

OCTOBER 2020 ISSUE XI

CAROLINA PRESERVE

HOA NEWS

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SIDEWALK PICASSOS

Your Neighborhood Artists



A special thank you to all the participants in the Sidewalk Chalk Challenge. We have some wonderful artists in Carolina Preserve - however, there was one drawing that was particularly outstanding. You may view all the entries in our Lifestyle newsletter. Thanks to Christine Hast for the fun idea and the Lifestyle Advisory Committee for making the contest a reality.



HOA President Comments

by Tom Crotty



The Carolina Preserve Board elections had a first time ever event in 2020. There were four positions open and we only had four candidates. This has never happened before. Since there are no nominations beyond the number of candidates to be elected, the election was declared by acclamation. This saves everyone time and also solved the handling of paper ballots which was a concern during COVID-19. The Board is concerned why more residents did not choose to run. A couple of Board members are now entering their third two-year term and will not run again. The Board encourages new residents to please consider running in the future. Since there will be no Meet The Candidate sessions, the Board has decided that in January the new Board will hold a webinar allowing each member to introduce themselves and to lay out our 2021 priorities.

During the September CP Community Webinar, a recap of the updated 2021 Strategic Plan (currently on the website) was presented. Following the meeting it became clear the idea to expand outdoor facilities for residents was a popular idea. Therefore, a new Task Force has been formed. The Task Force is first charged with inspecting the areas behind Bradford Hall, especially the concrete pad area, pool area and broken waterfall areas. An inventory will be created of issues found.

Next, the Task Force will get creative and decide/develop recommendations for improvements to these areas. Focus will be on aesthetic appeal, functionality, resident enjoyment and landscaping. Special emphasis will be placed on creating covered or shaded areas. An important priority is to recommend solutions that require low maintenance and minimum upkeep.

Finally, the Board and Christine Hast will work with the Task Force to price the recommendations, set priorities, and arrive at detailed plans to revitalize these areas. The total costs will drive the schedule for the project and enable the Board to communicate sound reasoning to residents for our Capital Investment decisions.

Tower Project Status

By John Siciliano, HOA Board

As stated in our June 2020 video on the tower project, the original projected cost of the tower replacement was approximately \$640,000. This includes a 10% contingency fund for additional unseen costs.

We requested quotes from two separate General Contractors and both contractors provided comparable cost estimates. The HOA Board then reviewed the intangibles of each contractor (experience, size of firm, reputation, etc.) and chose to award the contract to Gurkin Construction Group.

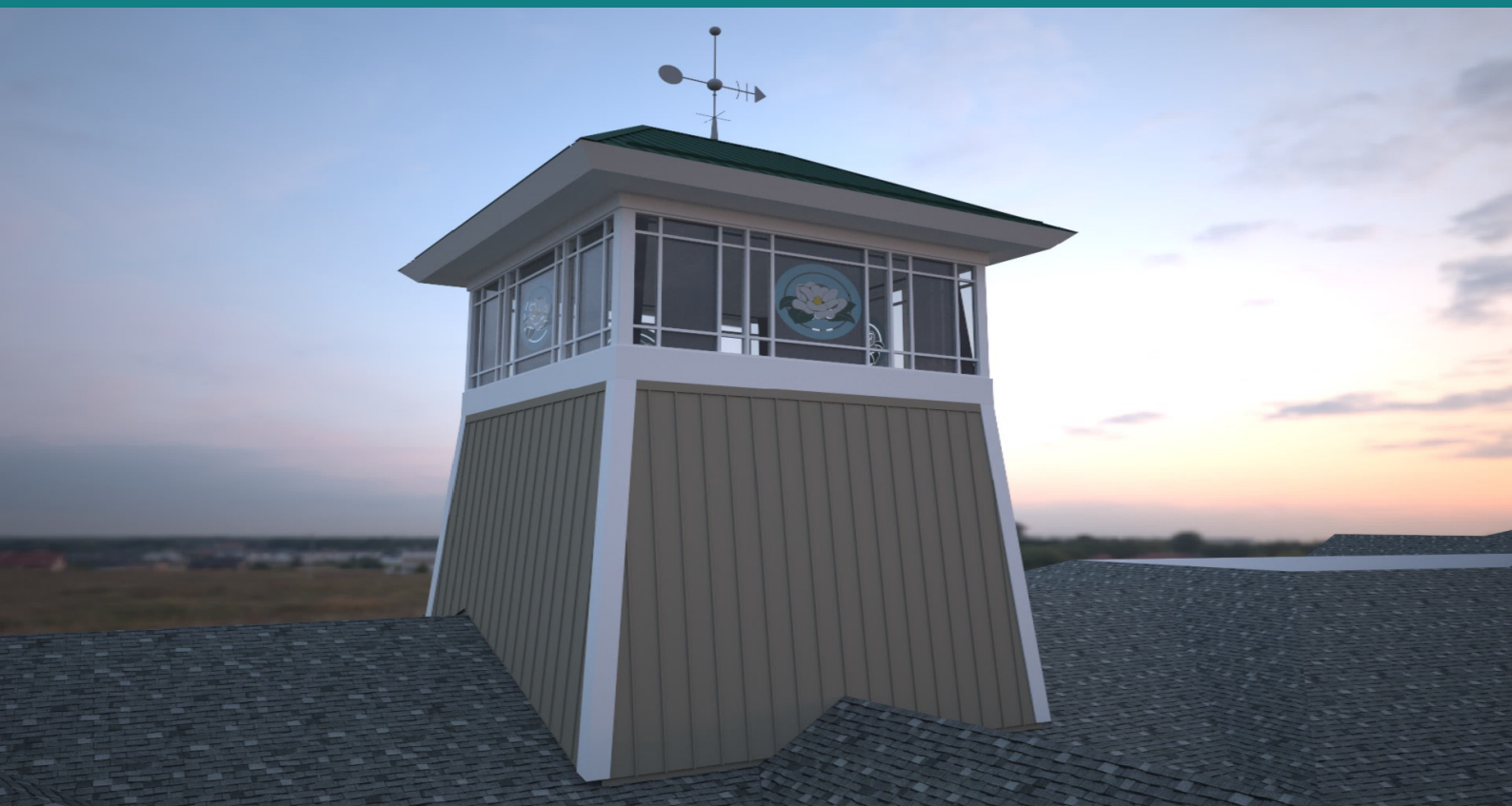
Our Architect, Steve Hall, will act as the board's agent in dealings with Gurkin. Steve's oversight of both the tower project and the actions of Gurkin is covered by a signed agreement which specifically lists his responsibilities and his deliverables.

Steve's deliverables include detailed documentation governing warranties on all materials and processes used in the reconstruction of the Bradford Hall Tower. Please note, this is not a repair but a complete replacement of the tower.

To arrive at a tower replacement design that meets both the aesthetic features of Bradford Hall and the technical specifications required by the Town of Cary, the HOA board went through multiple design reviews.

At each design review costs as well as aesthetics were considered. Serious deliberation was given to each. It was through these deliberations that the decision to remove the clocks from the tower rebuild design was reached. When it was discovered that the clocks would not be on the side of the tower but in the windows and costs would be \$57,000+, which exceeded our planned budget, the Board voted to eliminate the clocks. The reason for the clocks being hung in the windows was to prevent making holes in the side of the new construction thereby creating possible areas for leaks. Overall, the clocks were simply too expensive (\$57,000), which would have been equal to approximately 10% of the total cost.

You can see in the below renderings what the reconstructed tower will look like. As stated previously, great consideration was given to designing a tower that looks like it belongs on top of Bradford Hall. The design also had to pass the Town of Cary requirements that the look remain like the original tower design.

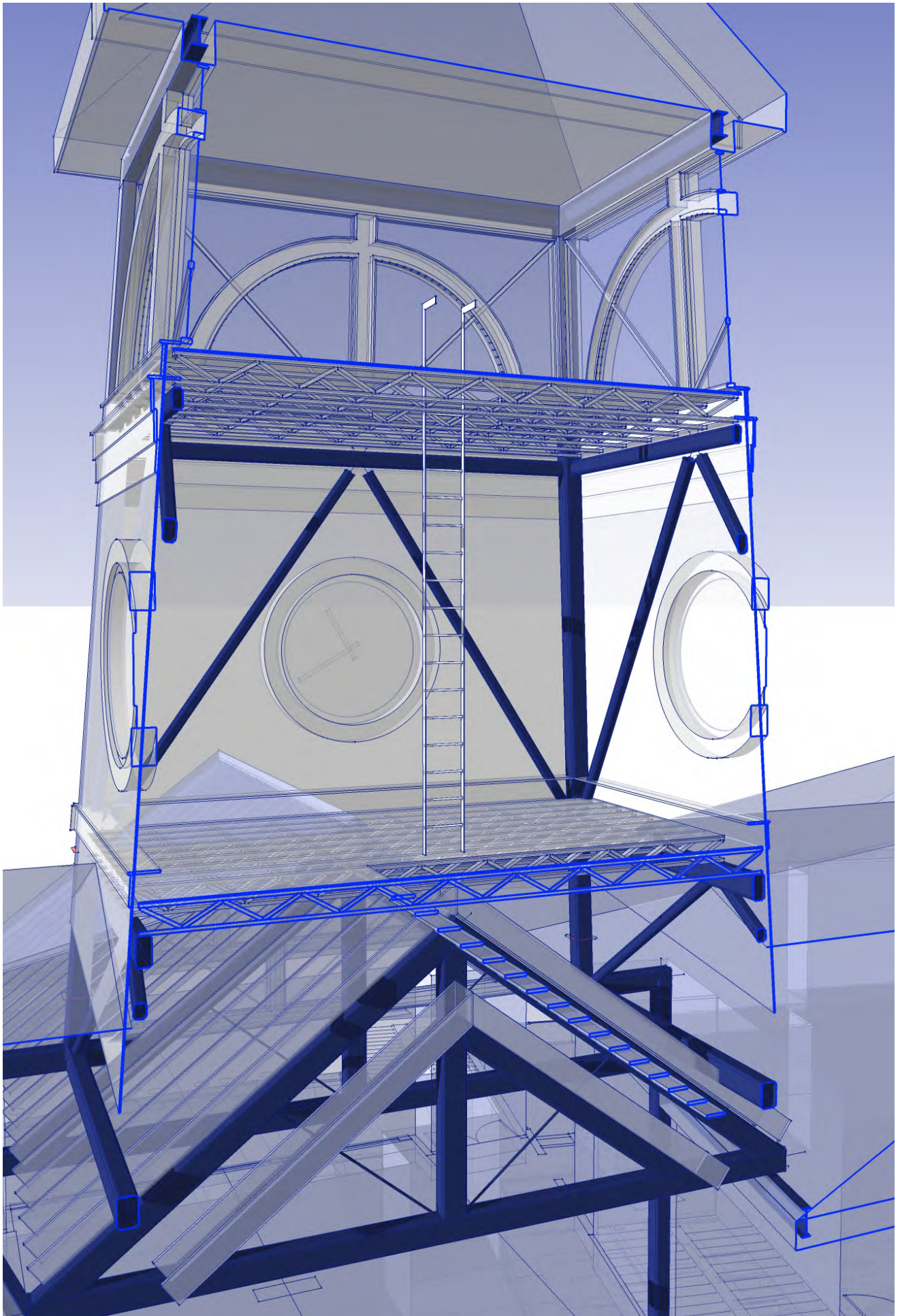


The external view of the Tower may look simple, but it is not. The Tower is a complex structure of steel beams that support all levels of Bradford Hall. On the following page is a drawing showing the steel support structure which is an integral part of both the original tower and the rebuilt tower. This rather substantial steel framework is a critical part of the overall Bradford Hall structure and it had to be maintained in any tower rebuild design.

As of today (September 25th) the Town of Cary is still reviewing the final design for our reconstructed Tower. Our Construction Project Manager (Gurkin) and our architect (Steve Hall) stand ready to begin executing our project once Cary gives their go ahead.

Once we have approval, we can begin demolition of the current tower, the procurement of materials and the scheduling of sub-contractors to rebuild our Tower. The Board is making every effort to complete the Tower project during this period of reduced usage at Bradford Hall. Obviously, the start of our project depends on final approval from Cary. If their approval were received in the next week or so, our goal would be to complete the Tower project by the end of this year.





Firearm Restrictions on Carolina Preserve Premises and Common Areas

The HOA Board and GM asked our attorney to review our CPHOA rules and covenants as they relate to firearms so we could provide guidance to our residents. This is their finding.

North Carolina law explicitly authorizes a property owner to prohibit the presence of firearms on private property. N.C. Gen. Stat. § 14-415.11(c)(8) provides that, except for certain government officials, “a permit does not authorize a person to carry a concealed handgun...[o]n any private premises where notice that carrying a concealed handgun is prohibited by the posting of a conspicuous notice or statement by the person in legal possession or control of the premises.” (emphasis added). Notably, this statute only applies to concealed carry. The existing CPHOA rules and covenants prohibiting open display and use of firearms would cover other circumstances.

Therefore, CPHOA has the absolute authority to prohibit firearms on common property, whether or not the individual carrying the firearm has a permit or even a concealed-carry permit. The CPHOA is in the process of posting the required signage to remind residents of these restrictions.

Carolina Preserve Board of Directors



2020 Financials at A Glance

Operations (\$000)

	August YTD		Full Year	
	Actuals	B/(W) Plan	Plan	Forecast
Income	\$2,659	(-\$29)	\$4,027	\$3,950 - \$3,970
Uses				
Reserves	\$ 317	\$ 6	\$505	\$507 - \$511
Expenses	\$2,197	\$175	\$3522	\$3,250 - \$3,289
Net	\$145	\$152	\$0	\$160 - \$213

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	\$259	\$17	\$33	\$2	\$0
Interest	\$ 11	\$3	\$0	\$0	\$0
Expenses	\$195	\$40	\$58	\$0	\$0
Tower	\$44	\$0	\$0	\$0	\$0
8/31/20	\$953	\$265	\$63	\$16	\$656

By Chet Sadosky, HOA Treasurer



Treasurers Comments

By Chet Sadosky, HOA Treasurer

Our August year to date net income/expenses is \$152k better than plan due to the following:

\$8k income from Amberly paying back funds not spent in 2019 for the perimeter maintenance.

\$67k less expense from the COVID-19 impact. Bradford Hall utility spending is down \$27k, front desk payroll is down \$31k and Lifestyle is down \$9k (this results from \$42k less expenses offset by \$33k less revenue).

\$40k less landscaping spending. The budget assumed that we would need these additional funds in the first half of the year for the landscaper transition. We will spend some of these funds in the second half.

\$6k less expense due to delayed Villa reserve contributions; this will be zeroed out by year end.

\$31k less expense for all other accounts. Two less salaried staff (\$46k), reduced Admin expense (\$7k) and other accounts (\$11k) offset by greater than plan marketing (\$21k)/consulting (\$12k).

The 2020 full year updated forecast shows a greater surplus since the governor's COVID restrictions has kept Bradford Hall and all of activities shutdown longer. We are forecasting that CP will have a surplus in 2020 of \$160k-\$213k. We continue to range our forecast due to several areas which cannot be forecasted precisely, such as 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



MARGARET HORST

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?

I grew up in Homewood, Alabama, a post-WWII suburb of Birmingham. My parents bought a little two-bedroom, one-bath bungalow there in 1948 after my Dad returned from the European Theater. After my brother and I came along in the '50's, they added two more bedrooms and another bath, and both of us grew up there. My brother still lives in that same little house since our parents' passing.

My parents were firmly committed to the idea that education of their children was paramount, and they also believed that a parochial school education was far superior to what was available from the chaotic public school system in Birmingham at the time. It wasn't always easy, but they always managed to find a way to pay the tuition for me and my brother all the way from first grade through high school. My positive experiences in parochial school led me to a Jesuit school, Spring Hill College in Mobile, Alabama for my baccalaureate.



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 a good student and was always told by my parents and family that I could be and do anything that I wanted. I was a math and science geek, and I ended up majoring in Physics at Spring Hill. I was one math course shy of a double major in Physics and Math, but the last semester of my senior year, I chose to take a Religion course on Transcendental Philosophers rather than the Math course on Series and Sequences, which I thought would be boring. I wonder what that says about my priorities?

When I graduated from Spring Hill, I had no idea what I wanted to do with my life, so I applied and was accepted into graduate school in Physics at Emory University in Atlanta, Georgia. It wasn't a Catholic school, but Emory at least had religious ties to the Methodist Church.

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

It honestly did not occur to me while I was in school that I would face challenges or discrimination in a technical career because I was a woman in a male-dominated field. The Physics graduate program at Emory was small, and slightly more than half of the graduate students were female. I guess I should have noticed that all the professors were male, but they treated all students the same, so I didn't. The first real indication I had that there might be an issue was when I interviewed for a position at Georgia Tech after graduating from Emory with a Master's degree in Physics.

I interviewed with several Research Engineers at Georgia Tech, and they earnestly assured me that they had hired women for professional positions before. In fact, I would be the third or fourth woman they had hired with a professional title. (At least no one tried to compare me to the secretaries!) The first woman had been a psychologist, and the second a computer scientist. The third was a technician, with no advanced degree, but highly regarded for her data entry and analysis skills. I heard long descriptions of how well these women had worked with everyone. I couldn't help wondering what a physicist would do there, and how a physicist would fit in with all the engineers.

Georgia Tech ended up hiring me, and I worked on the research faculty there for 26 years. My supervisor was wonderful and turned out to be very supportive of me and my career. There were occasional engineers who were less cooperative, but on the whole, the experience was positive. And they had a tuition reimbursement program that allowed me to take graduate Electrical Engineering courses for free. I did that for several years, taking EE classes that sounded interesting or useful to my research, and ducking my curriculum advisor who had other ideas about what I should be taking. Eventually I had to talk to the advisor, and it turned out that if I took two other specific classes, I could get a Master's degree in Electrical Engineering, so I did that.

This was also the period in my life when I met and married Jim Krieger, the love of my life, and had the requisite two kids (one boy and one girl), who naturally attended parochial schools in Atlanta.

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?

My early years at Georgia Tech were a mixture of highs and lows. I was finding my place professionally while adjusting to marriage and, eventually, children. I had no experience with university-level faculty issues, as I was the first college graduate in my family, so it took me a while to get used to the "Publish or perish" mentality that would determine my promotions and career as a member of the Georgia Tech research faculty. I was hired as an "Assistant Research Scientist," which was supposed to be the equivalent of an Assistant Professor on the teaching side and was the entry-level professional rank. I would have been eligible for promotion to "Research Scientist," equivalent to Associate Professor, after three years as an unfortunately titled ARS. (Georgia Tech changed the designations from ARS/RS to RS I/RS II several years after I held those ranks.)

I was ambitious and worked hard to check all the boxes for that first promotion, and applied for it only two and a half years after I started at Georgia Tech. And was turned down flat, because I did not have the requisite three years as an ARS, despite the fact that I more than met all of the other requirements for the promotion. I was disappointed that my hard work was not recognized and appreciated.

My boss, who had encouraged me to apply for the promotion even though he should have known that it wouldn't be approved, seemed almost more disappointed than I was. I think that he took it as a rejection of his assessment and recommendation that I was worthy of the promotion. He wanted to do something for me as a result, so he found an international conference being held in London, England, and helped me to submit a paper as lead author, with himself as co-author, on a research project that we had worked on together. He also found funding for me to attend the conference and present the results.

It was the first time that I had travelled outside the US and was the most prestigious conference I had ever attended, much less presented at. I was by far the most junior of the small contingent of Georgia Tech researchers who attended, so it was an honor and gave me visibility with senior researchers from GT as well as internationally. My disappointment in being passed over for promotion was more than offset by the blessing and experience of the conference presentation and publication.

In due course, I was promoted in the next year's cycle, and followed that with regular promotions through the ranks up to Principal Research Engineer at the time of my retirement in 2001.

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

Jim and I bought a FSBO (For Sale By Owner) home in Stone Mountain, Georgia in 1977. We didn't know what we were doing, and the sellers didn't know what they were doing, but somehow it all worked out. Looking back, I am horrified at the way the transaction was handled now that I know better as a real estate broker and can appreciate all that could have gone wrong. It was the epitome of "dumb luck" that it worked out as well as it did.

After we bought the house, we got a dog and then had our children. We lived in that house for 13 years, when we bought a house "inside the Perimeter" to be closer to Georgia Tech. We lived there for 18 years and raised our children in suburban Atlanta. Retirement from Georgia Tech, kids in college and an empty nest gave us the freedom to make the move from Atlanta to the Triangle in 2008, initially to pursue new opportunities for our real estate brokerage firm. Our plans changed when Jim was diagnosed with colon cancer. We kept the real estate firm, but our focus shifted and eventually led us to Carolina Preserve in 2011 as one of Jim's "bucket list" items, to find a home where I would be safe and happy after he was gone. It has been our most successful real estate investment!

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

I am not sure that I have ever really retired. I did leave my career at Georgia Tech for our family-owned real estate brokerage, but it was more of a change in career direction and certainly not the end of my working life. I think about my grandmother, who, at age 95 informed her family that she was praying to St. Anthony to find her a new vocation after her sons (my father and his brother) sold their family business so they could retire in their late 60's and she lost her job as the company bookkeeper.

How you live your life before retirement makes a big difference in how well you do after you retire. If your life is defined by your job and only your job, you will be lost when you retire and that job goes away. When my dad retired, he drove my mother crazy at first when he stayed home all day. She eventually kicked him out of the house forcing him to find useful things to do during the day, and they were much happier.

You need to develop a balanced life, with plenty of time devoted to your family, your community, your church, your hobbies and outside interests, *before* you retire so your life can have meaning *after* retirement. Volunteering in your community is a great way to start!

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

I like to get up before the rest of the world is awake (but not TOO early!) and sit on the back porch with a cup of coffee and maybe a sweet roll, and read the morning news or my latest novel on my e-reader. These days, my dog and I like to people-watch as our neighbors walk by on the sidewalk behind our home, especially the folks that are being taken on a walk by their dogs. We use the time to recharge and plan out our day, which might include work for my real estate firm, the CP HOA Board or Thriving in Place, which give me joy and satisfaction.

Other activities that give me joy: CP CERT led me to obtain my amateur radio (ham) license a few years ago, and I enjoy making new friends in the ham radio community and checking in with them during these uncertain times. It's reassuring to know that there are ways to maintain social contacts that don't involve Zoom or FaceBook. And ham radio contacts always go better with a glass of wine!

What's in your Ipod or Netflix Queue?

I am more of a visual person than auditory, so I would rather read a book or magazine on my e-reader than listen to a podcast. I do listen to podcasts when I am driving long distances, however, and my favorite channel is called “Interesting Things Explained Well,” which has twenty episodes recorded between 2017 and 2019. Each episode covers two or three wildly different topics, all designed to “increase your mate-value.”

I like to stream historical series. I loved Downton Abbey, which led me to Poldark and a greater appreciation of bathtubs. And of course, as a geek, I have to watch (and sometimes re-watch) stories from the classic universes of Star Trek and Star Wars, as well as their latest offerings. I had never gotten in to the Marvel universe, but am starting to give it a look, now that I have all this extra time to watch streaming services.

My first love, though, is and always will be books. I will read most any type of fiction – science fiction, historical fiction, romance, crime. I love a good biography, but am not as enthralled with self-help non-fiction. Favorite authors include the “classics” (Asimov, Heinlein, Patterson, Michener) as well as the more modern (Gabaldon, Rowling, Child, Clancy).



Carolina Preserve Homeowners Association, Board of Directors 2021 / 2022

By David Jackson, Election Task Force Chair

The Election Task Force is pleased to announce that the following Carolina Preserve residents have agreed to stand as Candidates for election to the HOA Board of Directors for 2021/2022:

Thomas Crotty – Marsalis Way

Robert Griffith – Finnbar Drive

Margaret Horst – Callum Place

Jill Poston – Orbison Drive



Carole Katz, Chet Sadosky, and John Siciliano will continue to serve in 2021 as the second year of their current terms.

The Election Task Force would like to express our appreciation to these individuals for stepping forward and making themselves available to serve our community.



Revitalization of Arvada Pocket Park

The Arvada Task Force (Eileen Hutchinson, Debbie Merten, Denise Allmond, Helaine Turek, Christine Hast and Tom Crotty) have met several times and the members have been creative with their ideas for the park.

This park has become a favorite park for residents because it has a shelter and can be reserved. Residents reserve it for small social events, book clubs, etc. But the park needs some repairs, has little aesthetic appeal and could be much more useful to residents. The pictures show the before state of the park.

The Task Force is currently finalizing plans and assembling costs. The plans will be presented to the Board for approval soon. But some landscape work has already begun. Other improvements will be completed this fall.

Next month final plans will be announced in this newsletter.



Sidewalk Task Force Update

By Christine Hast, General Manager

The Sidewalk Task Force – 50 volunteers - completed their mission and walked all 79 streets in Carolina Preserve for trip hazards and submitted online to the Town of Cary road maintenance department. The Town of Cary started grinding down the trip hazards at the beginning of July.

An update from the Town of Cary stated that although 300 hazards were reported, they made repairs by Street Addresses and would grind several repairs in that one area of street of the address or common area. There are about 100 areas to go and they will continue working through the community. If they miss any.....there is always next year's Task Force volunteers that will be armed with pink spray paint.

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



Carolina Preserve Goes to China, Kind of....

By Carole Katz

The “University Performance Program” (UPP) is new to Carolina Preserve, and dubbed by us as the Chinese Cultural Exchange. Perhaps you have grandchildren, particularly college freshman this year, and know the infinite challenges, and disappointments, they are experiencing. Now, imagine if they planned to begin this new school year studying abroad. This is the case for 19 Chinese students who had hoped to start their college careers on campuses in the U.S. They never got here. They remain at home, all across China, taking their courses on line. Struggling with English as a second language, trapped behind their computers, and lacking any direct interaction with American students. They have no exposure to the diverse population of Americans (of all age groups) and American culture in general. They’re not going to American grocery stores, local restaurants, shopping malls, sporting events, theaters, using local transportation, or visiting an American home. These are just a small subset of what they are missing. (Hmmmm..... sounds like us. But I digress.)

Recommended by advisors back home, the student’s signed up to participate in the UPP. The program is administered by a company based in the U.S., in collaboration with various U.S. universities. A few of the relevant objectives of the UPP program (pre- Covid) are:

1. EXPOSE - have students try new things and challenge their assumptions thereby learning about local cultural values, reflecting on their own values, and gaining the confidence to autonomously immerse with the community.
2. PRACTICE - To provide out-of-class experiences to build and practice their knowledge learned in their language and college classes.
3. INTERACT - To expose and connect students with non-UPP counterparts, creating spaces where meaningful interactions improve their English and interpersonal skills, build their confidence, reduce their prejudices, and generate lasting connections.



A challenge in normal times, how can this program operate during COVID, with Chinese students unable to travel to the U.S.? Intrepid Carolina Preserve residents to the rescue! At least to do what we can.

Ten Carolina Preserve residents have been partnered with two or three students to engage in seven scheduled zoom sessions between September and November. The third objective above, to interact, is where we can best support these students. Seventeen of the students are enrolled at NC State, one at UNC-Greensboro and one at Ohio State University. For each zoom session, we are provided with a theme and supporting discussion questions. These are not rigid; we can engage in any topic of mutual interest. To date, we've met with our students only a couple of times. Discussion topics have included our respective home towns, Raleigh and college environs, and student and career success drivers.

With diverse personalities, expectations, and language barriers, some discussions flow more easily than others. That's the fun, and the challenge. Each of the CP participants brings a unique set of experiences and interests to the program. Overall, I'd say the CP residents are enjoying the experience.



"My interactions with the students have been very pleasant. We discussed such things as McDonald's menu differences between the U.S., China and other countries, transportation differences, other traveling they may have done, and the populations of their localities. I have not really stuck to any specific agenda because I think the importance of these conversations is to increase their comfort level with Americans and facility with English. The Mc Donald's conversation was priceless. I'm talking with them as though they are friends of my grandchildren!"

- Amy Levine

"We really enjoy the energy and spirit of young people. We wanted to connect with (eventually) American-bound Chinese students in the hopes that we could make them feel more welcome and comfortable when they finally arrive. It's been a fun experience!"

- Katie Griswold Kaye and Larry Kaye

"The Cultural Exchange program is progressing very successfully. Being a linguist and having some experience with foreign students, this experience is very rewarding for the students as well as me."

- Bettina Gordon





“As a trustee of People to People International (founded in 1956 by Dwight Eisenhower) for the past several years, I have met and worked with many students, many from Central and Eastern Europe. I joined this Chinese/CP exchange program due to my belief that interaction across generations, especially when multiple countries and cultures are involved, promotes understanding and appreciation of our global diversity. Benefits from this exchange program accrue to both students and CP'ers. The students can improve their English language skills, understand a bit about the environment they can expect when attending university, have at least one local contact in this area when they arrive with possibly an occasional home cooked meal and learn from the practical experiences of their CP partner. CP'ers will better understand the younger generation in China, their views on various topics, and their life within China. We also make new friends and get the satisfaction of helping a few students in their university careers.”

- Mike Hermida

"I established 'The World Is Our Classroom' during my teaching career and escorted inner city students around the world. My last trip prior to retirement was to China. I had been there a few times before, including volunteer work. I also had studied abroad in college and it literally changed my life. The CP- Cultural Exchange program is another opportunity for exposure. As I've shared with my U.S. students, and recently, my Chinese students, "exposure- it will change your life." For me, getting involved in and agreeing to a last minute request to help coordinate this program was a no-brainer."

- Carole Katz



The company in charge of the program is creating a COVID model “as we go” (sometimes it’s obvious). Nonetheless, with the flexibility, creativity and general optimism of our Carolina Preserve residents, clearly the organizers are partnering with the very best. This should be a positive experience for students and active seniors alike. As an unanticipated but positive by-product, CP'ers are meeting other like-minded residents. Sometimes you think you know all there is to know about your neighbors. It’s fun to learn otherwise.

CGAC Keeps Rolling Along

By Joel Glassman, Club & Group Advisory Committee Secretary

The CGAC (Club and Group Advisory Committee) continues to meet during these tough times as we continue to have agenda items to discuss. We first held virtual meetings via the Zoom platform but now have moved to meeting in person at the Arvada pocket park while keeping our social distancing.

We have completed updating the Facilities Use Manual which affects clubs by talking about using outdoor facilities like the tennis, bocce and pickleball courts and indoor facilities like Bradford Hall and the kitchen. We have also updated the Club Operating Manual which contains the rules by which clubs and groups must operate.

The CGAC has updated these manuals mainly by clarifying some of the wording and making recommendations for changes to the manuals. We then sent these updated manuals to the HOA Board for their approval. Many of our recommendations come from feedback that clubs and groups have given us through our survey which was completed late last year. The Board may then add or make further changes before sending out the final draft to the community for comments.

One thing that our survey told us was that roughly forty percent of the clubs and groups had either never read the club manual or did not even know that one existed. As clubs have now sent in their charters for 2021, the Board added checkboxes stating that club leaders have read both the Facilities Use Manual and the Club Operating Manual and agree to abide by them.

Now comes the time where clubs and groups will be putting in their requested schedules for next year. While we do not know what 2021 holds, we can only hope that clubs and groups will return to having their fun events soon.

During the remainder of 2020, we will be reviewing both our own charter and some additional results and comments from our survey. We continue to take our direction from the Board but always welcome feedback from the clubs and groups. The CGAC cannot promise the development of a vaccine to get us back to a near normal but we can promise to continue to be a valuable liaison between clubs and Lifestyle and clubs and the HOA Board.

If anyone is interested in becoming a member of the CGAC in 2021, please contact the HOA Board at hoa.board@cpamberly.net.

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.





A Reminder from ARC Replacing Mailboxes and Posts

By Ken Merten, Architectural Review Committee

Mailboxes at Carolina Preserve are aging, and many will need to be replaced with “like” mailboxes. A perfect match is a Gibraltar “Elite Medium” at Home Depot, and the same box is also available at Lowe’s, but is called “Elite Standard”. Both have the same model number: E1100B00. There are other sources for the same mailbox as well. Approximate size – 8.5” high; 6.5” wide; 19” long.

Address numbers must be gold in color and 2” in height. 2” Peel and stick gold numbers are available by Everbilt at the same stores mentioned above.

Mailbox posts must match existing posts and are available from only one supplier: Zbox, a Raleigh company. www.zboxinc.com. Phone: 919 280-7506.



Community Covenant Compliance Snap-Shot

by Christine Hast, General Manager

One of the purposes of a Homeowners Association is to maintain the appearance of the community and protect the integrity and value of the homes.

Each Resident, when they purchase their home agrees to uphold and follow the protective covenants stated in the Governing Documents and the Board approved Design Guidelines. All this information can be found on the Carolina Preserve Website under Governing Documents. One of the duties of the management company staff is to inspect the community to ensure residents are complying, but it starts with the owner. Be proactive and plan ahead, take a walk around your home and evaluate what needs to be done. Ensure your home is power washed. Replace dead shrubs and trees, replace mailboxes that are tired and worn out. Store gardening items inside your garage, not on the side of homes. Bring in your trash cans in a timely manner after collection days, refrain from putting the cans out before 5:00 pm the day before. Below is a brief snap-shot of reminders issued to residents to help them understand the guidelines and protective covenants.

		Created	Closed
Animals & Pets	Unleashed or loose	6	6
Animals & Pets	Feed	1	1
Animals & Pets	Pet Nuisance	1	1
Architectural	Needs Approval	6	6
Landscaping	Dead Tree(s)	24	14
Landscaping	Tree Removal/no Arc submission	50	1
Landscaping	Dead Shrubs/Plants	11	5
Maintenance	General/unsightly	38	21
Maintenance	Exterior Cleaning	91	71
Signs	Political	2	0
Unsightly	Garage Doors Open	2	2
Vehicle Parking	Street Parking	2	2

Design guidelines and Protective Covenants are available on the Carolina Preserve Website under Governing Documents – it's a great and interesting read!

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.



Shorter Days Getting Light Later & Dark Earlier

By Christine Hast, General Manager

With days getting shorter, I want to remind all community members especially the early morning walkers and bikers and late-night walkers and bikers to please be careful and wear some type of reflective gear or carry a flashlight so drivers can see you – especially if you happen to walk in the bike lane, which is not advisable.

Pay attention to your surroundings and if you hear a car coming, get back on the sidewalk until they pass.

Although we know that none of our residents ever speed – the community streets are used as a cut through from other neighborhoods.

Be safe and alert!

2021 is Approaching Your HOA Assessment Account

By Christine Hast, General Manager

With 2021 around the corner, The HOA Board of Directors and Kuester management would appreciate any owners who have balances on their HOA Assessment accounts for 2020 to bring their accounts current. I am nagging, I know.

There are still some owners who at the beginning of the year sent in one or two payments for the incorrect amounts when the 2020 dues increased. They are small amounts, \$10.00 here, \$12.00 there Some are \$25 and some are substantially more as delinquent fees are being applied.

Please check your account balances online to ensure you are caught up on your amount due. 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 so you never have to worry about paying the wrong amount, again!

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! This also saves the HOA \$1.39 per month per owner to mail statements or monthly delinquency reminders.



[Homeowners](#)

Make a Payment

[Homeowners](#) > [Make a Payment](#)



ONLINE PAYMENTS

After clicking link, login to homeowner portal with your account information and password, select "Pay Assessments"



SIGN UP FOR ACH

Our Preferred Method: Sign up for automatic direct debit to pay for regular and special assessments. No Processing Fee



ACCOUNT STATUS

Choose this option to check your account summary for your home. Login to the homeowner portal hover over "My Profile"

SlowCOVIDNC App

North Carolina Department of Health & Human Services rolled out their new contact tracing app last week. Consider joining us in preventing the spread by downloading the app today.



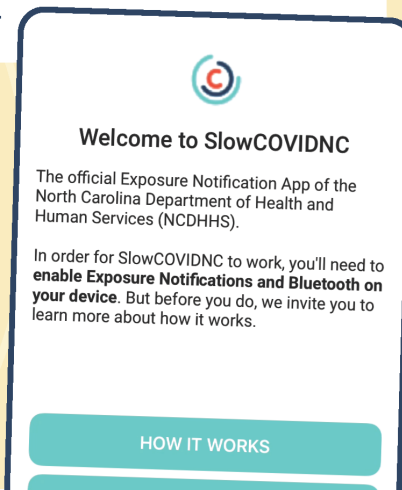
DOWNLOAD THE SLOWCOVID19NC APP – AN ANONYMOUS WAY TO HELP SLOW THE SPREAD OF COVID-19.

NO personal or location information is collected or shared.

Follow these 4 easy steps:

1. Download SlowCOVIDNC for free from the App Store or Google Play.
2. Enable Bluetooth and Exposure Notifications, and opt-in to receive notifications.
3. Anonymously share a positive COVID-19 result or receive a notification if you have been in close contact with someone who tested positive for COVID-19 in the past 14 days.
4. Take the recommended next steps to keep you and your loved ones safe.

The **more people** who download the SlowCOVIDNC app, the easier it will be to **slow the spread** of COVID-19 in North Carolina.



LEARN MORE AT COVID19.NCDHHS.GOV/SLOWCOVIDNC



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**



2020 Committees

Architectural Review Committee

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

Board Liaison: Burt Katz | Staff Liaison: Robert Hamilton

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Joel Glassman | Linda Laurich | Paulette Shekell

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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 Fall
Field Day
October 17 | 1pm

HOA Board Meeting
October 20 | 10am

Annual Meeting
November 17 | 6:30pm

Annual Beautification
Bulb Planting Day
November 21 | 10am

All meetings are held online
via GoToMeeting or GoToWebinar