for Carolina Preserve residents. Personally, I have rediscovered the fun in doing jigsaw puzzles, sorting out closets, straightening out the garage, working in the yard, washing my car, taking walks and my favorite, naps. Be assured the Board and GM are very active in staying current on all coronavirus information. I want to commend Kuester Management Company as they have been a great business partner during this time. They have taken great care of our staff resources but also provided the Board of Directors with valuable information on how other HOA communities are dealing with the challenges of this pandemic. They hosted an online educational webinar featuring legal advice on dealing with issues and matters related to the pandemic which will be helpful in reopening Carolina Preserve when the time is right.

Your Board, GM, Kuester staff and board committees have continued to conduct business and move several projects along (details within this newsletter.) In May we will also conduct the Strategic Planning strategy sessions online.



North Carolina Governor Cooper extended the state-wide COVID-19 lockdown until May 8. He also announced a three phase plan to start to reopen North Carolina. The plan will be driven by trends in key COVID-19 indicators that measure if the state is adequately managing this pandemic. The Governor also issued a special message that “Vulnerable populations will continue to be encouraged to stay at home.”


With guidance from our legal counsel and Kuester Management Company and adhering to all local and state government directions, the Carolina Preserve Board and GM have constructed initial plans to reopen some CP facilities. Remember that Carolina Preserve is a very high-risk community for COVID-19 based on the demographics of our residents. Several senior communities have been devastated by COVID-19 outbreaks. Based on this, the board, GM and our legal advisor will choose to follow a restrictive approach in reopening Carolina Preserve facilities. Our highest priority is the safety and health of all residents.

The details of our plans to reopen are in this newsletter. The exact timeline for each phase will be driven by Governor Cooper’s data trends. The Board and GM will send additional community emails as each Carolina Preserve facility is reopened.

Be safe and stay healthy.

www.CarolinaPreserve.com


What is your passion?



Swimming

The saline indoor lap swimming pool and spa also hosts water aerobics classes.


[Learn More](#)



Hiking & Biking

Adjacent to the 35 miles long American Tobacco Trail allows residents another opportunity to walk, ride their bicycle or take their dog for a stroll.


[Learn More](#)



Bocce

Four year-round turf bocce courts are located behind the clubhouse with shaded seating.


[Learn More](#)



Fitness

State-of-the-art fitness center includes a combination of cardio equipment and weights.


[Learn More](#)



Pottery

Our intimate, fully equipped community pottery studio contains two kilns and operates as a cooperative.

[Learn More](#)



Tennis

Carolina Preserve boasts four year-round Har-Tru clay surface tennis courts where resident players are members of the USTA senior league and multi-year champions.

[Learn More](#)

An important part of our Carolina Preserve Strategic Plan was to create a new look and image to the outside world, what Carolina Preserve is all about. After a year of planning, creating Carolina Preserve active adult videos, taking many photos, interviews, meetings and much more our new Public Carolina Preserve web site is ready for prime time on Monday, May 4th. Many thanks to the dozens of residents who worked and participated on this project, especially Margaret Horst, the IT Committee, Christine Hast and Mary Gallagher, the Board and most importantly Deborah Badger who was the project manager and coordinator.

Carolina Preserve Re-Opening Plans

Our country, State and our Carolina Preserve Community have been managing life during a pandemic of enormous proportions resulting in over 60,000 deaths just within the United States. The HOA Board and General Manager took timely steps to shut down Bradford Hall and our outside amenities and to push out coronavirus information to our residents. Residents have done a great job with Stay-At-Home and social distancing and requests to self-isolate to prevent catching or spreading the coronavirus. As a result, our community has so far weathered this pandemic well.

Federal, state and local governments are now starting to roll out multi-step plans to reopen our economy and our country. On April 23, NC Governor Roy Cooper announced he was extending the stay-at-home order at least until May 8. He announced after a thorough analysis of the tracking, tracing, and trends, it's clear that North Carolina is flattening the curve, but not enough to lift restrictions yet.

Before easing the restrictions, we need more time to slow the spread of the virus. His news conference reported we are starting to flatten the curve, but we need more progress before the stay-at-home-order can be lifted and we start to reopen our state. Governor Cooper also projected a 3 Phase plan that starts to reopen our NC economy while protecting North Carolinians. We should keep in mind that the phased plan is not finalized and could shift before final Executive Orders are issued with the start of each phase of reopening. Additionally, counties and municipalities do have the option to impose more stringent restrictions than the Governor's general orders for the State at large. Accordingly, these plans are what we hope will happen but are ultimately subject to any limiting external factors that might control.

NC Phase 1 (after May 8th at the earliest)

Phase 1

Stay At Home order remains in place, people can leave home for commercial activity

Those retailers and services will need to implement social distancing, cleaning and other protocols

Gatherings limited to no more than 10 people

Parks can open subject to gathering limits

Face coverings recommended in public

Restrictions remain in place for nursing homes and other congregate living settings

Encourage continued teleworking

NC Phase 2 (At least 2-3 weeks after Phase 1 begins)

Phase 2

At least 2-3 weeks after Phase 1

Lift Stay At Home order with strong encouragement for vulnerable populations to continue staying at home

Allow limited opening of restaurants, bars and other businesses that can follow strict safety protocols (reduced capacity)

Allow gathering at houses of worship and entertainment venues at reduced capacity

Increase in number of people allowed at gatherings

Open public playgrounds

Continue rigorous restrictions on nursing homes and congregant care settings

NC Phase 3 (At least 4-6 weeks after Phase 2 begins)

Phase 3

At least 4-6 weeks after Phase 2

Lessen restrictions for vulnerable populations with encouragement practicing physical distancing

Allow increased capacity at restaurants, bars, other businesses, entertainment venues

Further increase the number of people allowed at gatherings

Continue rigorous restrictions on nursing homes and congregant

Carolina Preserve's Plans for Reopening

No one knows what the new normal will look like. It will take time to work through the challenges and arrive at some sense of normalcy. Until a coronavirus vaccine becomes available for everyone, we will need to work together to create a new normal for Carolina Preserve.

The HOA Board and the General Manager diligently monitor all news and guidelines from local and state governments. With this knowledge, the Board and GM have carefully developed plans to gradually reopen parts of Carolina Preserve in concert with the phased reopening by the state of North Carolina. The safety and health of Carolina Preserve residents and staff is our utmost concern; therefore, our plans have many steps and will not happen quickly. We must remember that our senior age group has been hit very hard by this pandemic, which further emphasizes caution in re-opening our facilities.

These plans will also be subject to changing conditions set by our local and state governments. Our reopening plans continue to embrace social distancing and limiting size of social meetings and events. This will continue to impact social events normally scheduled at Bradford Hall. The Kuester Staff will not police social distancing rules. **Social distancing rules are each resident's responsibility to protect themselves, their family and all their neighbors.** If we encounter blatant violations of these rules, the GM and Board will need to again consider possible closure of our facilities.

We also do not have solutions or answers to some of the challenges. Therefore, we will outline the initial plans and list some of the outstanding issues. Please be patient as reopening plans could stretch over several months.

CP Phase 1

This will occur on May 9 or the day after the governor lifts the NC stay-at-home-order.

Subject to any specific provisions of a state or local authority requiring otherwise, the GM will reopen the outside facilities and amenities of Carolina Preserve. These include the tennis courts, pickleball courts (when ready), bocce courts and our four pocket parks. Bradford Hall will remain closed to everyone. This step provides residents many opportunities for outdoor exercise, some socializing opportunities and some fun. All gatherings are still limited to 10 people and with social distancing.



CP Phase 2 is the controlled reopening of Bradford Hall

This phase starts when Governor Cooper decides that the data analysis trends remain under control and are trending in a positive direction. Currently this is estimated to be 2-3 weeks after the start of phase 1

Bradford Hall has been cleaned very thoroughly. All hard surfaces have been wiped and rugs cleaned. Do not interpret this as a fully sanitized facility. It's as clean as we can get it. However, none of the club/group lockers have been touched. Game tiles, poker chips, cards, game boards and more have not been cleaned. It will be up to each club to decide what to do with used cards, etc. There will be no Lost and Found. Items found will be thrown away for safety reasons.

CP Phase 2A

This phase will occur after North Carolina moves into their Phase 2 plan.

Again, subject to any contrary provisions of an overriding state or local order, for Carolina Preserve, this phase involves opening parts of Bradford Hall and implementing new procedures to monitor and control social distancing and wearing of masks. Bradford Hall will initially open with modified hours of operations from 6 am to 6 pm.

Note that the NC Phase 2 includes a warning, "Vulnerable populations are encouraged to stay at home." Every CP resident must decide for themselves whether or when to accept the risks of coming to Bradford Hall.

- Kuester staff will come back to Bradford Hall first, to ready the building for use and to arrange for getting our front desk staff back. This may take a few days to a week.
- Once the staff is in place, the Fitness Center will reopen. There will be no lockers, and showers will be closed.
 - Social distancing still must be followed, and masks must be worn.
 - All fans will be removed from the fitness center for the time being.
 - Initially no fitness classes.
 - No personal trainers.
 - To prevent overcrowding, the Fitness center will be limited to 30 people at any one time.
 - Our staff will wipe machines after their use.
- The Bradford Hall lobby area, Wall Street Room, Ballrooms, Activity Rooms 1 & 2, lockers, showers, and hallways will remain roped off and closed. The entire lower level will remain closed.

CP Phase 2 B

No target date for this phase at this time.

This phase starts to address many of the more complicated decisions impacting the use of Bradford Hall. The size of social gatherings will be restricted to follow social distancing and any state restrictions on gathering size in effect at the time. This will impact clubs and groups and pickup card games.

- Opening of Bradford Hall lobby, Wall Street Room, Card Room and access to hallways to return books and magazines.
- This allows residents to return books, access the computers and enjoy the lobby.
- Card and board games are discouraged as social distancing would be difficult to maintain.
- Activity Rooms 1 & 2 along with the kitchen and Ballrooms remain closed. Plus, the entire lower level is still closed.

Once these areas are opened, we will need to determine how things are working and if we are successfully managing social distancing. This will determine how fast we can move on to the next phase.

CP Phase 2C

There are many unanswered questions with Phase 2C and research is still needed for best practices in some areas. With the lobby area now open, we have access to the elevator, so we can open the lower level and some or all of the following areas.

- The outdoor pool and indoor pool will be opened still practicing social distancing. An unanswered question at this time is the number of people allowed in either pool or how to monitor each. We also must decide how to manage the lockers and showers.
- Fitness classes will start up in the pool and Dance Studio. We still must determine the safe class size for these events.
- The Pottery facilities will be open.
- The Billiards room will be opened.
- The Varsity room will remain closed.
- Activity Rooms 1 & 2 along with the kitchens and Ballrooms remain closed.

These are difficult and challenging times. Please be patient and work with us to open these facilities and maintain safety and health conditions for everyone. As we move through these phases, if NC state infections spike or the benchmark trends start to move in the wrong direction, the state may move back to a previous phase in order to protect public health. If this occurs, the Board will be forced to again potentially close or restrict facilities. It is also possible that county officials may determine that our particular area is in need of continued restrictions, so we will also need to monitor Chatham County restrictions as we navigate these changes.

Next Steps

When we successfully reopen the phases outlined above, we want to stop and determine how everything is working and adjust as needed. We will continually check to see how any positive COVID-19 cases within CP affect our policies. The Board and GM will publish a revised plan every month in this Newsletter based on the most current information available.

Clubs and groups will still be highly impacted, as most rooms they typically use for events will still be closed. The Board, GM and our legal advisors do not see eliminating social distancing until a vaccine for COVID-19 becomes available. That said, the Board, GM and Lifestyle Director will meet with club leaders this summer to discuss how clubs/groups can resume their activities, perhaps in some limited capacity.

Board Communication on Pending Decision on Clock Tower Leaks

At the June 2019 Community Meeting the Board and GM shared with residents that leaks inside the clock tower of Bradford Hall have continued. In September 2019 the Board published a Board communication (both of these clock tower communications can be found on the CP web site under the Board blog communications) summarizing the issues with the clock tower and commissioning an architectural feasibility study by Steve Hall to consider several options to address and fix our problems.

We also had a second opinion to confirm the findings from the study performed by Giles & Flythe Engineers.

Major Clock Tower Issues Found

The second opinion confirmed the detailed analysis documented by Steve Hall. Some of the findings from these analyses are:

- The tower was designed to use commercial grade materials and steel windows. However, the tower was constructed using all residential building material and standard wood windows.
- The residential wood windows installed have warped and are one primary source of leaks.
- The siding was installed at an angle which is against the recommendation of the manufacturer and is another cause of leaks.
- The round symbols on the tower and clock were not built to design leaving openings for additional leaks.
- There was limited or no water-resistant flashing used when building the tower providing another source of leaks.



What we have now is a leaking tower that is weakened by the warping of materials, never built to specifications, not built with commercial materials, plus the risk of mold developing between the walls. Any strong storm with high winds could blow out the weakened windows, forcing an immediate remediation.

Next Step Approved in October 2019 to April 2020

The Board approved up to \$25,000 in October 2019 for the detailed design and cost breakout of two-three possible solutions. The Board also initiated a Carolina Preserve Task Force made up of CP residents with engineering and construction backgrounds lead by John Siciliano to work with the architect Steve Hall. After six months of research, interviews with contractors, budget reviews and timeline and contingency planning the Board is approaching a decision to move forward with a structured and well-planned project to address the clock tower.

This update is the first of several the Board and GM will send to the community to keep everyone informed as we move forward. John Siciliano working with Steve Hall is producing a video to recap the three options considered and the option chosen and its design. Chet Sadosky (Board Treasurer) will also provide in the video an update of project costs and funding for the project. Funds for this project will come from the Replacement Reserves and the Operating Contingency. There are sufficient funds to cover this expense which means no special assessments. However, we will have to restore the Operating Contingency to the strategic plan level of 15% over the 2022-2024 budgets. This video should be available in June 2020.

Recap on the Question of Liability

With the discovery of the serious mistakes found in building the clock tower the Board and GM along with our attorney in 2019 researched possible legal alternatives.

The GM found and brought two documents from 2013 to the Board's attention.

Building Evaluation and Transition Study, February 12, 2013

Transition Settlement Agreement and General Release, September 23, 2013



The 2013 Building Evaluation and Transition Study clearly documented the same clock tower building flaws along with serious problems related to the HVAC, heating, boiler, pool, etc. As a result of this February 2013 study the Carolina Preserve Resident Board entered into a settlement agreement for \$250,000 from Pulte. However, the money was never invested into correcting the clock tower.

In negotiating this settlement, the Transition Board gave Pulte an unconditional release of all future claims. The 2019 CP Board of Directors are bound by this 2013 settlement agreement with Pulte.

The Board asked our attorney to examine the settlement agreement with Pulte. Their findings were “I’ve reviewed the Transition Settlement Agreement and General Release (“Agreement”) dated September 23, 2013. I do not see any legal recourse that CP would have against Pulte. In Section 3, the Association released all claims – known and unknown – that it may have had against Pulte related to the common area and any improvements constructed on the common area, including latent defects.”

This has been a time-consuming process to gather all the studies, second opinions and multiple bids for the project. We want to thank Robert Hamilton and the CP Task Force and our GM for all their time to get this project to a decision point.

The CP Board of Directors

2020 Financials at A Glance

Operations (\$000)

	March		Full Year
	Actuals	B/(W) Plan	Plan
Income	\$999	\$0	\$4,027
Uses			
Reserves	\$120	\$0	\$505
Expenses	\$846	\$7	\$3522
Net	\$33	\$7	\$0

Note B/(W) plan means: B is a positive number: higher income or lower expenses
(W) is a negative number: lower income or higher expenses

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
3/31/20	\$959	\$287	\$89	\$14	\$655

By Chet Sadosky, HOA Treasurer

March year to date expenses are under budget due to:

- Greater expenses for replacement of dead trees (\$8k)
- Increased consulting expenses for Marketing (\$15k) and the Clock tower (\$9k)
- Reduced payroll, maintenance and other expenses (\$19k)
- Delayed additional landscaping costs (\$20k)

We will conduct a detailed 2020 forecast based on April year to date income and expenses. This will be presented at the June community meeting.

How to find Financial details:

From the CP website home page, select Governance>CP Documents>Financial Documents. Here you will find folders for Financial Reports, Budgets, Bank Statements, Audits, Reserves and Taxes.

Carolina Preserve Landscaping & Trees

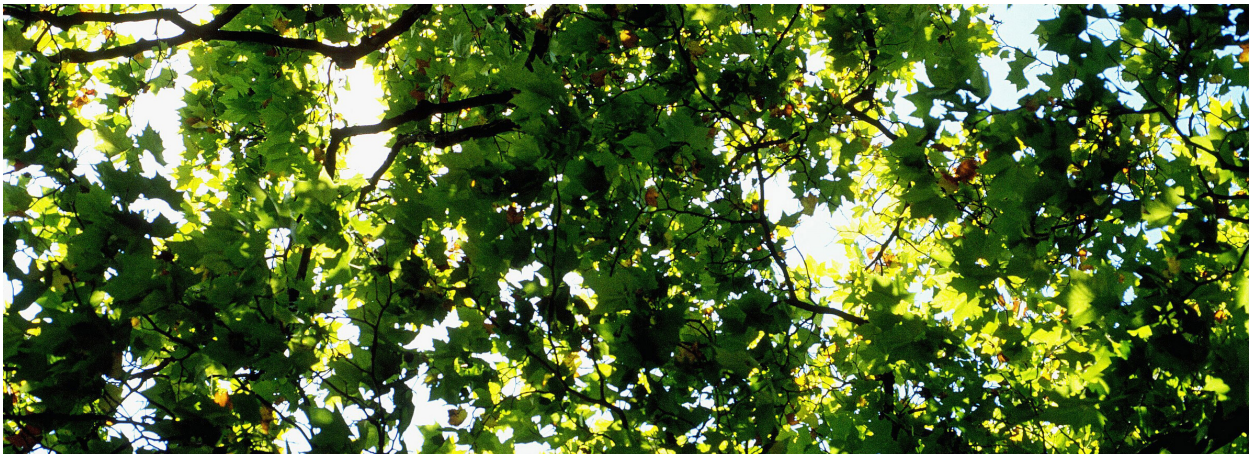
By Christine Hast, General Manager

Bland is doing well and now that mowing has begun to help bring the Bermuda grass out of dormancy, the crew is experiencing real time hands-on learning with terrain of yards, scalping, wet areas and size of mowers needed in some areas but not every yard as requested by homeowners. This has been discussed with the Account Manager and crews are being retrained and monitored closely. Response time to work orders is still better than average; requests are responded to and solved within an average of five hours. Repairs are being completed in a timely manner. Keep in mind, that any damages to homes or lawns by Yardnique, is not the responsibility of Bland Landscaping.

Irrigation repairs for Villas have been completed and will be monitored going forward for additional repairs and maintenance. A major irrigation line along Del Webb is being repaired for front entrance irrigation at Yates Store Road.

Hansley's – Perimeter landscaping vendor has been spraying for weed control for the past month and a half and mowing to help bring the Bermuda grass out of dormancy. They have removed an additional 36 dead Arborvitae along the Perimeter. Replacements will begin in the fall with a mix of Nellie Stevens, Egleston Holly and Cryptomeria which are more disease resistant. They are testing and repairing irrigation at the entrances, have expanded the flowerbeds and added soil to prep them for summer annuals.





Bartlett Tree – has trimmed six trees interfering with light poles on Heralds Way and Del Webb. They have also removed three dead trees in this area that are a hazard. Three pine trees were removed from the buffer area along Pittard Sears that were leaning toward homes on Abbey View from the most recent storm. 82 Red Maple trees in common areas have been treated for scale and pests. Bartlett is monitoring progress. Two Pine trees in common area on Allforth infested with pine beetles have been removed. Monitoring and spraying for Pine beetles and Ambrosia beetles is on-going in common areas on a case by case basis as advised by the Bartlett arborist.

Several complaints have been received regarding the condition of street trees, shrubs and other trees on owners' lots. Regardless of who planted them or when, if they are on a private lot, the homeowner is responsible for treatment or replacement. The HOA is only responsible for common area trees and shrubs along with Bradford Hall. It is advised to check your plot plan or survey including the area in the rear of your yard. In the previous HOA Board newsletter, the HOA plan called for evaluation and replacement of trees and shrubs on the community perimeter first, then along all Del Webb and will proceed to common areas throughout the community. It will be a long process and your patience will be needed.



CIVILITY PLEDGE

By Christine Hast, General Manager

This year, the Community Associations Institute (CAI) is promoting and encouraging all HOA Boards and their communities across the nation to participate and adopt the Community Associations Institute Civility Pledge. If you read the meeting minutes, the Carolina Preserve HOA Board Members in the March 17, 2020 open working meeting discussed and adopted the Civility Pledge and are very proud to be a members of the Pledge.



So, what is the Civility Pledge all about? Community Associations are comprised of people with different ideals, preferences, and values. The Community Association Civility Pledge provides a framework for effective community conversations. How we talk about things matters. While we may be able to share our views with people who already agree with us, sharing our opinions while leaving room for someone else's viewpoint can be challenging. How should we listen to those who hold different beliefs? How can we respectfully disagree? The Pledge is a commitment to fostering a climate of open discussion and debate, mutual respect, and tolerance between all who live in, work in, and visit our community.

Of course, Carolina Preserve HOA and the Community members already practice the best communication with understanding and professionalism as indicated by the CAI Community of Excellence and the Community Manager of Excellence Awards. It is great that we are now official members of the Pledge. The full Pledge will be posted on the website in May.



Reminder HOA Assessment Increase

By Christine Hast, General Manager



Homeowner Features

Finally give your homeowners access to online features and functionality that they have come to expect. Providing owners with 24-7-365 access of their account information will lead to a more satisfied community.

- ✓ Sign up for Direct Draft Payments
- ✓ Security Features for Protection of Owners and Board Members
- ✓ Make Echeck or Credit Card Payments

Starting January 1, 2020, the Carolina Preserve 2020 Assessments increased to \$231.00 for Single Family homes and for Villa Homes \$264.00. Since our assessment increase in January 2020, we are still seeing that a few homeowners are still paying the 2019 assessment amount. Late fees will continue to accrue on your account for any balance owed. Monthly reminders of balances owed are sent to those owners by our Kuester corporate office if your account is not current. Please check your account balances to ensure you are submitting the correct amount for your January assessments and each month going forward. If you would like a copy of your full account balance, please email me at christine@kuester.com and I will email your account ledger to you.

In fact, this is a great opportunity to sign up for AUTO DRAFT through the Kuester Management website.

www.kuester.com

If you haven't already, log-in by creating an account with your username and password and complete the Auto Draft form. Kuester will do the rest for you! You will never have to worry again about paying the correct amount or mailing a check. This also saves the HOA \$1.39 per month per owner to mail statements or monthly delinquency reminders.

Christine and the Kuester Staff

Homeowner Pride

By Michelle Greene, Director of Operations

With the Stay at Home order in place, people are getting antsy and I have received tons of modification requests and Fast Tracks for home improvements. People are putting on their gloves and sun hats and getting their hands dirty. People are doing the things they have been putting off until time allowed and sprucing up their homes with beautiful results!

While spending time in the fresh air and sunshine, please regularly do a once-over of your property to see if any maintenance is required. The most prominent items typically needing attention are power washing, dead plants and grass, substandard street trees, and mailboxes needing replacement.

We have also received an influx of landscape work orders regarding replacement of dead plants, trees, and grass on homeowner property. Please note that while the landscapers do maintenance in these areas, the homeowner is responsible for replacement. If your street tree dies, you will need to find a contractor to remove and replace the tree. Same goes for dead grass and any plants as well.

Please also remember to review the Design Guidelines, submit for and receive proper approval before doing work on your property.

The Design Guidelines are available on the Carolina Preserve website, or click the link below for immediate access:

DESIGN
Guidelines



Operators Are Standing By

By Michelle Greene, Director of Operations



Since Bradford Hall is closed, a quick reminder that the front desk phone and voicemail are not being monitored. Please direct any concerns during this time directly to a member of the Carolina Preserve Staff.

Christine Hast, General Manager: GM@cpamberly.net

Michelle Greene, Director of Operations: Ops@cpamberly.net:
Questions regarding Architectural Review Process, HOA Rules & Regulations, Operations of Carolina Preserve

Deborah Badger, Lifestyle Director: cplifestyle@cpamberly.net:
Questions regarding Lifestyle

Oscar Esperanza, Banquet Manager: eventcaptain@cpamberly.net:
Questions regarding Event Scheduling

Mary Gallagher, Lifestyle Assistant: cplifestyle@cpamberly.net:
Questions regarding Clubs & Groups

Christine Arndt, Wellness Director: Wellness@cpamberly.net:
Questions regarding Wellness & Fitness

Landscaping Concerns: Please submit a Work Order through the Carolina Preserve website:
(Resident Services > Landscaping Services > Scroll to the bottom of the page and click on the "Work Order Form")

If you are unsure of where to direct your concern, please email me at Ops@cpamberly.net and I will direct your concern to the proper staff member.

Online Reviews

By Deborah Badger, Lifestyle Director

As we mentioned in the March issue of the HOA eNewsletter, one focus for 2020 is our presence in the digital world. Potential future residents are looking for their next chapter virtually at first before narrowing down a few serious considerations to visit. As our new digital footprint begins to take shape, the next step is online reviews. When someone is looking online, they naturally are interested in what others think.

Is it really as good as it looks?

A funny example is a scene in *The Fabulous Baker Boys* when they drive up to the resort and (Surprise!) it looks exactly like the brochure. How often does that happen?

People want to know first-hand what actual residents experience. Since we are all going to be at home awhile longer, wondering if you would consider taking some time to write an online review for your community? Think about some of the questions you had when you were buying. Or share some insights you discovered later but wish you had known. Features like the local area, proximity of shopping, cultural and entertainment options, hospitals and healthcare, amenities, clubhouse, clubs and events, and more. Those little details from your perspective could be helpful to your future new neighbor.

Click on the button to get started.



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 Hains | Jill Poston |
Judy Rampolla | Carol Randall | Sandra Rusk | Lynnette Womble

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

Strategic Plan Focus Group
May 12 | 10am

Strategic Plan Focus Group
May 13 | 5:30pm

HOA Board
Working Meeting
May 19 | 10:15am

Strategic Plan Focus Group
May 20 | 1pm

All meetings are held online
via GoToMeeting