

JUNE 2020 ISSUE 7

CAROLINA PRESERVE

HOA NEWS

INSIDE THIS MONTH'S ISSUE:

100 Most Popular 55+ Communities 1
HOA President Comments 2 - 3
Strategic Planning & Next Steps 4
Clock Tower Decision 5
Pool Reopening Status 6
Annual Meeting 7
Financials At A Glance 8
Club Accounting 9
Meet the Board 10 - 12
Pursing the Outdoors with the LAC 13
Where's Waldo 14
Sidewalk Task Force Volunteers 15
2020 HOA Assessments 15
Violation Policy 16 - 17
Landscaping & Trees 18 - 19
Landscape Mowing 20
Committee Members 21
Board Members 22
Mark Your Calendar 22



100 MOST POPULAR

55 Places included Carolina Preserve in their 2020 most popular 55+ communities!

55PLACES.COM

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The 55+ community as we know it today started over 60 years ago and every successive decade has brought new changes to what the retirees of the day want in a community. Now, with the 55+ market bigger than ever, those changes are happening fast.

While things like shuffleboard and bingo are still popular, many communities are now focusing on large gatherings, volunteering events, pickleball, and resort-style amenities. This year's list of the most popular communities is a quality representation of the long-standing 55+ communities that continue to dominate the market, but the up-and-comers are also looking to change the way retirees live.

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HOA President Comments

by Tom Crotty

Even with COVID-19, there is a lot happening at Carolina Preserve

The Board and GM hope everyone is continuing to social distance, wear masks, wash hands frequently and stay healthy. My days have become complicated coordinating my wardrobe of face masks, or my DIY haircuts, or deciding which walking shoes to wear. Thank god I do not need to worry about hair color.

While the Bradford Hall parking lot is consistently empty, a lot has been happening at Carolina Preserve. The HOA Board and GM keep busy weekly with the Governor's new COVID-19 updates as we try to structure our reopening plans around the continuing changing rules and requirements. But our reopening plans have started to be implemented. Phase I allowed outside amenities to reopen (Tennis, Bocce, Pocket Parks, Putting Green and soon Pickleball). Golf Frisbee has also been added to the Fun and Fitness on Finbar.

Phase II reopening plans involve managing many newly mandated requirements and risks (see details within this newsletter.) The Carolina Preserve Board will continue to provide reopening updates monthly in this Newsletter.

Our Kuester staff has now returned to Bradford Hall to get it ready to open with new social distancing measures in place. Face masks will be required. And Christine Hast has plenty of hand sanitizer and toilet paper.



The Board has been busy, and I thank all the Board members and the GM for all the meetings in May and several more scheduled in June. Why so busy? There are several projects underway both big and small. Pickleball Court construction will finish in June. The heavy rains in May caused many leaks in the Clock Tower. Robert Hamilton and William Avalos spent hours doing cleanup and attempting to stop or slow the leaks before serious damage was done. We interviewed a contractor to perform the work required to correct the Clock Tower. (See Clock Tower article in Newsletter for details.) The Board updated the Facility Use Policy and the Financial Policy. We have had several legal issues to resolve with COVID-19 requirements. The new Carolina Preserve public website was rolled out and we have received rave reviews from residents and realtors. Strategic Planning focus group meetings were held. Several meetings to address the 2019 Audit and 2020 Reserve Study were completed. Results of both will be available in June. The Board and GM are working on plans to conduct our Annual Meeting in November (see article in this newsletter.)

Not to be outdone, Christine Hast and staff have readied Bradford Hall to comply with the NC Governor's COVID-19 requirements. They implemented several website enhancements, and a new sound system is now fully installed and operational. It sounds great. Golf Frisbee was installed in the Fun & Fitness Pocket Park and two water features in the Serenity Pocket park. Lifestyles started online fitness sessions which are a big hit plus Where's Waldo, Phase Walks and more. There has been lots of work with landscapers. Dead or dying tree removal continues and the infected Oak trees on common property have been treated. The outside pool area was cleaned, painted and inspected and much more.

All of this work accomplished during a time of COVID-19 with everyone dealing with health safety concerns and many unknowns was a great team effort by the Board, Board Committees, Christine Hast, and our great staff. I am most proud of everyone working together to solve issues big and small and make progress on the work and projects important to Carolina Preserve.

Be safe and stay healthy.



Brief Recap of 2021 Strategic Planning and Next Steps

On May 20 the HOA Board and GM concluded our 2020 Carolina Preserve Strategic Plan Focus Groups using virtual meetings. The sessions were well attended and resulted in some very good ideas from residents. Many thanks to all the resident that participated as your input was most valuable.

Strategic planning is an organization's process of defining its strategy, or direction, and making decisions on allocating its resources to pursue this strategy. It is here that priorities are set.

The hosts for the Strategic Planning sessions, Christine Hast and Tom Crotty, will now consolidate and group notes from these meetings. A special virtual Board meeting is planned for June 9 for the Board, GM and Kuester Directors to review all the notes and ideas. Some ideas will be grouped together, some will have legal implication, and many will need additional research. After this meeting, the Carolina Preserve Strategic Plan will be updated and distributed for resident review (July-August 2020). The plan itself will be reviewed at the September Community Meeting. That's correct, we are making plans to hold a virtual Community Meeting webinar for all residents in September.

There was one resident suggestion that was implemented immediately. The idea to address the numerous Town of Cary sidewalk issues that create safety hazards in our neighborhood. A new Task Force is being formed and they will communicate directly with Town of Cary to address each sidewalk issue they identify.

Board Communication on Pending Decision on Clock Tower Leaks - Part II

In the May HOA Newsletter, a brief recap of the Clock Tower issues was again published to remind everyone of these serious issues that must be addressed. The research into possible solutions and analysis of proposed options has been completed by architect Steve Hall working with our CP Task Force, Board, GM and Facilities Director. After over nine months of research, interviews with contractors, budget reviews and timeline and contingency planning, the Board in May 2020 committed to a solution that best addresses the leaks in the clock tower.

The Board and GM have been working toward a goal to make a final decision on a solution that would enable construction to occur in early 2021. This would allow final detail designs to be completed with the architect and contractor in 2020 along with permit approvals, inspections and materials selected and acquired during the rest of 2020. At the May HOA Board Working Meeting, the Board approved a proposal for Steve Hall to move forward with working with our selected contractor on the detail specification, blueprints, and project plan for the Clock Tower.

In normal times the Board and GM would hold a Community Meeting to provide and explain background for our decision. However, this is not possible in today's COVID-19 world. Therefore, in June a video now in production will be released to provide all Carolina Preserve residents with details behind the Board's decisions and how the project will be funded. When it is ready, the Board will send an email with a link to the video.

Thanks for your patience on this issue as it is complicated and we wanted to arrive at the best possible solution for Carolina Preserve.



Pool Reopening Status

The HOA Board and GM understand that residents are eager for our pools to reopen. Federal, state and local governments continue to roll out multi-step plans to reopen our economy and our country. On May 22, NC Governor Roy Cooper announced his Phase 2 reopening plans. Most of these plans include extensive mandatory requirements for COVID-19 that must be in place before pools are opened and must be strictly followed and continually enforced.

The CPHOA Board of Directors has been carefully considering issues of reopening Bradford Hall and other HOA amenities, notably the swimming pools. After consultation with our professional community management team, insurance providers and legal counsel, the Board has determined that CPHOA should take a wait and see approach and not rush into reopening Bradford Hall or our two swimming pools **at this time**. First and foremost, the safety and health of our community is critical. The population of our community is almost exclusively in a defined high-risk category for serious complications associated with COVID-19. So, the potential harm if an outbreak were to start at Carolina Preserve is to be given serious weight.



Additionally, the Board has confirmed that specific exclusions in all HOA insurance policies mean that CPHOA would lack the safety net of insurance coverage in the event an employee, vendor or member were to bring a claim against CPHOA related to COVID-19 exposure. So, the potential financial harm to the Association in the event of a worst-case scenario is also high. While the Board and members can debate the likelihood of these eventualities and even the best measures to prevent the spread of coronavirus in CPHOA facilities, the Board must weigh the risks and benefits to exercise its fiduciary duty to all members and to the Association at large. Having weighed those factors, the Board has determined that it will adopt a wait and see approach, not opening Bradford Hall or the swimming pools at present. The Board will revisit its decision in the next few weeks and will update the membership no later than the July newsletter.

HOA Annual Meeting during the time of COVID-19

Carolina Preserve normally rents the Panther Creek High School in November to be able to host our Annual meeting. We are not sure if the High School would even consider renting the auditorium this year due to COVID-19. Nor does the Board and GM feel this would be a good idea to have our residents gathered in such close quarters. On April 24, 2020 Governor Roy Cooper signed Executive Order No. 136 which speaks specifically to authorizing and encouraging non-profit corporations to meet remotely for annual membership meetings. Our attorney from Jordon Price strongly recommended the CP Board follow this executive especially because we are a highly vulnerable population.

The Board and GM working with Jordon Price have worked out a plan to use specialized webinar software that will allow Carolina Preserve to hold a virtual Annual Meeting in November 2020. The plan will allow at least 3000 people to attend, will allow for questions and facilitate our budget approval process.

The Board and GM have made plans to test drive this webinar capability by hosting a September Community Meeting for all Carolina Preserve residents. The agenda is still in flux but will be published in August.

This webinar capability will also be used during our HOA Board Election process in 2020 to Meet the Candidates and allow resident questions to be asked.

The Board will provide more information as our plans solidify.

2020 Financials at A Glance

Operations (\$000)

	April		Full Year
	Actuals	B/(W) Plan	Plan
Income	\$1,329	\$3	\$4,027
Uses			
Reserves	\$157	-\$5	\$505
Expenses	\$1,083	\$85	\$3522
Net	\$89	\$83	\$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	\$654
Contributions	\$115	\$9	\$33	\$0	\$0
Interest	\$6	\$2	\$0	\$0	\$0
Expenses	\$118	\$20	\$9	\$0	\$0
4/31/20	\$925	\$276	\$112	\$14	\$654

By Chet Sadosky, HOA Treasurer

April year to date expenses are \$83 better than plan for the following:

- Higher resell fees \$9k
- Amberly true up for 2019 \$8k
- Delayed additional landscaping \$30k
- Bradford Hall shutdown for Covid-19 \$20k
- Delayed maintenance/staff hiring offset by marketing expense \$16k

Based on April year to date actuals and our best guess plans for the reopening of Bradford Hall, we are forecasting that we will have a 2020 surplus of \$85k - \$115k. While we are saving money in terms of BH utility costs and front desk payroll, we have significant upcoming spending for the removal/replacement of many trees throughout the community and continued storm water expenses. The BH closing has caused us to cancel vendor fairs and seminars (revenues) as well as reducing fitness pass revenues.

The 2020 surplus will be used to help fund the clock tower project. More information on how we will fund the clock tower project will be coming out in a couple of weeks.

Club Checking Accounts

By Chet Sadosky, HOA Treasurer

We have had a couple of questions asked about club checking account balances being greater than \$5000 at the end of 2020 due to the closing of Bradford Hall which is causing the inability to hold events. The Club Operating manual in section seven states the following:

G. Limitations on Yearend Account Balances: With few exceptions, Club income should not greatly exceed operating expenses. Clubs are restricted in the amount of unobligated carryover in their checking accounts at yearend to \$5,000 or less. A yearend calculation on the Club's December Form CF-1 is used to determine whether the Club has excess funds that need to be transferred to the HOA Activity Fund. Clubs may petition the Finance Committee Chair for permission to retain the funds for expenses expected to be incurred in the first quarter of the following year. The Finance Committee Chair has authority from the Board to grant the exception based on the Club and HOA's needs. If the Club disagrees with the decision of the Finance Committee Chair, the Club may appeal the decision to the Board for reconsideration. (For more information on the Year-End Club Bank Balance policy, refer to Section G in the CP Homeowner's Association Financial Management Policy, version 3.)

H. Options for Disposing of Excess Club Funds: In order to avoid having excess funds over \$5,000 transferred to the HOA Activity Fund, Clubs have the following options to reduce their year-end cash balance:

i) Clubs may purchase pre-approved equipment or fund a special activity for the benefit of the Community at large. Any purchase of equipment or other non-consumable items purchased with "excess" funds become the property of CP HOA and not the Club.

ii) Clubs may donate funds to the HOA Activity Fund to be used at the discretion of the Lifestyle Department. (Transfer to the HOA Activity Fund is the default action, if the Club takes no action.)

iii) Clubs may make donations to a charitable organization, as described in Section 4 (G).

The Board would allow 2020 member dues to be considered as 2020/21 dues which would make those funds at year end 'prepaid dues'. This is a reconciliation item that we have used over the years.

Since we already have a year end reconciliation process to deal with checking account balances over \$5000, no changes to this level is required.

MEET THE BOARD

A New Series



JOHN SICILIANO

In this new interview series, we get to know a little bit about your HOA Board volunteers - where they are coming from and what's important to them. Let's get started, shall we?

To get started, can you share a little something about what it was like growing up?

I was born in 1953 in Scranton, PA. The former coal capital of the USA. When I was a little kid there were parts of Scranton that had fallen into the earth because of the coal mining. You never knew when yours or your neighbor's yard might disappear.

I was the oldest of three kids, Johnny to family and friends, "the nerd" to my enemies at school and on the playground. Yes, I was that kid, never picked for sports and generally the target of the cool kids. I had my revenge though, at our tenth high school reunion (the only one we ever attended) I told all those popular kids that I worked at IBM. Most of them were at the tire store or the quick mart. Success was sweet revenge.

I was the first member of my family to finish high school and go on to college. I studied engineering because I wanted to be a jet pilot (like my hero Chuck Yeager) or an astronaut (I built every Revell plastic model of the jet fighters and space capsules of the sixties).

Looking back at where you were then, where did you think it was going to lead you? What were your expectations for the future?

In 1971, when we (my wife and I are High School sweethearts) graduated from high school we just knew we wanted to get out of Scranton. We got married my senior in college (Marian had already graduated but I was on the "extended" program) and from that day forward we have been in it together. Whatever life threw at us we powered through it together.

When I graduated college, we moved to New Jersey where I worked for Bell Telephone Labs for a few years, then we moved to upstate New York where I worked for IBM.

When we were first married, to be honest, we didn't have any idea where our lives would take us. We just did what we thought was best for us (and our children when they came along) and it all worked out.

Moving forward to adulthood, what were some of the unexpected hurdles you encountered throughout your 20s to 40s?

In our 20s and 30s we grew our family (two sons) and we learned to be parents, homeowners, and reasonably mature adults. We moved from our first little starter house to slightly bigger houses and ultimately to North Carolina (a transfer with IBM).

We have all had an experience where a disappointment turned into a positive. Can you tell us about a time when things didn't go the way you had hoped but later learned it was actually a blessing?

Well, one challenge we faced in our 40s was truly life changing. Our first home in Cary was destroyed by a fire in 2002. Suddenly, things that we might of thought were a big deal, were suddenly insignificant.

We rebuilt our home and got on with our lives. We were much more resilient people after that.

Much of what an HOA deals with is related to homeownership. Tell us about buying your first house. What prompted you to take the plunge and what was unexpected (positive or negative.)

Our first little house was truly a fixer upper. It was sixty years old when we bought it in 1981. Boy did I learn a lot from working on that house. But everything we experienced and learned helped us when we moved to the next house. We invested sweat equity and we reaped confidence and admittedly, some profits.

We decided to move to Carolina Preserve in 2007 while I was still working full-time for IBM. We thought I would work for another ten years and then retire. The 2008 recession changed that plan. I was laid off and forced to reassess my career plans. Thankfully, finding an engineering job here in this area (RTP) was relatively easy.

So, when I decided to retire early, we were in our forever home here in CP. Let the fun begin!

When you speak to your children / grandchildren / nieces / nephews about retirement, what do you say?

Save, save, save! Work hard, raise your family and enjoy the journey. But save for your retirement. It can be such a satisfying time in your life if you are prepared.

Describe a perfect day. What hobbies, games, sports, activities give you joy.

Rise early, have a coffee with the morning TV news then maybe play some tennis or a round of golf. On Tuesdays I shoot archery (targets only, not critters) and enjoy the company of a few good friends in the outdoors.

In the evening, my wife and will meet with CP friends for dinner out or for cards at one another's houses.

We also take advantage of the various CP club activities, whenever possible.

What's in your ipod, or Kindle OR Netflix queue?

My iPod (which by the way is ten plus years old) has mostly country music on it. Yes, I know, how does a yankee from Pennsylvania get into country music? Well, when we moved to NC in 1992, country music was just going "mainstream" (think Shania Twain, Garth Brooks, Toby Keith).

My reading list includes anything by Lee Child, Kurt Vonnegut, or Robert Parker (the Spencer novels). I read, yes...still a nerd, many different technical web sites and magazines. A little history but not much in the way of "popular" literature (James Patterson or the like).

As for Netflix, we like action movies and murder mysteries.

Is there anything else you would like to add?

In our more than twelve years here at CP my wife and I have made some great friends. We have traveled with them to countries we have always wanted to visit, and we have enjoyed the simple everyday activities that life here presents to us.

Pursuing the Outdoors with the Lifestyle Advisory Committee (LAC)

By Carole Katz, HOA Board Liaison

With our indoor activities curtailed, we are so fortunate in CP to have a beautiful neighborhood, trails, and streets, to traverse. Top it off with as wonderful a spring, weather-wise, as I can remember. Okay, we had some rain, but we needed it and it will only enhance the beautiful gardens of so many CP homeowners.

I think record numbers of you know what I'm talking about. I've seen more neighbors out and about, enjoying neighborhood walks than ever before. Keep it up! Many of you have participated in our Where's Waldo events. Whether you were a winning detective or are more recently involved in finding lampposts celebrating Wenda's and Waldo's nuptials, you've been on the hunt—out and about. Good for you!

We've resumed the phase walks. These are small groups of about eight so it's easy to socially distance. We offer several time slots to register and a few dozen walkers may join us on any given walk. Each week we explore another part of Carolina Preserve, checking out the breadth of gardening talent in CP, meeting new neighbors, and challenging our fitbit counters. Again, good for you! Please watch for future weekly walks in lifestyle newsletters and by email blasts. The walks are typically on Fridays, weather permitting, and register to join us (space for each time slot is limited.) The walks are generally about three miles +/- roundtrip from Bradford Hall. Since we stay in the confines of the community you can turn around or go home whenever you want. We won't take it personally! Most of you complete the route – a great way to start your day.

The LAC is also exploring variations on scavenger hunts (without having to pick anything up.) Our Lifestyle Department, and our LAC volunteers make these offerings pretty painless. Your participation makes it all worthwhile. Keep an eye out for these events. The outdoors in Carolina Preserve is where it's at. And given the circumstances, it's a pretty good place to be.



Carolina Preserve Residents on the Move to Find Waldo

By Dennis Curtin, Lifestyle Advisory Committee (LAC)



The Where's Waldo Detective Agency created some excitement among Carolina Preserve residents this Spring, as they demonstrated their sleuthing skills during daily walks, runs and cycling activities to find and report Waldo's location. The Agency's records show that 45 Detectives were scouring the landscape to locate Waldo. In three weeks, over 330 sightings were made and reported, which helped trace Waldo's every move. Finally, tired and hungry, an exhausted Waldo was found hiding in the Clock Tower at Bradford Hall.

Authorities speculate that Waldo's girlfriend unknowingly played a role in his capture. Several residents reported that Wenda was seen loitering around Bradford Hall in the evening, and the Agency suspected she was providing food and drink to Waldo. A Detective on night-duty became suspicious when a pizza delivery driver inquired where the "clock tower" was located. The Detective called in reserves and the group surrounded Bradford Hall looking for the person who ordered the pizza. And, voila, they spotted Wenda paying the driver, and then shining a flashlight up to the clock tower, where Waldo appeared in the tower window and signaled back to her.



The Where's Waldo Detective Agency awarded 40 Certificates of Achievement to 16 outstanding Detectives during the 3-week hunt for Waldo. At the end of the search, the Agency promoted 46 residents to several levels within the Agency, including 2-Superintendents, 6-Chief Inspectors, 8-Inspectors, 3-Sergeants, 6-Constables and 21-Trainees. The Agency awarded the 2-Superintendents a combined 20-class fitness pass for demonstrating superior investigative skills and leadership capabilities. The Chief Inspector positions were awarded a 10-class fitness pass for demonstrating their excellent investigative skills and reporting capabilities. Congratulations to all resident Detectives for securing the neighborhood.

Sidewalk Task Force Volunteers

By Christine Hast, General Manager

Wow! In less than 12 hours, I have had over 50 residents volunteering to be on the Sidewalk Task Force. Truly amazing and record-breaking numbers than any other call for volunteers in the 5 + years I have been here. THANK YOU!

Next steps: Once I wade through all responses and organize section requests and offers to be leaders, each section group will be contacted and have an on-line meeting to plan and instructions.

I have a call into the Town of Cary street maintenance department to confirm the measurement height of the trip hazard and to give them a heads-up of what is coming! I will follow up with an email this week.

Thank you again to those who have volunteered and I will be in touch!

It Bears Repeating . . . Your 2020 HOA Assessment Account

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 some payments of assessments 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. Failure to respond and bring your account up to date may result in sending your account to the collections attorney which will incur attorney fees posted to your balance due.

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 and I will email your account ledger to you. Christine@kuester.com

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.

Violation Policy

By Michelle Greene, Director of Operations

As we all know, being a homeowner is hard work! Homes require constant care and lots of attention. I have sent out several communications regarding the upkeep of properties within Carolina Preserve and my role with covenant enforcement. I also want to take the time to do a full review of the process in place for violations, so the community has a better understanding of how it unfolds.

The collective goal of covenant enforcement is to preserve and protect the integrity, design, and value of all the homes within the community, while also ensuring compliance with the legal documents of the association. Please note, per the governing documents of Carolina Preserve, all homeowners are required to maintain their property without having to be asked. While driving through the community, this is not the case. Please regularly do a once-over of your property to see if any maintenance is required. If not, please keep reading for the breakdown of the violation process.

As you know, I do inspections regularly throughout the community. I also receive emails and calls regarding violations within the community. However the violation is found, once verified, a friendly reminder (aka 1st Violation) will be sent to the property. The homeowner has 15 days from the date of the letter to satisfy the violation or call me to discuss.



If after the 15 days, if the violation still exists, and I have not heard from the homeowner, a second violation letter will be sent. This letter allows 30 days for the homeowner to satisfy the violation or contact me to discuss.

If the violation still exists after the 30 days, and I have not been contacted, a third letter will be sent to the homeowner letting them know that a Board Hearing will be held where fines/sanctions will be imposed. In addition to fines, The Association also has the right to impose self-help. Self help is when, after a homeowner does not resolve their violation, the Association has the work completed for the homeowner and adds all charges to the homeowner account. If these charges go unpaid, late fees will be added to the account, up to a lien being placed on the home.

We do not want to do this. Please don't make us go through all of this when it is something you agreed to when purchasing your home. So, while you are enjoying this beautiful weather and sunshine, check out your property. Grab a glass of something and take a field trip (since leaving the home is considered a field trip these days) around your property in its entirety.

First, is there mildew on your siding? If so, put your glass down, run inside, and contact a power washer. This is the number one violation in the community right now, and definitely one of the most noticeable.

Next, do you have grass? The trees that were initially installed in the community are getting so big that they are blocking a lot of the sun from getting to the grass, and yards are becoming barren. If you do not have grass, you can do a few different things. You can hire an arborist to limb up the bottom branches of your tree, allowing in more sunlight. You can remove and replace your street tree with a smaller tree, something more appropriate for your yard size. You can replace your sod (keep in mind that a new type was approved at the end of last year: Zeon Zoysia, which can survive in less light than Bermuda). Or you can come up with an alternative plan so long as it gets grass back in your yard.

The last big one is dead plants and trees. While on your field trip around your property, check to see if any of your plantings have died. Several trees did not make it out of the Winter and will need to be replaced.

Please remember that changes to your property often require a Modification Request or a Fast Track so be sure to review the Design Guidelines for any changes you would like to make and fill out appropriate paperwork. All policies and forms mentioned can be found on the Carolina Preserve website.

I hope I have clarified how the violation process breaks down and I hope you will take the time to see if anything needs to be done on your property.

Stay safe and healthy!

Landscaping & Tree Updates

By Christine Hast, General Manager

Oak Tree Follow Up As notified in a previous email blast to the community, the Oaks are not doing well at all. 330 common area oak trees were inspected. 86 of the common area oaks were diagnosed with lecanium scale and obscure scale. The HOA had all the affected trees treated. It was recommended in the email that owners have their oak trees checked by an Arborist of their choice for treatment or removal and replacement. It has been a month since the common areas were treated, our Arborist reported this week that some oaks are responding well, and some are slow to respond. Within the next two weeks, the Arborist will perform another assessment to determine if some trees should be removed in the common areas. If common area trees need to be removed, they will be replaced in the late fall and winter, the best time in NC to plant. So, there will be some bare areas until planting takes place.

We are continuing to remove additional Arborvitae that did not respond to treatment up and down Del Webb and the perimeter areas. We are slow to remove those whose back of homes face the main streets to respect the privacy of those homes. So be patient as replanting happens in the late fall and winter.

In conversations and meetings with the Landscaper and the Arborist, because of the constant rain we have had, it is recommended that owners, who are responsible for care and replacement keep checking their trees and shrubs for signs of disease and fungus and to call in a specialist to assess if possible. The Landscaper is only responsible for pruning and trimming owners' shrubs.



Roses – If you read the message board and noticed the post from Ed Hammitt, and notice by Bland Landscaper in the common areas, a disease called Rose Rosette disease is spreading through the community. There is no treatment to stop it and rose bushes should be removed. Bland is removing those common area roses. Please see Ed Hammitt's posting on the message board, it is very informative and has several links for guidance.

Poison Ivy - For those whose homes back up to the storm water pond fences and shrubs, poison ivy is growing in leaps and bounds. The Landscaper is spraying and pulling as it dies, but the spraying might influence the health of the hedges. So, if hedges start to decline, we are aware and will plan action to replace, but most important is to kill the poison ivy first.

General Landscaping - the management staff see and discuss all work orders submitted through the landscape work order system. The system is also a tool management has put in place to assess their performance and communications owners have with Bland. To submit a work order:

On the CP website under resident services, select in the drop-down menu – Landscaping - at the bottom of the page is the submit a work order button – complete the form and press submit. Please do not email the staff directly.



Landscape Mowing

By Christine Hast, General Manager

It is well known there are drainage issues in the community on good days and the last two weeks of rain, Carolina Preserve looks like a Florida Everglades swamp – without the Alligators.

In conversations with the Board and the landscaper, as they resume mowing, there may be days where only some areas of owners lots will not be mowed if they are deemed to be too wet. This is to prevent ruts and damage to lawns and mud splashing onto homes. But rest assured, once the areas are dry, they will be mowed.

Aerations of the lawns will be coming soon. Please watch for an email blast for starting dates. Residents in single family homes will be given time to flag your irrigation. Villa Owners, Bland will mark them for you.

Bland Landscaping, with their staff's help, will try to be more specific and structure the weekly landscape update to be more informative. Please remember that all landscaping tasks and schedules are weather dependent.

Shrub trimming has also begun during the times it was not raining too hard the past two weeks. Please understand that all shrubs and hedges will be trimmed in a timely manner section by section. Emailing staff or submitting online work orders will not mean you will be trimmed on demand.

Blowing and clean-up after trimming is being done. Mowers and trimmers sometimes run way ahead of the clean-up crew. The Landscapers also break for lunch. If your yard has not been blown or cleaned up by 5:00 pm, then submit a work order and it will be taken care of the next day.



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 | Larry Brown | Judith Dorezas | Joel Glassman |
Linda Laurich | Paulette Shekell | Tim Sisley

Finance Committee

Melva Brown | Kathy Dunn | Richard Craft | Eugene Harshbarger |
Bill Lazcano | Alan Rosenberg | 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

HOA Board & Staff
Focus Group Meeting
June 9 | 9am

HOA Board
Working Meeting
June 16 | 10:15am

All meetings are held online
via GoToMeeting