

JULY 2020 ISSUE 8

CAROLINA PRESERVE

HOA NEWS

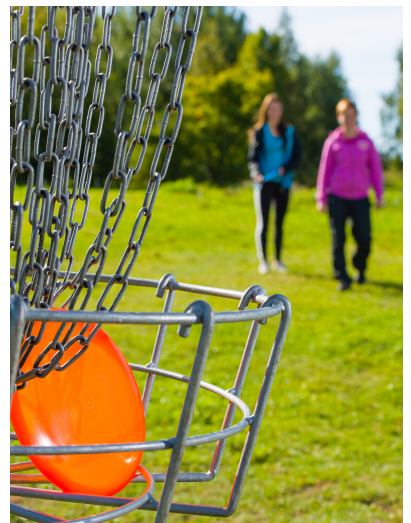
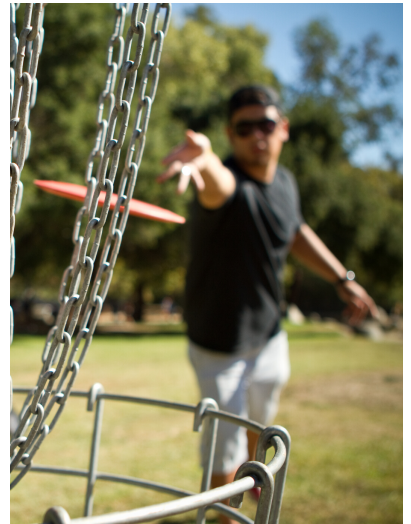
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SUMMERTIME FUN

Disk Golf at Fun & Fitness Finnbar Pocket Park



Why not spend a lazy summer afternoon at the park? Bring a frisbee, sunscreen and a cool beverage. Make the summer of 2020 count!



HOA President Comments

by Tom Crotty

Wow, half the year is over! It has been a strange and challenging year for everyone. All of us are coping with too much time in the house and not enough time with our family, friends, neighbors and taking trips. We have heard from so many residents that they need some normalcy back in their lives. There was a major North Carolina legislative victory achieved in late June directly affecting Carolina Preserve. Our Attorney Hope Derby Carmichael, along with fellow North Carolina attorneys and state officials crafted a document that closes the pandemic exclusion found in all insurance policies. (The full announcement is in this Newsletter.) The progress made with this bill will allow the Board and General Manager to start to reopen more Bradford Hall facilities. Please read the CP Reopening article found in this newsletter for details.

Over the past six months the Board has been busier than ever before in my four years on the HOA Board. During this four-month period the Board has responded to over 300 resident emails. Your Board, GM and Kuester staff have done an excellent job completing numerous projects (elevator floor, new sound system, striping the parking lot, new web site, updating the 2021 Strategic Plan, transitioning two new landscapers, managing the COVID pandemic, moving the Clock Tower solution forward, finishing the Serenity and Fun & Fitness pocket parks, creating a Pickleball amenity, creating new Task Forces, and pushing out detailed information to the community through this HOA Newsletter).



As we enter the second half of 2020, our number one priority is the continued health and safety of our residents and Kuester staff. This will drive our reopening plans and use of Bradford Hall. But there is particularly important work to get accomplished in the next six months. The Clock Tower construction has been moved up to happen by the end of 2020. The Strategic Plan must be published. Board elections must be held, and a 2021-2023 budget cycle must be completed. New task forces for the Arvada and Beckingham pocket parks will be established. New virtual meeting webinar software will allow the Board and GM to schedule community meetings, Budget Reviews, Meet the Candidate meetings, and hold the Annual Meeting. The first such meeting is July 1st at 3 pm and the subject is COVID 19 and our reopening plans. Finally, we have lost two full time staff members and Christine Hast has decided not to replace these positions at this time. The duties vacated by Operations Director, Michelle Greene and Office Manager, Freda Halls will be divided between existing staff for the rest of 2020.

As a reminder, most of the HOA Board do not read the message boards. The Board also has a policy that Board members do not respond to postings on the message boards. If residents want the Board to address an issue or have a question, they should email the HOA Board HOA.Board@cpamberly.net and we will respond to all inquiries. The Board and GM need and count on the support of our residents. Everything does not always happen as timely as everyone wants. Please be patient.



An Update on the Clock Tower Project

By John Siciliano, Board Liaison to Clock Tower Task Force

We are making great progress on our planning for the Bradford Hall Clock Tower Project.

An agreement has been signed with our architect, Steve Hall, and he is completing his tower design now. Once his final design is ready, Steve will share it with our construction contractor so that final cost estimates and build schedules can be completed.

We have received many positive emails from our residents on our Tower Video and we have also received many very good questions about the details of our tower project.

In the video, I outlined a proposed schedule for rebuild of the tower to start in early 2021.

As it turns out, both our architect and our construction management company have informed us that they are willing and able to execute the tower project in 2020.

Rest assured we are in no way rushing the project. We will still demand a complete, robust design from our architect and a detailed build schedule from our contractor. Both the architect's activities and those of the contractor will be governed by legally binding agreements and contracts.

At this early point in the design process I can only provide the community with very general project milestones with estimated timeframes. Please remember that these are only estimates:

- Early July complete tower design
- Early July submit design to Town of Cary for permitting
- Early August receive cost estimate from construction company
- Mid-August sign the construction contract (only after multiple review meetings)

At this time, I cannot give you a start date. As soon as I have more details (dates, design drawings, etc.) I will keep the community updated.



Funding the Clock Tower

By Chet Sadosky, HOA Treasurer

We have obtained estimates for the total cost of detailed design, permitting and construction to be between \$600,000 and \$700,000. For budgeting purposes and for aligning the maturing of CDs to provide the required cash, we are estimating a total project cost of \$640,000.

Funding for this project will be from three sources:

- Replacement reserves: \$250,000
- Operating surpluses: \$88,000 from 2018/2019 and \$85,000-115,000 from 2020 based on the latest forecast
- Operating Contingency (our rainy day fund): \$187,000-\$217,000 to be “borrowed”

If the actual 2020 operating surplus varies from the current forecast, the difference will change the amount required to be “borrowed” from the Operating Contingency.

I use the term “borrowing” because we will have to pay back the Operating Contingency to bring the total to our strategic goal of 15% of assessments. We will accomplish this by budgeting an additional increase in the 2021-2023 assessments of approximately \$5 per month per home.

No special one-time assessment will be needed, and we will not have to seek a loan from a bank.



Clock Tower Q & A

For almost two years the Board has published several Board Blog messages, Community Meeting slides, Board Minutes and Newsletter articles providing clock tower background and answers to questions that residents continue to ask. The Board has been fully transparent on the issues and challenges involving the Clock Tower. The Board continues to get numerous questions about the clock tower that we have already answered multiple times. Please visit these documents (full list at end of this message) for more details to your many questions about the Clock Tower. Below are some resident questions that continue to be repeatedly asked along with updated Board's answers.

Please remember most HOA Board members do not read the message boards and the Board has a policy against posting any updates on the message boards. Do not get misled by the people who comment on the message boards on issues they are not professionally qualified to address. They are not insurance specialists, NC attorneys, architects, etc. They simply are expressing opinions. **If you have a question, email it to the Board and it will be addressed.**

Question:

Why don't we just remove the Clock Tower and save money?

We covered this alternative at the June 2019 Community meeting and the notes and PowerPoint presentation are available on the web site and in the list below. But let's cover it again in some more detail. Bradford Hall is constructed with steel beams extending from the foundation up through the Clock tower at an angle. These beams support the roof, tower and even the base of Bradford Hall. Because of this design, a full removal of the tower is actually more expensive than simply re-cladding the steel frame. The added expense comes from several factors. The steel structure would need to be heavily modified and these modifications would require a heavy crane and extensive rebuilding of a large section of the roof. For safety reasons Bradford Hall would have to be closed while the crane and steel work were being completed. Additionally, our architect tells us that such extensive design and construction would require far more detailed permitting by the Town of Cary. This would certainly extend the total time to complete the tower project. For these reasons, full removal of the tower was deemed unacceptable.

Question:

Could we just come up with a cosmetic plan that would forever repair the leaking aspect of the tower? Why can't we leave it the way it is now?

- We invested over \$60,000 in 2018 trying to apply cosmetic changes to stop the leaks. This failed. Engineers have examined the status of the tower and concluded because the residential materials used were installed incorrectly and have deteriorated, there is no easy or simple cosmetic solution. Every time it rains someone must climb up the ladders into the tower. This alone is dangerous for our staff. Never mind they must lower water by buckets down these ladders. This is risky for our staff and an accident waiting to happen.
- Water damage within the tower and the warped wooden windows continue to allow water to seep into the Bradford Hall walls, staining the ceiling, etc. This will eventually lead to mold and mildew adding additional expense to our problem. This would require closure of Bradford Hall until all mold can be eradicated. The longer we wait the more costly the project will become.

Question:

Why not wait for a big storm and let insurance cover all the damages?

The issues with the clock tower and the numerous leaks are well documented deficiencies with the structure. Insurance will not cover storm damage done to the clock tower. In addition, if the tower windows were blown out in a storm and water damaged or caused the lobby ceiling to collapse, further damaging the lobby furniture, none of these additional damages would be covered by our policy. Why? Because of the known existing faults with the Clock Tower.

Question:

Wasn't there an inspection of the building before the HOA took it over? Why can't we file suit against Pulte or why can't we challenge Town of Cary since they did the inspection, etc.? Have we had engineers look into the problems, etc.?

The Board answered these questions with the article in the June 2020 HOA Newsletter (see Newsletter for details) and also back in Sept 2019. These documents are readily available on the CP web site. To recap again: the 2012 Transition Study was performed by Criterium-Giles Engineering firm. This study documented everything wrong with Bradford Hall, including the clock tower. The Board has paid for two more recent engineering studies in 2019 to confirm the 2012 finding and provide us a state of current conditions. The 2013 Settlement agreement gave Pulte a pass on everything. We checked with our attorney to see if we could hold Town of Cary responsible, but the legal time frame to file any actions has long passed. The HOA only had two years after the 2012 Transition Study was completed to pursue any course of action with Town of Cary. All of this happened under Landarc Management, not Kuester Management as some residents have stated. Also, Christine Hast was not hired until 2015 and therefore, had nothing to do with decisions made in 2012 and 2013 involving these agreements.

Question:

Several questions or comments were emailed to the Board about where the money is coming from and disbelief that we will not need a special assessment.

There is no need for a special assessment because the HOA Board and GM have implemented an annual process and financial structure that provides funds when they are needed. This structure is the combination of Replacement Reserve, the Operating Contingency, and the Infrastructure Improvement Fund. These different funds make Carolina Preserve a financially sound HOA. While a special assessment is not needed, we will pay back the Operating Contingency over the next three years. Thanks to the due diligence of the Finance Committee, Board Treasurer, Board and GM who oversee and manage these funds, we have the financial strength to afford these repairs.

Question:

What gives the HOA Board the authority to make this decision?

The HOA Board of Directors are elected to conduct the business of the Carolina Preserve HOA by following the HOA covenants and other governing documents. The community is not a direct democracy requiring owners to vote on decisions affecting the community. Owners assert their control over their Association through the election of the Board of Directors. The Board members have fiduciary and legal responsibilities for conducting our job and managing the liability and risk for the Carolina Preserve Association.

We utilize an excellent HOA attorney to guide us in our decisions and in formulation of our policy documents. We hire other professionals such as auditors, accountants, engineers, architects, arborists, etc. as needed to educate and advise the board on specific matters that will enable us to make smart, informed decisions. The HOA Board along with the GM and Facilities Director have invested hundreds of hours into understanding the Clock Tower issues and solutions. Just like every Carolina Preserve resident, the Board is not at all happy to allocate over \$600,000 in funds to rebuild the Clock Tower. The problem has existed for ten years, gradually getting worse each year. Each year we wait, the construction costs and materials needed increase. While this Board did not appreciate inheriting this problem, we have done our due diligence and have had several architectural and engineering studies completed to arrive at the Re-clad Clock Tower solution after looking at several alternatives. It is a good plan, it is fully funded, and we are confident in our architect/engineer's and contractor's solution and timetable.

Summary

The project is moving forward. The next stage involves the architect and construction contractor working to finalize engineering details, select materials and availability, provide detailed cost breakdown, obtain Town of Cary permitting, complete contract negotiations (cost, Terms and conditions, timeline, warranty, project management), etc. The July 1, 2020 HOA Newsletter will include a Clock Tower Project status report. Each month in the HOA Newsletter the project status report will be updated.

Here are a few relevant links to prior information about the clock tower shared by the Board:

[Minutes from June 2019 Community Meeting](#) - first report on clock tower - see presentation slides 14-21

[Minutes from July 2019 Open Board Working Meeting](#) - appendix presents clock tower options and reports from architectural and engineering consulting studies

[Board Communication on Clock Tower](#) - September 2019 - covers Transition Study and Release Agreement with Pulte

[Minutes of February 2020 Open Board Working Meeting](#) - announcement of Clock Tower Task Force

[HOA eNewsletter May 2020](#) - summary of clock tower problems

[HOA eNewsletter June 2020](#) - announced video to come out later in June

[Board Communication on Clock Tower Video](#) - June 19, 2020



Community Association Pools Limited Immunity Bill Passed

The NC Senate has passed HB 902, a bill to mandate that owners and operators of community pools and their agents shall not be liable in any claim or action seeking damages for injury or death resulting from transmission of COVID-19 alleged to have resulted from the reopening of the community pool in accordance with applicable executive orders of the Governor. The immunity provided will not apply to claims for injury or death resulting from gross negligence, wanton conduct, or intentional wrongdoing.

CAI-NC Chapter president Hope Carmichael, Esq. and fellow of the College of Community Association Lawyers (CCAL), provided testimony related to the challenges faced by many community associations in operating their pools in the current environment.

Ultimately this bill passed the NC House and Senate as House Bill 902 and will become law within 10 days (July 7) unless vetoed by the Governor.

“An Act to Provide Limited Immunity from Liability for Claims Based on Transmission of COVID-19” - Passed

On Tuesday the NC General Assembly passed House Bill 118, which applies broadly to businesses, nonprofits and individuals, including planned community and condominium associations. The bill is currently on the Governor’s desk and will become law either when signed by Governor Cooper or after the expiration of 10 days by operation of law. **After the effective date, associations will not be liable as a result of ordinary negligence in any claim brought by someone who claims to have contracted COVID-19 while on HOA or condominium common areas.**

Carolina Preserve COVID-19 Reopening Update

In the June HOA Newsletter the Board documented our wait and see approach to reopening due to factors dealing with health and liability risks. The Board thanks our residents for being understanding. The Board and GM are now ready to proceed with reopening plans based on changes that occurred in late June 2020. Thanks to our HOA attorney Hope Derby Carmichael along with fellow NC attorneys and state officials, legislation was crafted that will close the Pandemic exclusion found in all insurance policies. The NC Senate has passed a bill to mandate that owners and operators of community pools and their agents shall not be liable in any claim or action seeking damages for injury or death resulting from transmission of COVID-19 alleged to have resulted from the reopening of the community pool in accordance with applicable executive orders of the Governor. This law takes effect July 7, 2020. (See NC bill announcement in this Newsletter).

Re-opening phase started June 29

Christine Hast is having Front Desk personnel brought back to support our reopening. About half our Front Desk staff has decided not to come back because of COVID-19 concerns. Also, our full-time staff is short two people with the resignation of the Office Manager and Director of Operations.

On June 29 Bradford Hall opened with modified hours of 8 am to 5 pm Monday through Saturday for pool use only. Sundays Bradford Hall will be closed. All other areas of Bradford Hall remain closed. Kuester management staff must to be onsite each day we are open during this COVID 19 crisis. No guests or grandchildren will be allowed until further notice. Each resident must sign a waiver to use any of the Bradford Hall facilities.

On June 29 the CP indoor pool opened with a structured plan requiring registration to use the pool.



Indoor Pool Guidelines:

Bradford Hall will be closed July 3, 4, 5 for the Holiday.

All owners understand that using the pool areas is your decision and at your own risk.

The following guidelines are in place for the safety of all residents and staff. Failure to comply with these stated guidelines will result in suspending pool privileges.

The Spa will remain closed.

Bradford Hall hours will be 8 am to 5 pm for pool use only Monday through Saturday. All other areas of Bradford Hall remain under lockdown. Sundays Bradford Hall will be closed.

Enter through the main door at Bradford Hall and badge in.

Face Masks **MUST** be worn when entering Bradford Hall.

Allowance for attendees is based on CDC and Governmental regulations for social distancing.

Four people per 45-minute block.

There will be no guests permitted.

There is no child swim permitted.

There will be no water aerobics classes scheduled.

All residents who wish to use the pool must sign up online for a time slot and agree to the liability waiver included.

Be prompt to arrive and leave at the appropriate time. If you are late for your reservation - your time will not be extended. No exceptions.

Please leave immediately – pool decking, chairs and bathrooms will need to be cleaned. The cleaning solution used must be allowed to remain and dry for 30 minutes in between reservations.

Indoor Pool: one time slot per day. Two times per week.

Locker Rooms will remain closed – come wearing your bathing suit and bring a towel. No suitcases or tote bags permitted.

The family bathroom will be available for use. All residents **MUST** shower before entering the pool. No exceptions. Showering after is for rinse-off only. No toiletries or soaps permitted.

Exit by the side door of the pool. Do not come back through Bradford Hall to exit – no exceptions.

No noodles, snorkels, swim fins, water weights are permitted – no exceptions.

Eye water goggles are permitted.

Reservations open each Friday, links can be found in your weekly Lifestyle Newsletter.





The outdoor pool will open July 6, at 9 am. All owners understand that using the pool areas is your decision and at your own risk. The new pool rules follow CDC and Governor Cooper's guidelines and are for the health and safety of our residents and staff. Please be respectful and follow the rules. The pool capacity is limited to adhere to CDC and social distancing requirements. Pool furniture has been placed at proper social distancing requirements. Please DO NOT move the furniture. To get to the outdoor pool you must sign-in at the Front Desk (wearing a mask is required going through Bradford Hall) and proceed to the pool.

Outdoor Pool Guidelines:

The following guidelines are in place for the safety of all residents and staff. Failure to comply with these stated guidelines will result in suspending pool privileges.

Enter through the main door at Bradford Hall and badge in.

Face Masks MUST be worn when entering Bradford Hall.

Access the outdoor pool through the rear doors of the lobby and proceed down the steps.

The elevator will remain closed.

Allowance for attendees is based on CDC and Governmental regulations for social distancing.

Lounge chairs are placed in accordance with social distancing guidance and must not be moved.

Outdoor pool capacity is set at 20 people.

There will be no guests permitted to use the outdoor pool.

All residents who wish to use the pool must sign up online for a time slot and agree to the liability waiver included.

Each time slot is an hour and forty-five-minute time block.

Please be prompt to arrive. If you are late for your reservation- your time will not be extended. No exceptions.

Please leave immediately when your time is done – pool decking, chairs and bathrooms will need to be cleaned. The cleaning solution used must be allowed to remain and dry for 30 minutes in between reservations.

A resident can only reserve one time block per day.

One shower stall and one toilet will be available for use in the Men's locker room and the Women's locker room accessible from the outdoor pool deck.

All residents **MUST shower** before entering the pool. No exceptions. Showering after is for rinse-off only. No toiletries or soaps permitted.

Exit the outdoor pool either by walking up the path by the Bocce Ball Courts or up the outdoor staircase and around the outside veranda. Do not come back through Bradford Hall to exit. - no exceptions.

No noodles or flotation rafts or devices are permitted in the outdoor pool – no exceptions.

Reservations open each Friday, links can be found in your weekly Lifestyle Newsletter.

If the new pool rules are not followed for any reason the staff has been instructed not to force a confrontation with residents but to close the pool and cancel reservations for the remainder of the day. They will send out a community wide email explaining why they had to take this action.

Arvada Pocket Park can now be Reserved

The Arvada Pocket Park can now be reserved. This allows residents to plan to hold social distancing events at the park and utilize the pavilion with the picnic tables and ceiling fan. You may reserve the park by going to the website under room reservations or contact the Event Manager, Oscar Esperanza at eventcaptain@cpamberly.net. You can not request any setup. The park is used as is. Please cleanup after you use the park. Residents planning to use the park do so at their own risk. It is recommended that residents wipe down the tables before use.

Books and Puzzles

A team of residents have been busy developing a process to manage our books and puzzles safely. See the article by Carole Katz.

Next Steps

Based on Governor Cooper's June 25, 2020 announcement, fitness centers are still required to be closed. Christine Hast and her staff have procedures and a registration process ready to go once the Governor okays the opening of fitness centers.



Carolina Preserve COVID-19 Case(s)

As widespread as the coronavirus is throughout the world and within the United States it has only been a matter of time before one or more of our residents tested positive.

The Board has been informed of positive case(s) among our residents. Everyone is doing well, and some additional residents are in the process of being tested. Until all tests results are known those that were tested are taking appropriate precautions.

This is a good time to remind everyone of the 3 Ws.

If you leave home, know your Ws!



WEAR

a cloth covering over
your nose and mouth.



WAIT

6 feet apart. Avoid
close contact.



WASH

your hands or
use hand sanitizer.

@NCDHHS

#StayStrongNC

Please remember that if you have any symptoms or any indication that you may have been exposed, you should self-quarantine for 14 days even after a negative COVID-19 test. Better safe than sorry.

2020 Financials at A Glance

Operations (\$000)

	May YTD		Full Year	
	Actuals	B/(W) Plan	Plan	Forecast
Income	\$1,657	-\$15	\$4,027	\$3,975 - \$3,985
Uses				
Reserves	\$194	\$6	\$505	\$503 - \$505
Expenses	\$1,377	\$95	\$3522	\$3,367 - \$3,385
Net	\$86	\$86	\$0	\$85 - \$115

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	\$656
Contributions	\$153	\$9	\$33	\$0	\$0
Interest	\$7	\$2	\$0	\$0	\$0
Expenses	\$135	\$20	\$9	\$0	\$0
5/31/20	\$947	\$276	\$112	\$14	\$656

By Chet Sadosky, HOA Treasurer

May year to date net income is \$86k better than plan for the following:

- Higher resell fees \$6k
- Amberly true up for 2019 \$8k
- Delayed additional landscaping \$39k
- Bradford Hall shutdown for COVID-19 \$28k
- Delayed maintenance / staff hiring \$34k
- Increased marketing / tree expenses offset by other spend (\$30k)
- Reduced lifestyle revenues offset by reduced lifestyle spend \$1k

May year to date actuals continue to track to the 2020 forecasted surplus of \$85k - \$115k. Once we receive June actuals in mid July, we will conduct another detailed forecast. While we are continuing to save money in terms of BH utility costs and front desk payroll, we still have significant upcoming spending for the removal / replacement of many trees throughout the community and continued storm water expenses. 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.

Reserve Study

By Chet Sadosky, HOA Treasurer

A Reserve Study is a budgeting tool for the future repair, replacement, and restoration of major components for which the HOA is responsible. It is comprised of two aspects: a physical analysis of all Carolina Preserve assets (Bradford Hall, all outdoor amenities, parking lot, BMPs) and a financial analysis for each of the assets which identifies asset life, current replacement cost and expected inflation.

The Board contracted with Reserve Advisors in early 2020 to conduct a new study. They were chosen after a detailed interview with three firms who specialized in conducting reserve studies. Their engineer was onsite for four days working with Robert Hamilton to fully understand our situation. A preliminary reserve study was provided and we then conducted a detailed review. Some adjustments were made. For example, while the expected life for the Bradford Hall interior is greater than 10 years, the Board made the decision that we would update BH every 10 years and thus the expected life was adjusted.

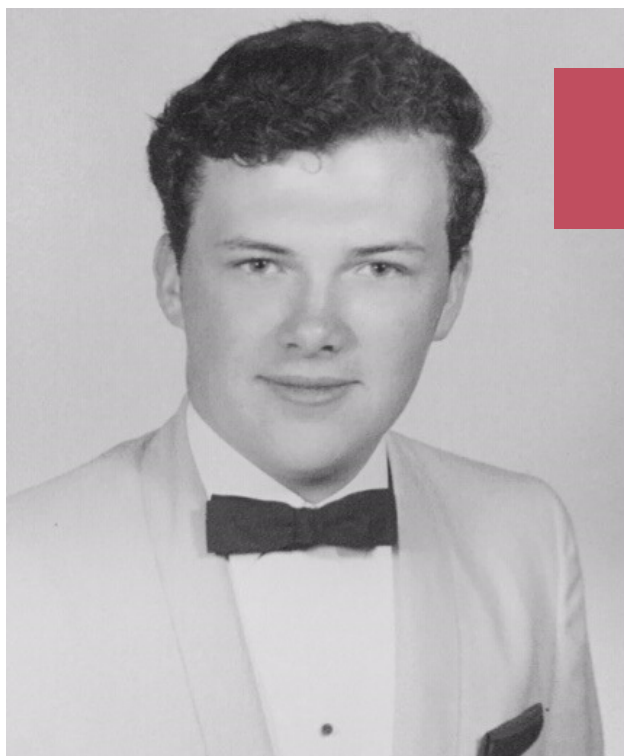
Another reserve study will be conducted in 2024/25. From now until then, we will update this study as new information emerges, either in terms of replacement costs, inflation factors or new items.

This study can be found on the website in the CP Documents>Financial Documents>Reserves.



MEET THE BOARD

A Carolina Preserve Series



TOM CROTTY

In this 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.

I am a private person and seldom talk about my background but as requested by Deborah Badger, I will try to share some insight into my life.

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

I was born in 1949 in Jackson Heights, Queens, NY. I was the middle child of five brothers and sisters. I was the oldest male child. My parents were incredibly special and instilled in me my strong morals and work ethic. However, I lost both parents when I was young. My father died when I was 10 and my mother when I turned 21. When my father died, my mother moved to where she grew up in upstate NY. She purchased a 30-acre farm and we raised chickens. Talk about a culture shock! I went from a city boy wearing shorts and playing stick ball to feeding and watering chickens every day. My first daily task at sunrise was to go to our chicken coops and make sure the chickens had water and feed. Let us not even talk about cleaning the coops.

We moved back to NYC when I was 15 and I graduated St. John's High School but only did one semester of college as my mother became ill. I instead went to computer programming school and started a long career in Information Technology. I went back to college in my late twenties and graduated from the University of Maryland and did my graduate work at the University of Maryland as well. Working full time and going to college forced me to become a good time manager and to develop excellent skills to concentrate on the task at hand.

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

I was lucky to have many mentors during my life that were great role models. Father Flynn of Our Lady of Perpetual Help Parish in Brooklyn NY was my first mentor. I met Father Flynn during my rebellious teenage years. My mother introduced me to Father Flynn. I helped Father run the Saturday sports programs in the parish for three years. Having come from humble beginnings I was a hard worker. But this also taught me to be resourceful, think smartly, apply myself and take chances.

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?

One of my disappointment in life was being passed over for promotions and underpaid in my late twenties just because I did not have a college degree. This challenged me to get back into college. I have had a very fulfilling professional career. I started in computer programming but moved into management. I worked for a few Fortune 1000 companies as senior manager and achieved Chief Information Officer with the last two companies I worked. I ended my career by starting my own software company. It grew from six people to 28 people when I sold it in 2010. Running my own business taught me many things and drew upon my lifetime of learning. It also strengthened my fortitude and desire to succeed.

What can you share about the family?

I married my wife in 1990 and we share three special daughters and six, yes six great grandkids and 3 fine sons-in-law. We feel very lucky as all are healthy and have good jobs. My wife is my best friend and favorite person to hang out with. During this pandemic we have rediscovered our love for jigsaw puzzles, cooking, wine, cleaning closets, wine, gardening, home projects and wine.

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

My perfect day is to play golf and come home to happy hour and a cookout on our patio.

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

Some of my favorite shows include Yellowstone, Stranger Things, The Crown, The Witcher, Bosch, Jack Ryan and Longmire. My favorite podcast is Wait, Wait ... Don't Tell Me!

Is there anything else you would like to add?

Overall, I feel fortunate to be enjoying the rewards from a successful life. I have a loving family and great circle of friends. Since retiring, I have learned how to play golf and love playing and being outside on the course with friends. I volunteered for the HOA Board and other good causes because I like to give back and help where I can.

Over my life I have always held true to two principles:

- Facts make for a short argument
- Life is a Journey not a Guided Tour, make the most of it





Sidewalk Task Force

by Christine Hast, General Manager

50 volunteers strong, with tennis shoes on, a spring in their step and a can of spray paint at the ready. The Carolina Preserve Sidewalk Task Force is walking every street and sidewalk marking trip hazards – that is over 13 miles! Their task is to mark the hazards and submit the location to the Town of Cary for repair. The bright pink paint is a pop of color for the community not only to let the TOC road crew know of the repair, but also warns community walkers to be aware of the uneven sidewalk.

The project will continue to the end of July. When you see a volunteer, thank them for taking on this challenge to help community members be safe and avoid tripping or falling during their exercise walks. We will notify the community at the end of the project how many hazards were marked. Go Sidewalk Task Force!

"There is no power for change greater than a community discovering what it cares about."

Margaret J. Wheatley

Architectural Submissions

There are some changes happening for Architectural Submissions

Robert Hamilton will be the new liaison to the ARC Committee and will be processing all architectural request submissions.
He can be reached at Roberth@kuester.com

Starting Monday, June 29th, a box labeled ARC Modification Request and Fast Tracks will be placed beside the front entrance at Bradford Hall.



Note: All Modification Requests to be placed on the agenda for consideration, MUST be turned in at Bradford Hall by:

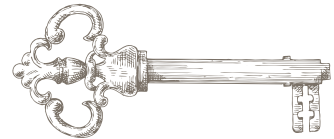
Wednesday 12 noon - Seven days before the scheduled meeting

(Meetings are held twice a month: 2nd & 4th Wednesday)

Please note the box is for architectural requests only - no other forms of communication will be accepted through this box.

If you email your request, it must be in PDF form and not by a picture from your phone or JPEG.

Welcome New Residents!



By Carole Katz, Board Liaison to the Lifestyle Advisory Committee

On behalf of the Carolina Preserve Board of Directors, and our Kuester Management staff, I want to offer a potentially very belated welcome and congratulate you on the purchase of your home!

The COVID-19 virus has undoubtedly presented each of us with challenges. While not optimal, I don't think it's ever a bad time to move to Carolina Preserve and hope you are managing to discover that for yourself.

We want to make your assimilation into our neighborhood as seamless and enjoyable as possible. In normal, non-COVID times, we conduct quarterly New Resident Orientation Workshops (NROW) providing information about all that CP has to offer; from our premier Cary location, to the more than 120 clubs and groups, and a full range of activities offered at our Bradford Hall clubhouse. It is unfortunate that our most recently scheduled quarterly orientations in May and August needed to be cancelled. Future orientation sessions are yet to be determined. Until our orientation sessions resume again, we don't want to lose more time to engage you in your new community. Fortunately, Carolina Preserve has a robust website which is a life-line to getting involved.

Lynnette Womble, a member of the Lifestyle Advisory Committee (one of several Board committees) chairs the NROW initiative. Aided by our talented Lifestyle Director, Deborah Badger, Lynnette has produced a video focused on the Carolina Preserve website as a first step in getting you engaged. A sub-team of volunteers will provide a personal touch and reach out to you about the video. Keep an eye out for an email being sent to new residents who have closed on homes since January. Refer to this video as often as you need. Get on the website, as a member, and play with it! You can't break it.

I'm certain you'll gain lots of knowledge about your award winning neighborhood and the surrounding community. It will alert you to activities (e.g., outdoor amenities are open, virtual events, etc.) and answer so many of your questions about the HOA, and homeownership in Carolina Preserve.

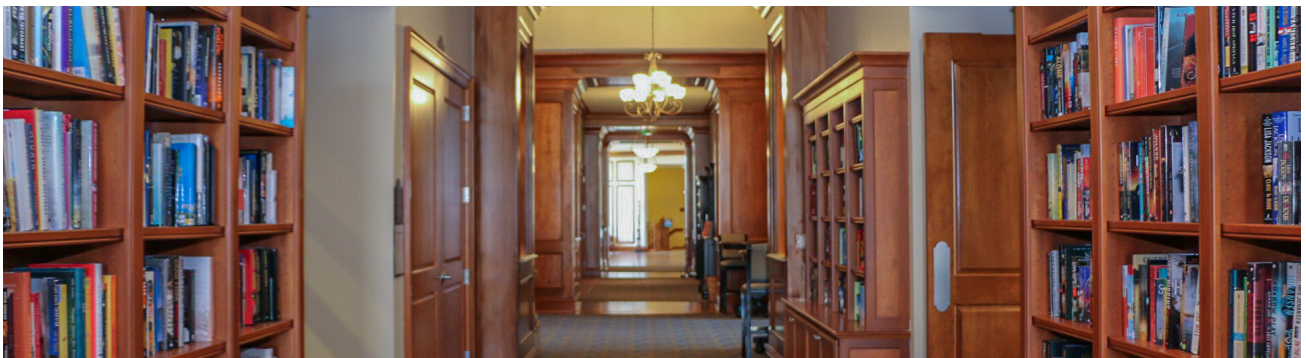
The video is not intended to replace our orientation program. Please be sure to attend a session when they do resume, regardless of when that may be! You made a great decision to move here. Welcome!

Not Just For New Residents

By Carole Katz, Board Liaison to the Lifestyle Advisory Committee

For all of our valued residents, you too may find this presentation helpful—perhaps with a kernel of information you didn't know about or useful as a refresher. Once available, the website-video will be housed on the CP website under HOA Board News.

And when you see a moving truck, be sure to introduce yourselves and give a warm welcome—socially distanced of course! Neighborhood Watch block captains, be on the look out!



Bradford Hall Library Status

By Carole Katz, HOA Board

One possible and positive outcome during the Covid Virus is we are reading more than ever. I hope you've come across some great new authors and books. Perhaps you're reading pleasure has been enhanced via the CP Book Club which remains active via zoom. For other opportunities, check with your local library(ies) regarding their processes to reserve, pick up, and return books at this time.

If your own books piling up and you're anxious to share them with a donation to the Bradford Hall Library, please be patient. A process for safe book and puzzle returns and borrowing, adhering to best practices during the virus, is being developed under the leadership of Cara Lehman, a Book Club leader and former librarian. Book Club members will continue to be instrumental in shelving books and the Board thanks them in advance.

Implementation of any plans to safely collect your books and puzzles is pending any July 17 updates from Governor Cooper. Stay tuned for further guidance and thank you for your patience.

CGAC Zooms Ahead

By Joel Glassman, Club & Group Advisory Committee

The CGAC (Club & Group Advisory Committee) has not allowed the COVID-19 crisis to slow us down from our duties. Oh, no! Since we have been unable to meet in person, we have turned to technology to help us to get together. Thus we have been using the Zoom platform to meet and discuss the items on our agenda.

Each member of our committee has provided feedback to the HOA Board on items in the Facilities Use Manual that we felt needed additional information and/or clarification in order to make the document the best it can be for the community.

The CGAC has also been given the task to review the Club & Group Manual. We have developed a strategy whereby each of us has taken a section of the manual to work on to make sure that items are clearly explained and to examine any changes that may be needed to the document. We are also teaming up together to review each other's findings. We are also working with some of the clubs and groups plus Lifestyle to provide us with feedback on some of those sections. Our group should be discussing our findings at our July meeting and will present the HOA Board with our recommendations after our August meeting.

As you can clearly see, your CGAC has continued to work hard to help to make Carolina Preserve to provide optimum efficiency and support for all clubs and groups, no matter how large or small. The HOA Board has demonstrated an appreciation for our work and we have received positive feedback from the community as well. We hope to continue to improve things for everyone.

Violations Report Card

By Michelle Greene, Director of Operations

Over the last few months, I have broken down the violation process and the focus items within the community. This month, I wanted to send out a report card so we could check in on how we are doing. So far in 2020, despite the fact that we could not send out violations for two months due to the Stay at Home order, I have sent out 190 violations.

The breakdown is as follows:

- Maintenance (mostly power washing) - 133
- Landscaping (dead trees and bushes) - 42
- Animals & Pets (not on a leash) - 6
- Architectural - 8
- Vehicle Parking - 1

Out of the 190 violations, 75 homeowners have reached out to me to let me know that the violation has been resolved and that the work has been completed.

In addition, several homeowners have reached out to me with a plan of action to resolve the issues.

Violations are a constant in any HOA. The HOA will continue doing inspections throughout the community. As homeowners, please also continue doing a once over of your property to decide what items need attention to keep this community beautiful!

Thank you all for working together to keep Carolina Preserve a community of excellence!



Reminder to catch up on Assessments

By Christine Hast, General Manager

In the last two HOA Newsletters, we included a reminder to check your HOA Assessment accounts. We would appreciate owners to take action, check their accounts and bring them up to date.

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.

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



Operations Director Departs

By Christine Hast, General Manager

After five years at Carolina Preserve, Michelle Greene is leaving her position to embark on a new adventure. She began as the Assistant Community Manager and was promoted to Operations Director.

Her sunny disposition and laughter will be missed in our office as well as by the committees which she has been the staff liaison: Architectural Review Committee & the Election Task Force. We will not be filling her position this year so please bear with us while we juggle her tasks.

Good Luck Michelle!!



LET'S BE SOCIAL



JOIN THE
CONSERVATION



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STAY IN THE KNOW



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 | 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

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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

Community Update
Webinar Meeting
July 1 | 3pm

HOA Board
Working Meeting
July 21 | 10:15am

All meetings are held online
via GoToMeeting