

AUGUST 2020 ISSUE 9

CAROLINA PRESERVE

HOA NEWS

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PICKLEBALL COURTS

Grand Opening



Pickleball Slang: Pickler: Someone who is obsessed with Pickleball and cannot stop talking about the sport. Are you a pickleball addict yet?



HOA President Comments

by Tom Crotty

Our Extraordinary Carolina Preserve Staff

During a pandemic there is nothing that is normal. There are no rules or best practices to follow on how best to run an HOA or maintain a clubhouse, manage the amenities, the staff and the contractors and keep everyone safe.

Everyone is on edge and stressed due to the virus. We all have concerns for ourselves, family, friends, and neighbors. No one likes that our normal Carolina Preserve lifestyle of going to Bradford Hall playing cards and mahjong with friends, attending club/group events, working out, playing pool, doing pottery, dance classes, and Lifestyle classes or events are all on hold.

During this time, our staff under the leadership of Christine Hast continues to function smoothly and are doing an incredible job under these pandemic circumstances. Our staff has the same worries residents have. They worry about their family, friends, and all of us. Like all CP residents our staff wants to remain safe during these times, but they also have jobs to perform and their professionalism has been exceptional. We lost most of our Front Desk staff because of concerns about being indoors and around others during this pandemic time. But Christine is making adjustments to get the job done. Meanwhile they have reorganized duties to pickup job functions previously performed by Michelle Greene, Operations Director and Freda Halls, Office Manager.

The Board is immensely proud of what our staff has accomplished over the last 3-4 months. Carolina Preserve has not just stood still. They have accomplished a lengthy list of projects that have greatly improved our community. They must regularly deal with numerous contractors to maintain Bradford Hall, the pools, the construction of Pickleball courts, tennis courts, irrigation, landscaping, state inspections, etc. This requires encountering people they do not know anything about. This requires they take risks and precautions to wear masks, social distance, and wash hands frequently. Our staff are truly essential and invaluable.

So, when you see any of our full or part-time staff say thank you for the risks they are taking to perform their jobs so CP residents can stay informed and enjoy some activities during this time.



Pickleball Task Force:
Doug Brugler
Joann Gott
Eileen & Jim Hutchinson
Debbie Merten
Alan Roitman
John Siciliano



Pickleball Anyone?

Carolina Preserve has a new amenity, Pickleball! The new courts opened on Tuesday, July 21, 2020. The inaugural match was Robert Hamilton and Joe McGill playing against Tom Crotty and Jim Hutchinson. Robert and Joe showed little mercy this match but Tom did get one slam point into Robert's feet. Everyone had a good time.

Congratulations to the Pickleball Task Force members as well as Robert Hamilton, Mary Gallagher, Christine Hast and the Board for all the time and effort in bringing to life this new CP amenity. It has been a lengthy process with more than a few hurdles, but the project is complete except for some landscaping which will happen in the fall and installation of lighting.

This amenity is open to all residents. The pickleball courts will use a scheduling procedure like the system currently used by the Tennis Group. Any CP resident will be able to reserve a court. You can make a reservation by going to the CP website and under Resident Services choose the drop down that says Pickleball Court Reservations. Just like with tennis, players must bring their own equipment. The Pickleball courts will open daily at 8 am.



Guest Policy

During this time of the COVID-19 pandemic no guests are allowed.

Court Access

The courts are contained within a fenced area with gate access. On those days when the courts are “playable” access will be via a combination lock. The combination will be provided to residents when they make a reservation. A second, “keyed” lock will also be present at the gates. The keyed lock will be locked when the court conditions (wet) are deemed to be unsafe for play.

Code of Conduct

All pickleball players are expected to behave in a manner consistent with a friendly, welcoming environment.

New Club “Outdoor Pickleball Group”

A new Club called the CP Outdoor Pickleball Group has been created by the Task Force that participated in the Pickleball project. The club was created to ensure effective use of this amenity by all levels of players. Membership already exceeds 127 residents. The club offers training for different levels from beginners to intermediate and much more. Several classes have already been held. Please check out this new club and join to meet your neighbors and have some much-needed fun. Pickleball you will find is a very social activity with lots of fun. For questions about Pickleball contact one of the Club officers.

Please remember that Pickleball is also available indoors at Amberly.



CAROLINA PRESERVE HOMES IN DEMAND IN THE MARKETPLACE

Location, Location, Location!!!!

Carolina Preserve real estate continues to be in demand. Our 2020 year-to-date income from sales is ahead of schedule. Even the COVID-19 pandemic is not slowing the demand for resales.

Carolina Preserve has successfully undergone a face lift and established a fresh image over the past 2-3 years. Realtors have responded very well to the many changes made within our community. Bradford Hall has a great new fresh look, our curb appeal is much improved, half of our pocket parks have been redone and our entrances have been revitalized. The realtors love our new web site <https://carolinapreserve.com> and the many videos available because they sell what Carolina Preserve is all about.

In 2020 Carolina Preserve has been recognized by two publications as one of the premier 55+ Active Adult Communities within the USA. In March Carolina Preserve was recognized in <https://www.55places.com/>.



In the August edition of Kiplinger's Personal Finance magazine with title on cover, "Great Places to Retire", they considered 212 metro areas in the U.S., and selected the best based on their criteria. On page 49, within the top seven cities in their list, it highlights Raleigh, NC and the RTP area. Within the article, a Durham based real estate broker, Lisa Ellis, suggests checking out Carolina Preserve in Cary. She further mentions that this area is attractive to buyers who wish to live amongst more green space, open air, and room to spread out. It also states the median home values in this area are higher than the national median with prices quickly going up.

In 2020 the Board Treasurer and Finance Committee forecasted in 2020, 70 resales for an expected income around \$90K. Through 7/17, we have already achieved 42 resales generating \$53,884 of resale fees. Please remember, it is only when we get the check from the closing lawyer that we book the revenue from a sale.

Clearly, we still have problems to solve and more projects to achieve but special thanks to the Task Force volunteers, Beautification Group, Adopt-a-Spot, and all residents for helping to make our neighborhood look so appealing.

Kiplinger's
PERSONAL FINANCE

“On top of the economic stability and ample green space, the area enjoys easy access to quality health care facilities”

Another Update on the Clock Tower Project

By John Siciliano, Board Liaison to Clock Tower Task Force

We continue to make considerable progress on our Bradford Hall Tower Project.

Allow me to give you an overview of what activities have been completed thus far:

- Robert Hamilton and I met with our architect to review the contracts and agreements which will govern our project. Robert and I suggested some minor changes.
- Final versions of these documents were forwarded to the HOA's lawyer for their review and no issues were found. The HOA board will meet soon to discuss these documents and the lawyers' feedback in detail.
- Our architect passed his design files to the engineering firm which will finalize details of the tower structure and the assembly methods for the tower recladding. We expect this effort to be completed the first week in August, then the design passes to The Town of Cary for permitting and to our construction company for final cost estimate.
- Both the cost estimation and the permit process will take about three weeks to complete and should be available to the HOA board at the end of August.
- Our architect assures us that neither he nor the engineering firm have encountered any problems thus far. The expectation is that the tower project can still be completed this year (2020).

This early in the project target dates can move. You might notice that the dates I listed in this update are slightly later than those listed in last month's update. Please know that Robert Hamilton and I are doing everything we can to support both our architect and our construction contractor.

Robert has provided Bradford Hall access to several members of the design team as part of their effort to complete the drawings for permitting and estimating.

Again, at this time, I cannot give you a start date. But rest assured that as more details become available, I will provide an update in our Community Newsletter every month. Thank you.



Carolina Preserve COVID-19 Reopening Update August 1, 2020

Getting back to any sense of normalcy is going to take longer than anyone expected. North Carolina Governor Cooper issued executive orders to stay in Phase 2 and not open anything else for three additional weeks because NC COVID-19 numbers are all heading in the wrong direction. Numbers are spiking throughout the country, and many states have gone back into mandatory lockdown. We hope that does not happen in North Carolina.

The Board and General Manager want to emphasize to all residents the need to continue to follow CDC and Governor Cooper's recommendations to Wear Masks, Wash Hand Frequently and Social Distance, also known as the Three W's. Now is not the time to lower our guard.

Pools

After a few adjustments, the reservation system is working fine for the pools. Some of our front desk staff have returned, and operations are up and running. Under normal conditions only one front desk person was needed to manage people arriving to use the pools. Under the pandemic, with mandatory cleaning and disinfecting requirements it now takes 2-3 people.

With additional staffing on hand, pools will now be open on Sunday 10 am to 5 pm. Residents can also now make three reservations per week for the indoor pool. Please vacate timely when your reservation is up to allow the staff adequate time for disinfecting the area and for the chemicals to dry.

We also had an impromptu inspection by Chatham County Health Department July 24th to check our pool processes for cleaning, occupancy and tracking reservations and following the Governor's mandates. We did fine and no issues were found. All residents using the pools must realize how serious the health departments are for compliance for mandates. Compliance failure would lead to immediate shutdown and possible fines. These inspections can happen anytime and without warning.

Due to mandatory restrictions for COVID-19 the elevator is not in use as there is no ventilation system in the elevator. In addition, due to social distancing guidelines, only one person could use it at a time. After each use, it would require we clean the elevator with the chemical instructions and leave it sit for 30-minutes until dry as mandated. This is the same process we must use in all the bathrooms, pool decking area, chairs and railings. The chemicals go on wet and you must allow them to dry which takes 30-minutes. That is why the reservation system has a 30-minute time gap between each block and swimmers are asked to wait patiently outdoors.

Pickleball

Carolina Preserve's Pickleball courts are now open and provide another outside activity for residents. The courts have been very popular with residents. Training classes have been full, and residents have picked up the game easily. Get out and try it.

Next Steps

Although Christine Hast and the staff have the processes in place for the fitness center to open, should Governor Cooper move North Carolina into Phase 3, more staffing will be required for cleaning and disinfecting procedures as mandated. Once the Governor moves to Phase 3 and we review the Governor's mandatory guidelines and mandates, the HOA Board and staff will make the most reasonable and cautious decisions in the best interest of the health and safety of the Carolina Preserve HOA members. The HOA Board and staff will send out any updates or announcements.





Community Pool Openings Around the USA

When the Carolina Preserve HOA Board chose not to open our pools initially, we were criticized by some because communities such as Amberly and Arbors did open. The Board tried to do research to find how HOA communities within North Carolina and other states were handling opening their pools. However, there was no real consolidated source of information available. The Community Association Institute (CAI) undertook a nationwide survey of HOA communities to understand who opened early, who waited and who is still closed. Turns out only 7% of HOA community pools nationwide opened as scheduled. The complete CAI survey is below.

ONLY 7 PERCENT OF POOLS OPENED AS SCHEDULED, ACCORDING TO NEW REPORT FROM COMMUNITY ASSOCIATIONS INSTITUTE



A significant portion (41%) of community association pools have not opened this season because of the COVID-19 pandemic, while 30% of communities have opened pools following a delay, according to a new report released by Community Associations Institute (CAI).

CAI, the leading authority in community association education, governance, and management, conducted a survey of volunteer board members, community managers, and other industry stakeholders from late June to early July to understand how and why community associations made decisions regarding their pool(s).

According to the results, only 7% of respondents reported opening their pool on time. Several factors were behind the decision of communities that did not open their pool as regularly scheduled, including fear of exposure to legal liability (58%); fear of spreading COVID-19 (50%); and attorney recommendation (48%). The communities that opened their pool reported instituting several new procedures, including prohibiting guests (60%); requiring residents to sign a liability waiver (40%); and requiring residents to bring their own chairs (37%). Expenses related to the pool are higher than budgeted due to COVID-19 in roughly 35% of communities.

“The question to open a community association pool has been one of the most controversial and complicated topics facing condominiums and homeowners associations (HOAs) this season,” says Thomas M. Skiba, CAE, CAI’s chief executive officer. “Unfortunately, it’s not a one-size-fits-all model, and the decisions to open or not open are tailored to each community and specific to their unique circumstances. Communities have to consider guidance from the Centers for Disease Control and Prevention, state and local requirements, the association’s ability to set and enforce rules, liability, resident sentiment, safety, and expenses. CAI is encouraging state and federal legislators to provide limited liability protections to community associations that, after careful consideration and compliance with the appropriate government guidelines, have decided to open pools for their residents.”

Some additional findings could reflect the different approaches taken by government in each state to slowing the spread of COVID-19 and the differing philosophies on reopening. For example:

- More than 80% of respondents in New Jersey, 56% in Maryland, and 55% in Pennsylvania reported their pool is closed. These states had some of the more prolonged and restrictive stay-at-home orders.
- By contrast, fewer than 10% of respondents in Florida, 24% in Texas, and 29% in North Carolina reported their pool is closed. These states had some of the shorter and least restrictive stay-at-home orders.
- In New Jersey in particular, fear of exposure to legal liability (84%), lack of insurance coverage (74%), and attorney recommendation (74%) kept pools closed.
- For the communities that opened pools, those in Texas (71%), Nevada (71%), Arizona (70%), and California (66%) lead the way in prohibiting guests.
- In Texas, 65% of communities require residents to sign a liability waiver, and 44% require residents to bring their own chairs.

View the entire Community Associations & COVID-19: [Pool Openings report](#).

Carolina Preserve Landscape Evolution & Updates

The Board has received many emails from new residents with little to no understanding or background of how the Carolina Preserve landscape has been maintained over the past 10 plus years. Therefore, this article recaps where we started and where we are now with our landscaping services.

When Pulte built Carolina Preserve, they decided to turn over the perimeter landscaping responsibilities to the Amberly Master Association. In return Carolina Preserve would pay the Amberly Master Association an annual fee (about \$68,000 annually) for them maintaining our perimeter landscape. The interior landscaping for homes, common areas and pocket parks was contracted with YardNique.

YardNique maintained our interior properties for 10 years and each year was met with almost a thousand complaints by residents. These covered everything from mowing, edging, cleanup, pruning, mulch, weeds and more weeds, property damage, etc. After 10 years of service, the last three under constant pressure from the Board and GM, Yardnique was unable to up their game and improve service.

In 2019 the Carolina Preserve Board sent out Request for Proposal (RFP) to the eight large landscape companies serving the NC Triangle area. Four companies declined to bid, saying our community was too large to service. The other four provided proposals. One proposal was over \$2 million dollars which was double what we were paying and was eliminated. The remaining three companies were interviewed (YardNique, Bland and BrightView). Bland was chosen.



In 2015-16 several of the Carolina Preserve entrances (main entrance on Del Web, Finnbar and O’Kelly Chapel) were severely neglected resulting in most plants and trees dying. Repeated communication attempts with the Amberly property management company resulted in letters from the Carolina Preserve Board and GM simply being ignored. By late 2017 most of the vegetation at these entrances were dead or dying. The Board president wrote a final letter in early 2018 stating Carolina Preserve would undertake restoring our entrances and would like the property management company’s cooperation. Again, communication never occurred. Therefore, the Board hired an attorney who sent correspondence to the Amberly Master Association and the Amberly management company. Communication was now successfully established, and we moved forward with our entrance revitalization efforts for all three entrances. As we underwent these entrance projects, we discovered that the perimeter irrigation had not worked since 2015 contributing to the dead plants at Carolina Preserve entrances. When the projects were completed in early 2019 the CP Board exercised a documented option in the Amberly Master Association Covenants to take back control of our own perimeter landscape.

In 2020 Carolina Preserve hired two new landscaping companies

Let’s all get on the same page with the type of “landscaper” the Board hired. The definition of a term has many meanings and therefore many assumptions and expectations. The term doctor can mean medical doctor, college professor, research specialist, someone with a PHD, etc. The language of landscape design and maintenance can be confusing so let us define the term landscaper. There are many types of landscape companies. The primary four types are; landscape architect, landscape contractor, landscape designer and landscaper.

The type of landscape company Carolina Preserve uses is someone who is not necessarily degreed, licensed or state registered. Their horticultural knowledge is limited. They focus on maintenance of the landscape. They perform basic landscape services such as mowing, leaf removal, edging, pruning, weed control and seasonal fertilizing. They are often referred to as mow and go enterprises. Additional services sometime offered are mulching, pine straw, laying new sod, clearing brush, etc. Local examples are YardNique, Bland Landscaping, Hansley’s Landscape, etc.

Carolina Preserve Perimeter Landscape Company

Hansley Landscaping Company was hired to manage our Carolina Preserve perimeter landscape. This included all the area on O'Kelly Chapel Road from Pittard Sears to Yates Store Road, on Yates Store Road from O'Kelly Chapel to the lake just past Del Web Avenue. This area includes all the primary Carolina Preserve entrances at O'Kelly Chapel, Finnbar, Weycroft, and Del Web Avenue.

Hansley is a family owned and operated landscape company that has been around many years. They inherited a perimeter that had a number of problems left over from 2019. The fall pruning was never done, irrigation was not functioning, and hundreds of diseased Arborvitae trees were dying or already dead. Hansley removed almost 100 dead trees and trimmed up and treated dozens of others. In the fall of 2020, many of these trees will be replaced. The perimeter is again pruned and looking good. Hansley is performing as expected and the Board and GM are pleased with the services provided.

Carolina Preserve Interior Landscape Company

In 2019 the Carolina Preserve Board sent out Request for Proposal (RFP) to the eight large landscape companies serving the NC Triangle area. Four companies declined to bid saying our community was too large to service. The other four provided proposals. One proposal was over \$2 million dollars which was double what we were paying, and was eliminated. The remaining three companies were interviewed (YardNique, Bland and BrightView). Bland was chosen.

Bland is a large, full-service landscaping company for commercial properties and high-end residential estates. Since 1976, they have been an innovative leader in using sound horticultural practices to keep your outdoor spaces safe and healthy. Their experience, corporate structure and interviews is why the Board and GM selected Bland for Carolina Preserve. However, the Bland team assigned to Carolina Preserve have simply not performed.

The Board and GM were overly concerned with switching landscaping companies in 2020 because of the learning curve involved managing the Carolina Preserve landscape and the hiring of a team of 30 employees to service CP. Our properties have lots of undulations in our lawns, tight quarters, etc. Therefore, we expected the first 2-3 mowings this year to be a learning experience for Bland. What we did not expect is the Bland work force to be so untrained, inexperienced, and lacking any cohesive teamwork. Much of this was due to unavailability of HB2 employees and the pandemic and the work force available for hire. Plus, the supervision and oversight of the work produced has been extremely poor.

The Board has had several meetings with Bland senior management identifying areas needing change and stressing better supervision and onsite management. While these meetings seem productive and the Board and GM are promised timely changes by Bland, nothing seems to change.

During July, the Board and GM have taken a more assertive stance with Bland demanding changes. We have started to document the issues and fining Bland weekly for poor mowing, incomplete mowing, lawn scalping, edging, aeration not performed as specified, lack of weeding, pruning, etc. The Board and GM have also removed some areas that were under Bland and assigned them to Hansley. Specifically, the entire perimeter boarding Pittard Sears Road plus all the areas around all sides of Bradford Hall. This transition will happen early August. This change provides Bland more resources to focus on servicing resident properties.

The Board and GM have been demanding major changes to Bland personnel assigned to Carolina Preserve. The Board insisted Bland transfer experienced, well trained personnel from other Bland accounts to rescue and reverse what has been happening at Carolina Preserve. Bland agreed to these significant changes, but it took them most of June / July to locate and transfer the correct personnel. As of August 1, Bland has 2-3 experienced and well-trained foreman on our account. The prior two foreman are gone or been demoted. In addition, a number of new Bland experienced employees have replaced personnel that just did not care about the quality of work they were producing. August is a big month for Bland to show significant change in the quality of service to Carolina Preserve.

These next three months (August, September, and October) will determine if Bland will be here in 2021. The Board and GM must now create a Plan B if we are not successful in working with Bland to improve their level of service. The Board and GM ask everyone for patience as we work through these next three months.



Financial News

By Chet Sadosky, HOA Treasurer

2021-2023 Budget

The Finance Committee, the General Manager and her staff along with the Treasurer have begun the process for developing the 2021-2023 budget. Basis of Estimates (BOEs) for all accounts have been developed and are being consolidated. The first pass of the budget will be presented to the Board on August 18th. The Board will provide their comments and a second pass budget will be developed by September 25th. On Tuesday, September 29th, we will conduct two virtual community meetings to present the proposed budget in all of its detail. The community will then have two weeks to submit any comments and / or questions to the Board. The Board will then review all community input and finalize the budget by October 20th. This budget will be ratified at the November 17th community meeting.

Delinquencies

The delinquencies for HOA monthly assessments have increased from our previously extremely low levels. The following summarizes the June 30th position:

Liens	1 house	\$1855
15 day demand letter	2 houses	\$1459
Reminder letters	3 houses	\$412
Owe \$100-\$300	6 houses	\$1439
Owe <\$50	7 houses	\$83
Total	19 houses	\$5248

The Board thanks the 98.6% of CP households that pay their monthly assessments in full and on time and requests the others to get their accounts in a current status.



2020 Financials at A Glance

Operations (\$000)

	June YTD		Full Year	
	Actuals	B/(W) Plan	Plan	Forecast
Income	\$1,990	-\$19	\$4,027	\$3,955 - \$3,975
Uses				
Reserves	\$233	\$8	\$505	\$503 - \$505
Expenses	\$1,667	\$101	\$3522	\$3,337 - \$3,357
Net	\$90	\$90	\$0	\$93 - \$135

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	\$190	\$10	\$33	\$0	\$0
Interest	\$9	\$2	\$0	\$0	\$0
Expenses	\$150	\$20	\$48	\$0	\$0
6/30/20	\$971	\$277	\$73	\$14	\$656

By Chet Sadosky, HOA Treasurer

Our June year to date net income / expenses is \$90k better than plan for the following reasons:

- \$8k additional income from Amberly paying back funds that were not spent in 2019 for the maintenance of the perimeter.
- \$46k less expense from the Covid-19 impact. Bradford Hall utility spending is down \$17k, front desk payroll is down \$24k and Lifestyle is down \$5k (this results from \$29k less expenses offset by \$24k less revenue).
- \$39k less landscaping spending. The budget assumed that we would need additional funds (\$40k) in the first half of the year for the landscaper transition. We may end up spending these funds in the second half.
- \$3k spending above plan for all other accounts. Marketing (\$21k), consulting (\$14k) and tree/shrub maintenance (\$11k) are major expense over plan which have been partially offset by reduced spending for direct staff payroll (\$24k), HVAC maintenance (\$11k) and other accounts (\$8k).

The GM, Finance Committee and Treasurer have completed a forecast for the 2020 full year. We are forecasting that CP will have a surplus in 2020 of \$93k-\$135k. We have to range our forecast due to several areas which cannot be forecasted precisely. These areas are: the number of trees that will be replaced in the fall, retaining wall and storm water maintenance, legal fees for review of contracts, additional landscape spending.

Please note that whatever the 2020 surplus turns out to be, it will be used to fund the Clock tower project.

MEET THE BOARD

A Carolina Preserve Series



CAROLE KATZ

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.

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

Sheepshead Bay in Brooklyn, NY, on a street of five new apartment buildings built on former potato farms, and home to tons of first generation American kids, was a pretty good place to grow up. Just a bike ride from Manhattan Beach (in Brooklyn), the bay's fishing boats and piers, Lundy's lobsters, and a subway ride from Manhattan, I didn't appreciate then all I was exposed to.

I was the baby sister of a brother 7 years older who couldn't be more excited about my arrival (so they tell me.) He was pretty good to me, most of the time. There was never any doubt that I'd go to college, but not necessarily required. For my brother, the first born son of an immigrant dad who never made it past the 8th grade, he'd have to go to medical or law school. (He did; law school.) Without knowing it, he set a competitive bar for me. No one ever challenged me but myself. Born in the mid 50's, in a community of first generation Americans, it was different for boys and girls back then. As soon as I could leave Brooklyn, you couldn't have stopped me. My parents never understood, nor did they know what hit them! Off to Cortland State in upstate New York, with one of my high school buddies. It was fun but not particularly challenging. I transferred to the State University of New York at Albany which was rather uneventful. But I spent a semester at the University of Copenhagen and that was a life changer.

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 rebellious, independent and always excited by new places. Mr. Breyer, my 8th grade social studies teacher opened my eyes to the world, via maps and textbooks. Living and working overseas was always a dream. I never achieved such a permanent status, but did more than my share of international business and personal travel. Travel remains my passion. I thrived on visiting new places long before they became popular (many never did.) Sending postcards from Moscow, while a student in 1979, made my mom frantic. “Don’t tell grandma where you are!” I was gallivanting through lands my family left with barely the shirts on their backs. Years later, I could have never predicted I’d get to cross the Himalayas from Nepal into Tibet on the first opened road in the 80’s, go on a pig hunt with natives (feathers in their nose and all!) deep in the Amazon, defy authorities to make my way to a synagogue in Iran (not easy to do), and many more untold and insane adventures.

Career choices kept me from signing up for the Peace Corps but shorter volunteer stints in Ghana, China and Brazil scratched my itch. I consider myself very fortunate to have gotten to so many off the beaten places long before they changed. Among the 100+ countries I’ve enjoyed visiting are loads of repeats (some several times), and have relished witnessing their changes first-hand, most for the better. I wish I could talk to Mr. Breyer about all this.

Growing up as a first generation American female, during these times, didn’t prepare me to strive for an MBA. In my neighborhood, no one even heard of that. I had no such role models. My 10th grade geometry teacher discouraged me from taking trigonometry in 11th grade. I’ve always wanted to show her my grad school grades, including calculus and tell her about my PhD statistician hires during my career. Things may have turned out very differently had I been thwarted by her. I was always competing; with myself. When all the first generation kids in my neighborhood were making their way to city colleges, I still couldn’t go far enough. Madison, Wisconsin was a big unknown and a great decision for grad school. No matter how hard I tried to explain my first job in strategic planning and marketing at AT&T, all my mom could digest was that I worked for the “phone company.” She always told the neighbors I was a telephone operator.



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

While I was growing up, mom spent more time in the hospital than out. She was the primary reason for taking my first “real” job in N.J., closer to my parents who were still in Brooklyn. When I was 27 she contracted a rare disease. My brother was in Buffalo at the time. Weekly calls came to me at work requiring quick conferencing with my brother regarding doctor’s recommendations for one amputation after another (all involving a leg.) I’d leave work and dash off to the hospital in Manhattan to sign authorizations. Caring for my elderly father was also mine alone. (He was almost 50 when I was born; not so common back then.) My brother did what he could but with a young family, more than six hours away, he had his limits. (We didn’t just hop on planes back then.) Mom was a bookkeeper by occupation; my dad had never kept a checkbook. It was a trying and learning time for all of us.

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?

It’s somewhat cliché as it involved “the job”. I took an early retirement package from Avaya Communications (a spin off from AT&T), as Director of Market Intelligence. It wasn’t so much a disappointment as it was a shock. I had a very short window in which to make my decision. I was 46 years old with no alternative plans. I almost took a job with the same title at a global pharmaceutical firm. I was starting to get excited about a new industry. Thankfully, I came to my senses. I just couldn’t do the panty-hose and heels thing anymore. I launched my own market research firm with a few gigs on the side and started substitute teaching in my town. I loved teaching. Unexpectedly, I was the first teacher hired at a new charter school. (For the record, I’m a huge proponent of public schools.) The school was in a high crime, gang and drug infested, corrupt, inner city neighborhood. A Turkish Muslim administration with an exclusively minority student body was both more challenging and rewarding than I could have imagined. The rewards far outweighed the challenges. My students were enamored with my Brooklyn pedigree. The majority of parents worked hard to get their kids out of the horrendous public school options in this neighborhood and became my biggest fans. I enjoyed working with and learning from many of them almost as much as with the kids.

It became a dream job and opportunity. I launched “The World is Our Classroom” program (which continues but postponed this year due to Covid). During my eight year tenure at the school (and helping for a year or so after I left) I raised about \$150,000 (the kids doing most of the work; that’s a lot of lollipop sales and car washes) and chaperoned over 125 students all over the world. (Thanks even to some generous CPer’s who helped keep this program alive in my final year of chaperoning.) The social studies curriculum took on a life of its own; Italy, Greece, Peru, China, etc. My kids had never been on a train, or boat, let alone an airplane. The personal growth for them and me can’t fit on these few pages. I never took them anywhere I hadn’t already been but seeing these places through their eyes was a new experience every time. Reading “The Diary of Anne Frank” and taking them to the attic, hiking around Machu Picchu, walking the Great Wall.... there were so many dream-come-true experiences. Just being on their own; needing to take care of their belongings, packing for the next stop, etc. provided a growth spurt that could never have been replicated back home. It’s been over 15 years since the first trip and I still hear from students, often with the most positive outcomes. This program opened a lens to the world for not just the students who participated, but indirectly to families and friends. Many of my students would comment about something they learned from a friend who “got to go”. The world just got smaller and more accessible. Thank you AT&T for affording me the opportunity to leave and start again!



Much of what an HOA deals with is related to homeownership. Tell us about buying your first house.

I grew up in a two bedroom, one bath apartment in Brooklyn sharing a room with my brother for too long. (At some point my parents did put up a separator for what that was worth.) I shared dormitory rooms and houses with friends in college, and rented my own place, a studio apartment while in grad school. I graduated to a one bedroom garden apartment when I relocated to N.J. for work. After about a year in N.J, I passed a new townhouse development under construction. I checked out a particular model and loved it. Two stories, a fireplace, a small deck, a basement I could finish, that could be all mine. But a friend said I must look around! “You can’t just buy the first house you see.” We spent weeks looking everywhere. Then I bought that first house. I never expected to be there for 32 years. And I surely never expected to build another house in NC, of all places! My process was the same. I knew immediately I wanted to be here and have never looked back. I hope to spend as much time here as I did there.

When you speak about retirement, what do you say?

Best thing I ever did, twice. Second time around even better. Working hard to earn a great retirement is the best reward there is. Don't be afraid. Enjoy it. Whether you choose to volunteer, take on a new hobby, learn something new, explore nature, or all of the above, everyday as a retiree can truly be a gift. Life has so many opportunities. Don't take it for granted and don't waste it. To younger people I remind them to work hard and plan for it. It will be so worth it.

Describe a perfect day

Brunch with the Sunday paper followed by an outing to a local festival (in normal times there's always something going on) or a matinee at one of the Triangle's terrific playhouses, then dinner at a top notch restaurant is a winner. Even during Covid times there are plenty of perfect days. A leisurely community walk or bike ride under Tar Heel blue skies (think spring!), and dinner on the patio (socially distanced) with a few friends. No driving so I can even double up on the wine. Perfect days continue.

What's on your bookshelf?

As a history major, I've always enjoyed historical fiction. Among my favorite authors are Nelson DeMille, James Michener, and Ken Follett. A couple of recent biographies have included Hamilton by Ron Chernow, a wonderful accompaniment to seeing the show, and Becoming by Michelle Obama which exceeded expectations.

Is there anything else you would like to add?

Yes. I consider myself successful and happy. I often wonder what the most important ingredients have been to achieve this fortunate state. I think it takes a little luck (maybe a lot), a willingness to step out of my comfort zone, and surrounding myself with other successful and happy people. Attitude has altitude. There are lots of definitions of success. I think anyone who has landed at CP can describe themselves as successful. Fortunately there's been no shortage of happy and successful people in my life, and certainly no shortage of such folks at Carolina Preserve who continue to surround me. Thanks to all of you!



ARC Makes it Easy For You

By Ken Merten, Architectural Review Committee

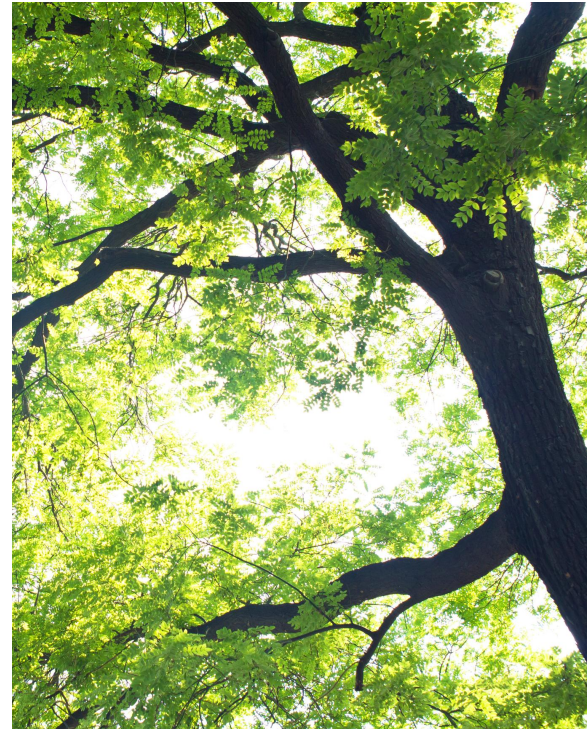
Accessing the Design Guidelines

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

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

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

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





Street Tree Replacements

A great many homeowners are deciding to replace their street tree because of a number of issues, most commonly because the tree is getting to be too large or because it is diseased. To replace a street tree, a Modification Request (MR) is required to be submitted to ARC via the ARC drop box at Bradford Hall. Keep in mind that ARC doesn't need a justification for replacing a street tree, but we do need to know your plan. However, ARC is finding that about 9 out of 10 street tree MRs that are submitted are missing some or all of the specified details outlined in section "3.3.25 Trees" in the Design Guidelines. Be sure to submit the following with your MR:

State the type of replacement tree, or if unknown, you can state: "one of the approved trees in the Design Guidelines".

State that the new tree will be a minimum of 8' high with a minimum trunk caliper of 2" measured 6" from the base.

State that the tree will be planted in the same location as the previous tree. Or, you could state that it will be moved laterally (same distance from the sidewalk) a few feet to avoid utilities if that is necessary. Tell ARC how many feet it will be moved and in which direction.

Please include project acknowledgment signatures from your neighbors on the MR form (neighbors on both sides of your house and across the street for front yard projects). You can email neighbors and ask for an acknowledgment for your project and include them with your MR if you don't want to knock on doors.

An MR to remove a street tree is incomplete without specifying the details listed above.

Don't forget to sign the second page of the MR form.

Remember:

1. Include type of tree 2. Size and location of tree 3. Neighbors' signature

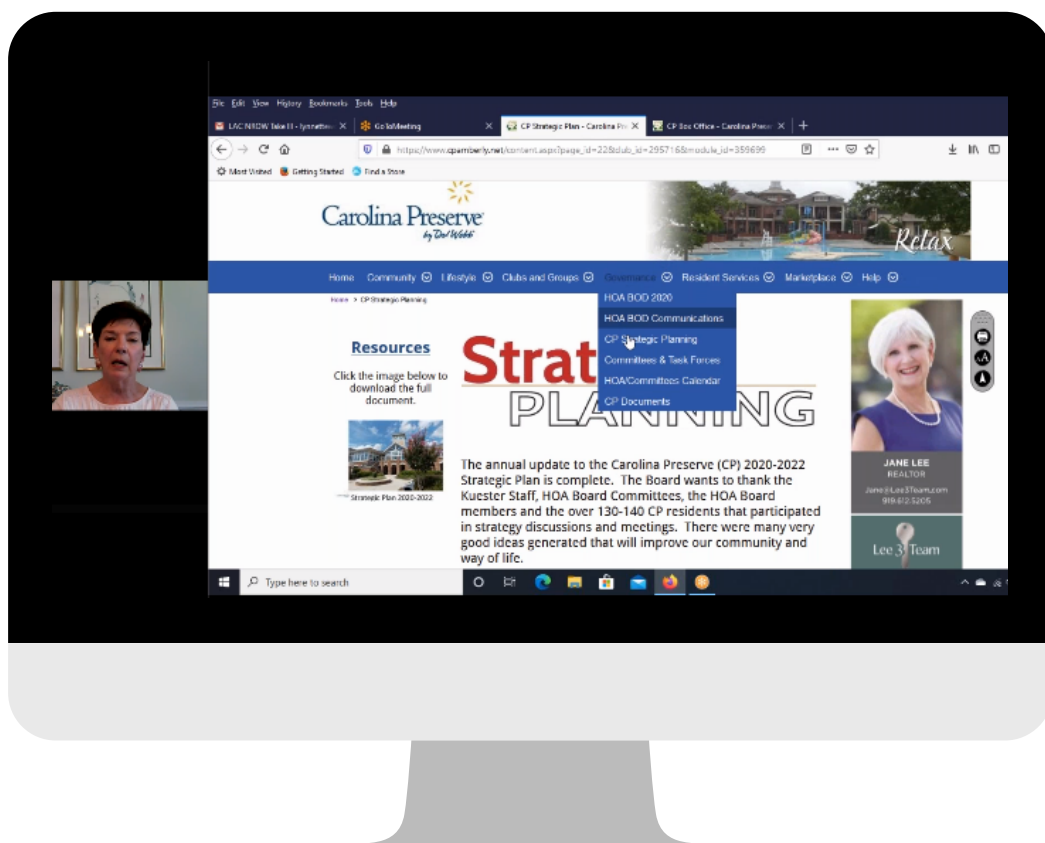
CP Website Video for New Residents

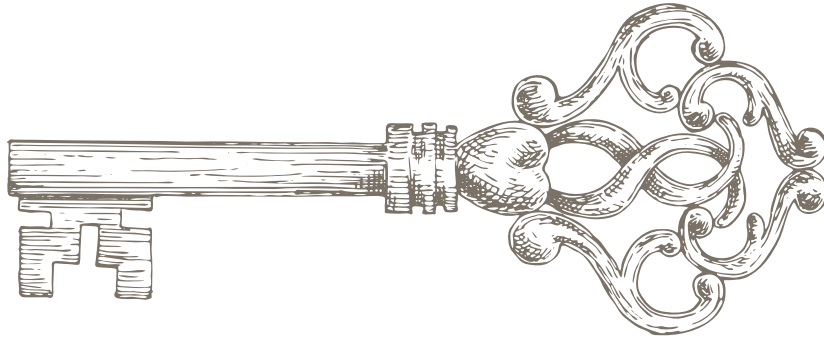
By Lynnette Womble, Lifestyle Advisory Committee

An ongoing project of the Lifestyle Advisory Committee (LAC) has been the offering of quarterly New Resident Orientation Workshops (NROW). The NROW program grew out of a 2018 Task Force that was spearheaded by HOA Board Member Carole Katz. Trial sessions were held throughout 2018 and the program became an ongoing effort in 2019. This is a program by residents for residents, reinforcing CP as a volunteer-centric community.

Four very successful two-hour workshops were held during 2019, and four were scheduled for 2020. However, only the February session was held before COVID-19 intervened. LAC members brainstormed what might be done to offer a temporary substitute for the in-person group presentations. Since about half of the workshop involved using the CP website to illustrate its content and functionality, it was decided that perhaps a video of that portion could be made and offered to new residents.

Lifestyle Director, Deborah Badger became the videographer. HOA Board member Carole Katz delivered a welcome introduction and closing remarks. NROW Coordinator Lynnette Womble provided a demonstration on using the CP website. It took three tries, as none of them is a professional at this. The final result is not quite perfect – a few pauses, and a bit of talking with a microphone turned off – but it's pretty good.





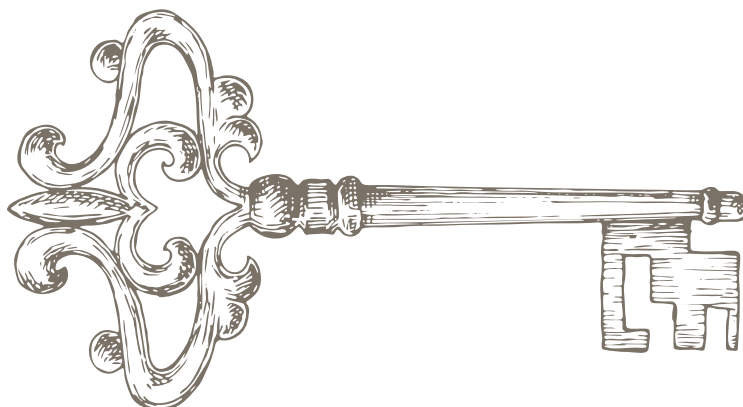
Lynnette Womble contacted current NROW team members, LAC members, and attendees from the November 2019 Volunteer Reception, and assembled a group of eleven volunteers to contact new residents. The first contact is made by phone, with a personal welcome to the community. This is followed by an email with an attachment containing links to the CP website and to the demonstration video. The initial contact list, secured by Deborah Badger from Kuester, contained over thirty new residents, going back as far as those who closed in January, so as to include anyone who missed the in-person workshop in February or was registered for a cancelled session. Once this initial backlog is caught up, the volunteers will continue their mission in welcoming new residents as they arrive. Thanks to the CP ambassador contacts:

Judy Dorezas
Donna Fiorello
Judy Haase
Marilyn Harrison

Liz Hodgson
Amy Levine
Marilyn Patterson
Judy Rampolla

Adele Sadosky
Mary Jane Slusser
Kathy Warner

A link to the website demonstration video has been posted on the CP website as a reference for all residents. Click on the “Help” section at the right of the blue bar on the home page and select “New Resident Website Info”. The SharePoint page will take a minute to load. Then select “New Resident Online Website Orientation” to connect to the actual video.



Running Out of Things To Do?

By *Carole Katz* HOA Board, Lifestyle Advisory Committee Liaison

COVID is a bit exasperating, but don't despair. In addition to all your household projects and usual leisure activities at home (reading, gardening, cooking, eating, drinking... it gets better and better, doesn't it?), there's plenty to do outdoors at Carolina Preserve. Perhaps there's something you haven't tried yet?

- Bocce
- Disc Golf at the Fun & Fitness Park on Finnbar
- Jog or walk the track at the Fun & Fitness Park
- Tennis
- Volunteering with CP Cares, the Veterans' Club and others in food drives, etc.
- Picnic in the Park (The Arvada Park can be reserved on the club and group website; just note Arvada Park in the comments section)
- Community walks with the Lifestyle Advisor Committee (LAC)
- Food Trucks
- The outdoor (and indoor) Pool
- Putting green
- Pickleball (anyone can play, but join this new group if you'd like to receive information updates about our newest amenity, the outdoor courts)



For more activities:

Check the Fitness Interest Group message board on the website for ongoing classes online, organized by our Wellness Director, Christine Arndt.

Help launch a new and vibrant digital magazine at Carolina Preserve! (Contact Joel Glassman).

In August, the CP University course on “How The Brain Works” will be held virtually (the course is full.) We appreciate the lecturer’s willingness to try this route. Unfortunately, all other CPU courses for 2020 will need to be rescheduled.



Check out the weekly Lifestyle newsletter for new and continuing outdoor activities. A new Scavenger Hunt will be announced in the August 7th edition. The contest will run from August 10-23.

As a friendly reminder, while North Carolina remains in phase two of COVID restrictions, outdoor gatherings should continue to practice social distancing of at least six feet, with no more than 25 in attendance. Less is better.

The Lifestyle Advisory Committee welcomes your creative ideas that can be accommodated during these challenging times. Send your ideas to Lifestyle.Committee@CPAmberly.net.

Stay active and stay safe!



Sidewalk Task Force

by Christine Hast, General Manager

What moves with stealth at lightning speed, in blistering southern heat,
emitting a very soft sound – pssst – pssst
and only leaving a trail of pink markings in their wake?

THE CP SIDEWALK TASK FORCE, that's what!

Their mission was to walk every street and mark every trip hazard on every sidewalk and submit each one online to the Town of Cary before the end of July. They conquered all this on every street and if I counted right, that is 79 streets. 50 members strong, they walked and walked, sprayed and marked, sprayed and marked. They achieved their goal way before the deadline. Certainly, a force to be reckoned with! 304 trip hazards were identified, marked and submitted to the Town of Cary one by one. The Town of Cary started the grinding repair July 7th and are working their way through the community.

A huge thank you to all the volunteers! Job well done!!!!



Walking, Biking, Driving & Parking

by Christine Hast, General Manager

Each morning between 7:00 and 7:30 as I drive through the community on my daily inspections, sometimes it seems like driving through an obstacle course. Walkers in the bike lanes, bikers biking in the middle of the street to avoid walkers in the bike lane, cars speeding around bikers and walkers. Vendor trailers and trucks everywhere – then there’s me with my blinkers on going five miles an hour stopping periodically to write things down or say a “good morning” to members.

A few little things to think about: consider your safety and the safety of others and be aware of your surroundings when you take to the streets whether, driving, walking or biking during your daily exercise routine.

Now that reservations are available for Arvada pocket park - small groups with social distancing, of course, parking is almost non-existent. Please park on one side of the street only to allow for emergency first responder vehicles to pass.

Where to Park when playing Pickleball and Tennis?

With the opening of the pickleball courts, just a reminder that the parking lot by the tennis courts is for all members of the community. Pickleball members, tennis court players, even members who want to park and take advantage of the walking trail.

That said, there is ample parking at Bradford Hall on the side of the indoor pool area. Plenty of spaces and there are steps from the lot that leads to the sidewalk – just a hop, skip and jump to the entrance of either court – a good warm-up for anyone ready to play or walk.

Lately, it has been observed that drivers are parking up on the curb right at the entrance interior to the lot. This is not permitted by the Town of Cary, Sec 34-94. Article 4. Obstructing Traffic. Parking along the curb also blocks access to any emergency first responder vehicle needed to access the area. Please park in the spaces only.

Please exercise patience, understanding and share the lot.





POOL FAQs

WHY DO I NEED A POOL RESERVATION AND MY ID BADGE? WHY CAN'T WE HAVE WATER EXERCISE EQUIPMENT PROVIDED OR BRING OUR OWN?

It is wonderful to see so many taking advantage of the pools! Reservations and cancellations are going smoothly, and the staff appreciates all the cooperation.

We still receive three main questions. First, "Why do we need to make reservations?" and "Why do I need to use my ID card to come into Bradford Hall?" The answer is twofold. First, we want to ensure that all members have a chance to use either pool. Secondly, because of the NC Governor's mandates for pool capacities only so many people are permitted to use the pools at one time. More importantly, reservations and ID log-ins are documentation and saved for contact tracing. When a member of the community is exposed to COVID-19, the staff is responsible for supplying both lists to County and State Health Departments if requested.

The third question, "Why can't water exercise weights, kick boards, noodles be supplied or why can't I bring my own from home?" In the NC Governor's mandate on pool openings, it suggested to remove all water weights, kickboards, noodles, floating devices, snorkels, water fins, etc. Private owners' equipment is also not permitted to be brought in and used. No one can assure that they have cleaned it thoroughly or what they cleaned it with. Additionally, should we get a spot inspection from the County Health, or a State Health Department official, they could shut both pools down indefinitely. Is the HOA Board and staff being overly cautious, overly protective? Perhaps. But, can you think of a more precious commodity than the health and safety of all HOA members, HOA Board members, Kuester staff, friends and families to be over protective for?

"Can you think of a more precious commodity than our HOA members?"

Architectural Submissions

Everything you need to know for Architectural Submissions

Robert Hamilton is your staff liaison to the ARC Committee and will be processing all architectural request submissions.

He can be reached at Roberth@kuester.com

A box labeled ARC Modification Request and Fast Tracks is 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.

Third Time's A Charm I Hope!

By Christine Hast, General Manager

In the last three HOA Newsletters, a request was made for all members to check their HOA assessment account to ensure it is up to date. We are in the 7th month of the year and there are still a few that have not caught up with the 2020 assessment increase. Missing \$10 here, \$20 there.

The back story - starting January 1, 2020, the Carolina Preserve 2020 assessments increased to \$231 for Single Family homes and \$264 for Villa Homes. Since our assessment increase in January 2020, we are still seeing that some payments of assessments are still paying the 2019 assessment amount. Keep in mind, 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 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.

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



Darn! Rats

By Christine Hast, General Manager

Rodentia, genus Rattus, Rattus norvegicus – call it what you want, It's a Rat!

Rat's are scavengers and are always looking for a source of food and water. They have a keen sense of smell and are attracted by pet waste not picked up in yards, outdoor pet food bowls and water bowls. Food left out for stray cats, corn thrown out for deer, bird food left at ground level and vegetable gardens. They are also attracted to outside fountains and birdbaths. Especially during times of extreme heat and little rain.

The most common attraction is discarded seed thrown out by birds from feeders and poorly stored seed.

The most popular measures to take is clean up dog waste left in your yard, prevent or clean up seed and corn that has fallen from feeders and setting on the ground.

Since rats need a continuous source of food and water, if the food and water source is removed. the rats will move on.



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

Finance Committee

Melva Brown | Kathy Dunn | Eugene Harshbarger |
Bill Lazcano | Paul Wolf

Information Technology Committee

Jean Curtin | Dennis Curtin | Jeff Diton | Mel Kosmin |
Amy Levine | John J Stolzenthaler | 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

HOA Board
Working Meeting
August 18 | 10:15am

HOA Quarterly
Community Meeting
September 14 | 6:30pm

HOA Board
Working Meeting
September 15 | 10:15am

2021-2023 Budget Review
September 29
10am & 6:30pm

All meetings are held online
via GoToMeeting or GoToWebinar