

NOVEMBER 2020 ISSUE XII

CAROLINA PRESERVE

HOA NEWS

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PICKLEBALL

takes Carolina Preserve by Storm



America's fastest growing sport is also Carolina Preserve's fastest growing sport. Now with this new outdoor amenity, participation has grown leaps and bounds. Have you tried it yet? Watch the video to see what it's all about.



HOA President Comments

by Tom Crotty

On October 24 Governor Roy Cooper announced that North Carolina will remain paused in Phase 3 for three more weeks as health officials continue to monitor North Carolina's viral trends. The NC numbers have been steadily moving in the wrong direction with new peaks of positive cases and hospitalizations. The Governor and the State Health Department are urging importance of wearing masks, social distancing, and using good judgment despite fatigue or frustration with the pandemic.

For Carolina Preserve the Bradford Hall hours have been extended Monday – Saturday 7 am to 6 pm and starting November 1, Sunday hours will run from 10 am – 5 pm. Also, the Fitness Center and Pool have had the maximum usage raised. The Board has also been closely following information about when a vaccine might become available and length of time for distribution of these vaccines. Also due to misinformation in the media some opinion polls are reporting many people have reservations about taking the vaccine immediately when it becomes first available. Dr. Fauci and CDC state a realistic timeline for the distribution of a vaccine is 3rd Quarter 2021.

The Board and GM are moving forward as quickly as possible with executing objectives from the newly updated Strategic Plan that focus on expanding outdoor activities for our residents. These strategic objectives and plans were shared with residents at the September Community Meeting webinar. Two new Task Forces have been formed in the past 45 days to address these objectives. Please read the updates from these two Task Forces in this Newsletter. These Task Forces have been busy, and the action plans developed will create several new activities for residents and possibly even a new amenity.

Finally, several residents email the Board each month requesting we share the total number of COVID-19 positive cases within Carolina Preserve and where they live. The Board does not have this information. Only the Health Department has this level of information. The Board has made residents aware that some residents have tested positive and one resident (that we know of) has died from COVID-19 complications. In 2020 the Board's top priority has been to keep our residents and staff safe from COVID-19. This drives our decision and policy making. As we enter the upcoming holiday periods please do not let down your guard. Stay strong and committed to the 3Ws.



Tower Project Status

By John Siciliano, HOA Board

Our Architect, Steve Hall, has really been earning his fee navigating the twisting and turning path of our Tower Design through the Town of Cary (TOC) approval process!

Steve has delivered multiple detailed versions of our Tower documentation to TOC over the past weeks. His latest version has completed TOC final review. As a result of this final review TOC has requested just a few minor administrative updates!

Steve Hall expects these updates to be completed and accepted in the next few days. Once that happens Cary will issue our permit and we will sign the contract with our construction project manager, the Gurkin Construction Group.

Once we have a signed contract Gurkin can begin demolition of the current tower, the procurement of materials and the scheduling of sub-contractors to rebuild our Tower.

Our residents should start to see the first activity at Bradford Hall very soon. There will be a fenced off area in the parking lot where Gurkin will store equipment and materials, the scaffolding needed to deconstruct the current tower will start to go up and a number of different sub-contractors will begin working in the Bradford Hall area.

Our goal is still to complete the Tower project by the end of this year. Having said this, we should all remember that many complex tasks will need to fall into place to meet this goal.

Arvada Pocket Park Revitalization Plans

The Arvada Park Task Force (Eileen Hutchinson, Debbie Merten, Helaine Turek, Denise Allmond, Christine Hast and Tom Crotty) was activated in September. The Task Force mission was driven by our Strategic Plan and our immediate need (over next 12 - 18 months) to supply residents with more outside activities.

The Task Force has met multiple times and has entertained and researched considerable ideas for transforming the Arvada Pocket Park into a more useful and fun gathering place for Carolina Preserve residents. After surveying the current park conditions the task force put forth the following plans complete with cost to the Board. The Board approved the plan in October and the task force is now scheduling the work to be completed.

The park's new name is **"The Gathering Place"**. After considering numerous ideas, several sent in by residents, the Task Force has developed the following plans for the park and is moving forward with scheduling the changes over the next 3 - 5 months (as the weather allows.)

Schedule of Changes

- 1 The overall pocket park was given a good pruning. Trees were limbed up, dead, diseased and or dying bushes and trees will be removed. This included three moldy Magnolias which will be replaced with Crape Myrtles. A new Magnolia will be planted in a place where a tree was cut down years ago but never replaced. All the rose bushes (all in poor condition) will be removed. One distressed rose bush was replaced with a sizable landscape rock secured by one of the Task Force members at no cost. Working with Hansley Landscaping the task force members created a new landscape plan which will bring vibrant healthy plants and some color to the park. This work will occur in 2020.



2 We took a close look at the existing pergola.

a. The Pergola is in good shape but needs power washing (will be done in the spring 2021.) The ceiling fan is very small and does not move the air adequately. A new fan has been selected and will be installed. A shade will be installed on the west side of pergola to block the intense sun late in the day. These items will be implemented after the park is power washed in early spring 2021.

b. Most of the existing foliage around the pergola will be removed, the soil enhanced, and new perennial plants and bushes planted. Finally, places for tulips and daffodils will be created.

Additions to the Park

3 The Task Force decided to add a permanent Corn Toss game (made of concrete.) This required the removal of some bushes and installation of some pavers. This will be installed this fall as part of the landscaping work.



4 The old horseshoe pits (very run down) will be replaced with two VERSACOURT Shuffleboard courts. These are heavy duty outdoor courts that come with a 25-year warranty. We will stock all the playing equipment required to play (cues, disc, scorecard and storage locker). Installation requires some landscaping over the old horseshoe pits. These courts will be installed in early Spring 2021.



5 The BBQ area is in need of repair. The stucco is cracked and chipping and the stonework is in need of some serious repair. Also, the original drain (Pulte) was installed incorrectly and does not drain the BBQ pad, letting water stand. A contractor has agreed to fix and or replace the stonework, correct the drain and re-stucco the wall area. This work is on schedule for the fall and late winter 2021.

6 Finally, the task force decided on a new feature to make the park special. Two Redwood picturesque Garden Bench Swing Sets will be installed. Their sturdy standalone design and long-lasting materials will provide enjoyment for many years to come. These take 10 - 12 weeks for delivery and will be installed in February 2021 as the weather allows.



Summary

The Board and GM want to thank the task force members. Everyone was excited by the prospects to create changes and participated in the brainstorming and research required to find the best options for the park and to work in a compressed timeframe to reach decisions. Carolina Preserve is fortunate to have residents that volunteer their time and efforts to participate on such task forces. Now the real work begins.

Task Force to Revitalize the Areas behind Bradford Hall

During our September Community Meeting Webinar, the Board and GM presented the hot topics from the 2020 Strategic Planning Focus Groups. The Board also stated that because of the pandemic and its anticipated lengthy recovery period, the Board would prioritize strategic plan projects that would provide residents more outdoor activities. The Carolina Preserve Board and General Manager initiated in October 2020 a new Task Force to address the most critical projects that came out of the Strategic Planning exercise in 2020.

- The hot topic during the 2020 Strategic Planning Focus Groups centered around the large areas behind Bradford Hall. These include:
 - Revitalize the outdoor pool area providing more shade areas. Existing metal furniture is too hot to sit on. Can this area be covered, or furniture replaced? Address landscaping areas by the pool, next to putting green and concrete slab. Possibly extend the seating area deck around the pool.
 - How do we utilize the large concrete area behind the pool into something useful for residents? During this time of COVID, outside gathering places are extremely limited within CP. How can we convert the concrete pad into a location for residents, clubs and groups to enjoy? Possibly build a pavilion, pergola, or shelter covering the concrete pad behind the outdoor pool, adding picnic tables, electricity, and fans. What do we do with the broken BBQ area, etc.
 - The lower level waterfall feature behind Bradford Hall is broken. Should we perform a pricy repair, or should we design something else in this space?
 - Build a pergola or shelter covering the concrete pad behind the outdoor pool, adding picnic tables, electricity, and fans. What do we do with the broken BBQ area, etc.

The Task Force's purpose is to plan and cost out solutions for each area and present plans and costs to the Board and GM for approval. The Board's job is reviewing these plans and expenses and make sure they fit our strategic goals and to plan for the funding necessary to support these projects.

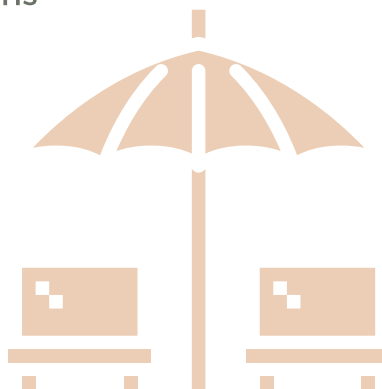
Mission of Task Force

The Task Force members are Sharon Bollini, Lynn Borman, Tom Croft, Arlene Fredrick, Debbie Merten, David Jackson, Christine Hast and Tom Crotty.

The Task Force is charged with inspecting the areas outlined, listing all the issues found. Next the Task Force will get creative and decide what they would like areas to look like when completed. Focus is on aesthetic appeal, functionality, enjoyment and landscaping. They must consider recommendations that would appeal and benefit most of our community. An important priority is to recommend solutions that require low maintenance and minimum upkeep.

Getting Started

- The Task Force is meeting regularly and have already made some progress. Many ideas have been generated and are being researched. We want to look at all areas behind Bradford Hall. But our big challenges are the following three areas.
 1. Large Concrete pad area with BBQ grill
 2. Pool area and deck
 3. Broken Waterfall area
- Our first priority will be the Concrete pad area.
 - CP needs an outdoor venue that can facilitate a gathering for residents, clubs and groups for medium size outdoor events.
 - We must consider the concrete pad and its immediate surrounding area.
 - How to make this the most useful, attractive, and functional area for clubs and groups to use year around.
- The Pool Area Priorities and Considerations
 - Shade
 - Furniture
 - Deck expansion
 - Landscaping



- Waterfall Area
 - The current fountain has been broken for almost a year. Repairs could be pricy as it was not originally constructed correctly. How do we want to define this area?

Another waterfall or fountain
Fire pit and seating area
Pond
Artscape

Other Ideas & Suggestions the Board has received and were passed onto the Task Force include.

- Basketball Hoop
- Chipping areas next to Putting Green
- BBQ Area
- Install attractive landscaping
- More Pickleball Courts
- Gardens
- Shuffleboard court
- Corn Toss
- Artscapes

Realistically we are looking at multiple projects using multiple vendors and contractors. Therefore, once the Task Force develops a plan for one area complete with costs, we will present the idea to the Board and GM for approval and Infrastructure Improvement Funding. Upon approval of each project we will proceed to planning for the other areas. Please remember that some projects will require Town of Cary approval.

This Task Force has just started but updates will be provided regularly in this monthly HOA newsletter.

The following are some ideas that are currently being researched by the Task Force. **These are only examples.**



For the concrete pad area, some type of outdoor shelter



For the pool area, some type of additional shade





To replace the broken waterfall, maybe a fire pit





"Meetings are at the heart of an effective organization, and each meeting is an opportunity to clarify issues, set new directions, sharpen focus, create alignment, and move objectives forward"

Paul Axtell, Meetings Matter

In 2021 Board Meetings will again be Open for Residents to Attend

The Carolina Preserve Board plans to license webinar software in 2021 that will allow the Board and GM to schedule regular monthly meetings which residents can again attend. During 2020 we partnered with Jordon Price using their Webinar software to evaluate how Carolina Preserve could best utilize webinar software. We wanted to learn how to manage the webinar process, schedule and organize meetings and experience several webinars before we took control. Based on our experience the software is very flexible, it scales well (100-1000+ users), and the end user experience is almost seamless.

So, what does this mean?

Use of this software allows the monthly Board Working Meetings to again allow residents to attend. The webinar software allows the Board and GM to schedule some Town Hall meetings on selected subjects we want to address. It also enables us to schedule our quarterly community meetings with residents. Attendance at these events will require a registration process. You can access the webinar from any computer or tablet or cellphone. More details will be made available in January.

You Can Make It Happen!

By Carole Katz, HOA Board Lifestyle Liaison

Carolina Preserve is a very vibrant community and it's all due to the residents. I hope you've noticed. All the credit goes to the scores of volunteers that contribute to making things happen within our community. These are residents that serve on:

- The Board
- The five Board committees
 - Architecture Review Committee (ARC)
 - Club and Group Advisory Committee (CGAC)
 - Finance Committee (FC)
 - Information Technology Committee (ITC)
 - Lifestyle Advisory Committee (LAC)
- Numerous Strategic Plan Task Forces and other special projects



In normal (non-COVID) times we benefit from all the clubs and groups, and especially their leaders and volunteers. But even during COVID, CP Cares, Veteran's Club, the Pickleball and Tennis clubs, Book club, and others continue to demonstrate all that is active and good about Carolina Preserve.

Carolina Preserve relies on a small army of volunteers each year to keep everything functioning and to keep our community vibrant and a fun place to live. These efforts are also an investment to ensure our homes' values increase.

Can I really make a difference?

In 2019, at about this time, we held a fun event, "You Can Make It Happen" to socialize and get some of your questions answered. We also provided an easy opportunity for you to express your potential interest in CP committees and taskforces. Scores of folks followed suit and completed a simple form that was captured in a database. Throughout 2020, as Committee openings came about, or new task forces were established, this database was our first source to solicit volunteers. Thanks to the many who have been serving as a result!

Many residents have asked, what is the difference between a Committee and a Task Force? What does it mean to volunteer for any of these assignments? What is the time commitment?

Committees:

All Committee members will begin their 2021 service period on Jan. 1. Committee members commit to serve for one year. Many choose to continue their service. Most committees will have openings for 2021; we already know of needs for the Finance and Lifestyle committees.

Task Forces:

Task forces are created by the Board to address short term projects with specific deliverables in a specified timeframe. Task Forces are disbanded upon completion of the project. The results of task force efforts live on in so many ways! Examples of previous task forces that have already made lasting impacts on CP include but are not limited to: Interior Design Improvements, Capital Improvements Planning, Election Task Force, New Resident Orientation, CP University, Serenity and Fun and Fitness Pocket Parks, Pickle Ball.

This is a good time to consider areas you might be interested in for 2021. Click the link in the circle below to express your interest and provide some basic information. If you completed a form previously, we continue to evaluate them for possible matches. Completing a new form ensures your information and interests are most up to date.

You can complete this form right on line here:



What's in it for me?

You may learn some new skills and make some new friends. It's a great way for new residents to assimilate. You earn the gratitude of the entire community, the Board and the GM.

Completing this form is not a commitment. All information is confidential. As needs for volunteers come up, this will help committees and task forces reach out for potential matches.

Still have questions?

A brief description of the Board Committees is also provided in this article. Check in with your friends and neighbors who have experience on committees or task forces. Or reach out to committee or task force representatives. On the website click on Governance, then Committees and Task Forces to find whom to contact. If you can't find this information, contact Carole Katz who can put you in touch with the right folks.

Help CP remain a vibrant "Community of Excellence." YOU Can Make it Happen!

Description of Committees / Task Forces

(All Committees are a 1-year standing commitment)

COMMITTEES:

Architectural Review Committee (ARC)

Term: One Year

Meets: Twice a month

Reviews plans and specifications for the construction or modification of improvements and administers and enforces the Design Guidelines within the community.

Club & Group Advisory Committee (CGAC)

Term: One Year

Meets: Once a month

Supports the strategy and Strategic Plan of the Board of Directors and General Manager, as well as the Lifestyle Department, through improved operation initiatives, procedures and rules, along with positive recommendations for improving resident experiences and enjoyment.

Finance Committee (FC)

Term: One Year

Meets: As needed

Advises and assists the Carolina Preserve Homeowners Association (HOA) Board of Directors in the financial management and fiscal planning for CP in order to protect the financial interests of the HOA.

Information Technology Committee (IT)

Term: One Year

Meets: As needed

Support the community by ensuring that IT provide effective and efficient support to activities, events, management, governance, administration and operations in CP. Provides advice and support to the CP Board and the Property Management Company. The Board is responsible for making any final decisions unless they have been officially delegated.

Lifestyle Advisory Committee (LAC)

Term: One Year

Meets: Once a month

Supports the Lifestyle Director in the planning and implementing of a positive, active and diverse lifestyle in CP. Programs will provide social, wellness and educational value that will enhance the quality of life within our community.

Task Forces (TF) General Information:

Term: In general, these are shorter-term commitments (i.e. 3-6 months)

Meets: Determined by need

Task forces are created by the Board to address short term projects with specific deliverables in a specified time frame. Task Forces are disbanded upon completion of the project.



Carolina Preserve 2021 Landscaping Plans

The Board and GM anticipated bringing in new landscapers in 2020 were going to be a challenge but we never anticipated the adventure in store for us and the community. But everyone likes happy endings and that is what the Board and GM feel we have achieved for Carolina Preserve. After pressure from the Board, BLAND completely replaced their account manager and his entire team of employees in early August 2020 with experienced, long term BLAND employees. Lead by account manager Steve Hendricks this new team of BLAND employees have done an excellent job since taking over. This BLAND team also inherited in August over 300 open Work Orders. The old work orders have been successfully closed and today only an average of 10 work orders are open. The Board wants to thank the entire community for your patience with BLAND and welcoming the new BLAND team and being fair with them after the first team failed.

Hansley Landscaping has done an excellent job maintaining the Carolina Preserve perimeter. After inheriting a diseased and neglected landscape Hansley has successfully addressed the diseased foliage removed over 50 dead trees and restored the landscape's vibrant looks. The Board is also incredibly grateful that Hansley Landscaping was able to take on many additional, unplanned duties (Pitard Sears, Pocket Parks and all the areas around Bradford Hall, etc.). This helped lighten the load on BLAND plus the extra landscaping attention and care has already helped these areas start to pop.

Going into 2021

The Board and GM feel we now have two solid landscape companies maintaining our Carolina Preserve landscape. Riding around our community our landscape has never looked better. With all the changes and realignment of contractual responsibilities new contracts were negotiated with each landscape company going into 2021-2023.

The **Hansley Landscaping** contract reflects the additional responsibilities assigned.

Perimeter Maintenance Area

Contractor's maintenance area now includes: starting at Parcel Reference number 87789 as recorded and filed with the Chatham County Register of Deeds (edge of concrete sidewalk) to the corner of Pittard-Sears to O'Kelly Chapel Road, down to the corner of Yates Store Road. The area continues down Yates Store Road to the Greenway Entrance at Lake Amberly. This includes six entrances located:

1. Pittard Sears and Black Friars
2. Pittard Sears and McConnell
3. O'Kelly Chapel and Del Webb
4. Yates Store Road and Finnbar Drive
5. Yates Store and Weycroft Avenue
6. Yates Store Road and Del Webb Avenue – Fountain Entrance

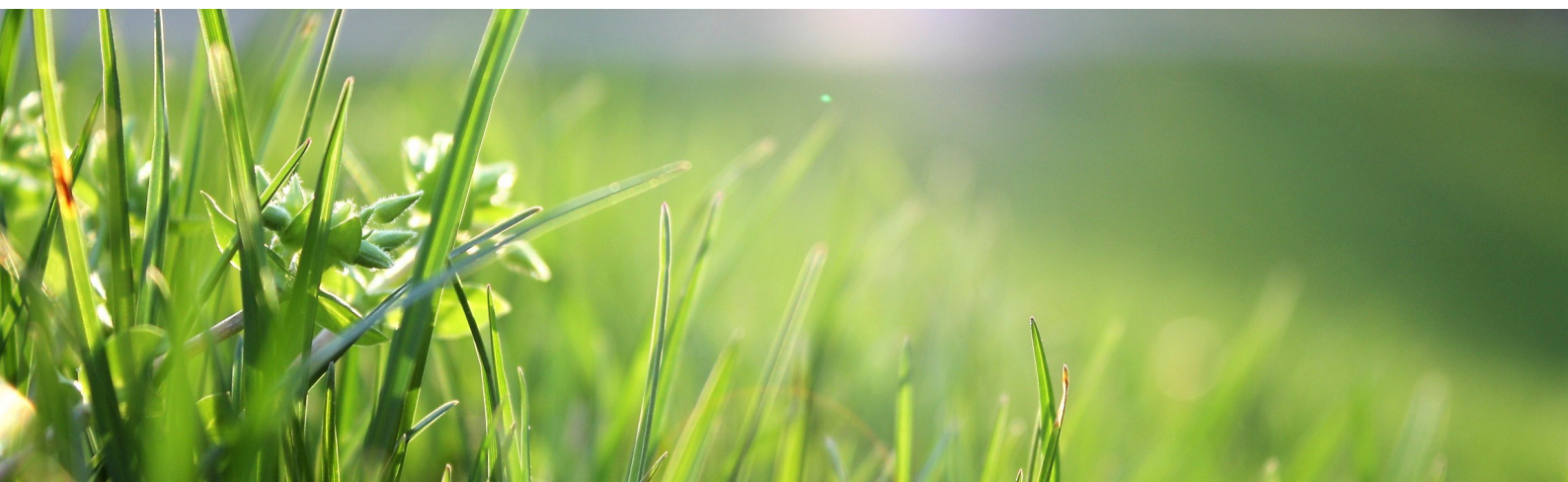
Designated Common Areas/ Amenity Parks

Common area includes Bradford Hall area, Pickleball Court area and Tennis Court area.

Amenity Parks include, Serenity Park, located on Allforth Place. Fun and Fitness Park located on Finnbar Drive and The Gathering Place, located on Arvada Drive.

Visits 2-3 times per week are expected for weekly mowing, clean-up or as needed and requested by the GM.

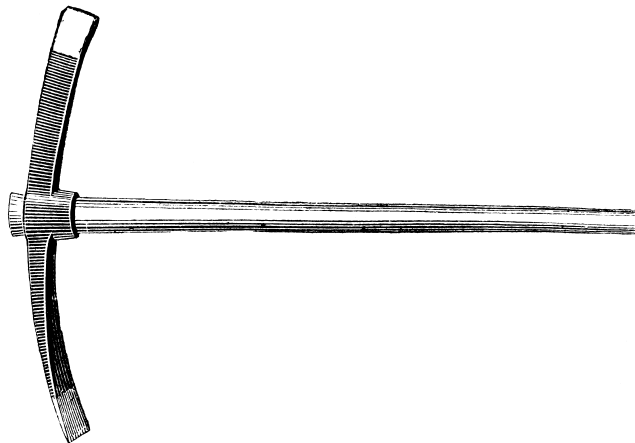
Seasonal flowers at Serenity Park and Bradford Hall entrance and Flagpole area are included in the contract cost. Service of dog stations three times per week in Serenity Park and Fun and Fitness parks are included in the contract cost.



The BLAND contract was renegotiated to reflect the landscape areas moved to Hansley Landscaping. The Board also removed from the 2021 contract a previously agreed to 2% increase. This was part of the damages agreed to by BLAND for the poor service in early 2020. In early 2021 BLAND and the Board will host a Town Hall Landscaping Webinar. Additional changes for our Carolina Preserve landscape such as mulch selection, mulch beds around street trees, etc., will be discussed.

Finally, the Board and GM want to recognize the great job Stormworks (a Division of Harris Engineering) has done managing the landscape around our BMPs (drainage ponds). This company does an excellent job managing our BMPs, inspections and the landscape around them. This year they had to fight a large problem with poison ivy and poison oak but eventually removed it.

Everyone likes a happy ending. As you encounter the Hansley and BLAND personnel around the community say hello and thank them for the job they are doing. You have no idea how much it means to them. We constantly get thank you from Mike Farrell (Hansley) and Steve Hendrick (BLAND) that residents come up and thank them for the job just performed. It means a lot to them.



2020 Financials at A Glance

Operations (\$000)

	September YTD		Full Year	
	Actuals	B/(W) Plan	Plan	Forecast
Income	\$2,987	(\$36)	\$4,027	\$3,960 - \$3,970
Uses				
Reserves	\$ 366	(\$ 9)	\$505	\$510 - \$514
Expenses	\$2,461	\$219	\$3522	\$3,240 - \$3,275
Net	\$ 160	\$174	\$0	\$171 - \$220

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	\$301	\$25	\$33	\$ 7	\$0
Interest	\$ 13	\$ 4	\$0	\$0	\$0
Expenses	\$205	\$44	\$61	\$0	\$0
Tower	\$ 44	\$0	\$0	\$0	\$0
9/30/20	\$987	\$270	\$60	\$21	\$656

By Chet Sadosky, HOA Treasurer



Treasurers Comments

By Chet Sadosky, HOA Treasurer

Our September year to date net income / expenses is \$174k better than plan due to the following:

- \$8k income from Amberly paying back funds not spent in 2019 for the perimeter maintenance.
- \$81k less expense from the COVID-19 impact. Bradford Hall utility spending is down \$35k, front desk payroll is down \$34k and Lifestyle is down \$12k (this results from \$55k less expenses offset by \$43k 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.
- \$10k less Villa expense; this will be zeroed out at year end by an additional transfer to reserves.
- \$35k less expense for all other accounts. Two less salaried staff (\$56k) and reduced admin expense (\$6k) offset by greater than plan marketing (\$25k), and other (\$2k.)

The 2020 full year updated forecast shows a surplus of \$171k - \$220k. 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, number of homes that will be sold, retaining wall and storm water maintenance and additional cleaning fees.

Please note that whatever the 2020 surplus turns out to be, it will be used to fund the Bradford Hall tower project. The 2021 budget assumes that we will have a \$180k 2020 surplus so if we have a larger surplus, we will have to borrow less from the Operating Contingency.



MEET THE BOARD

A Carolina Preserve Series



CHET SADOSKY

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?

Growing up in New Britain, Connecticut, a very working-class town, life was simple but comfortable. My father was a policeman and my mother worked as a key punch operator (old technology!). Since I am 12 years older than one of my two sisters, I was given many opportunities to practice my diapering and bottle-feeding skills. It turned out that I was the first one on both sides of my family to go to college so there was always a lot of pressure to do well in school. My first job was an afternoon paper route when I was 12 which I grew from 40 customers to nearly 100 over three years. Once in high school, I always had a summer job.

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

My first major hurdle was realizing in my junior year at Rensselaer Polytechnic Institute that I was not cut out to be an engineer. Since I couldn't afford more than four years of college, I struggled but graduated with a BS in materials engineering. Though I didn't see serving on an ice breaker in the Arctic or as a search and rescue officer on the Delaware River while in the Coast Guard as part of my life's plan, it significantly influenced the rest of my life. By the way, my wife would say that the Coast Guard was the best thing to happen to me since I met her while stationed in Baltimore.

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 first job after leaving the Coast Guard was as a shift foreman at a Corning Glass plant in West Virginia. After 18 months, I realized that this was just not me. Fortunately, my boss realized my knack for numbers and put me in touch with the plant controller. Discussions with him led me to go back to school to get an MBA in finance, which I did at the University of Pittsburgh. That put me on a finance and tax career path.

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

Our first home was a three-bedroom ranch house in West Virginia out in the country. We enjoyed knowing that this house, while small, was ours. It also gave me my first opportunity to do some landscaping which I have enjoyed ever since. Having lived on both coasts and over the years owning nine houses, I realize that every house/area has both unique rewards and challenges.

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

There is no single perfect day for me since there are so many things that make my life worthwhile. Sports and outdoor activities have always been a part of my life which is why I enjoy walking/hiking trails, golfing and playing pickleball. Gardening and working in the yard are very relaxing to me. Then there is going out to breakfast with my wife or enjoying a glass of wine together on the patio. We enjoy playing cards and games; she regularly beats me in Rummikub. We discovered ocean cruising about 20 years ago and have since experienced many enjoyable weeks at sea. Being with our children, a daughter in Raleigh and a son and two grandchildren in Arlington VA, provide fun and entertaining times.



Carolina Preserve Field Day 2020

By Jill Poston, Lifestyle Advisory Committee



On October 17th the Lifestyle Advisory Committee held a Field Day. It was a beautiful fall day to get out and enjoy all the wonderful outdoor spaces at Carolina Preserve!



Residents could participate in Croquet at Serenity Park, and Giant Jenga or Lawn Darts at Arvada Pocket Park. There was a chance to learn about and try your hand at throwing Disk Golf Frisbees at Finnbar Fun and Fitness Park. Beckingham Pocket Park hosted Corn Hole. At Bradford Hall you could play Bucket Pong, Skelly, Bocce, or try your hand at Putting on the nine hole course. Many people enjoyed learning the history of Pickle Ball and seeing the demos by the Pickle Ball Group. There were over 100 rounds of games played during the afternoon and also many spectators.

It takes a community effort to have a successful event. We appreciate the use of equipment that was loaned to us by several residents. A big thank you goes out to the over 40 volunteers, Deborah Badger and the LAC team for their planning and participation. One resident said “it was a lot of fun and felt almost normal, other than the masks”. Based on the smiling eyes, a good time was had by all.





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.



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

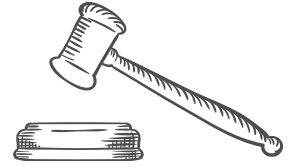
(Meetings are held twice a month: 2nd & 4th Wednesday)

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.

HOA Annual Meeting

By Christine Hast, General Manager



2020 has certainly been a year turned upside down and sideways, but with the creation of so many virtual meeting platforms it has been made possible to effectively communicate with Carolina Preserve members and perform the business of HOA. Through the Carolina Preserve Board, Kuester Management and the guidance of our HOA attorney, we had the opportunity to hold virtual open community meetings, the budget reviews and now, the Annual Meeting for our residents November 17, at 6:30 pm.

Please join us virtually from the comfort of your homes!!!

Each household should all be receiving in the mail sometime this week the Annual meeting notice with a cover letter, information of how to log in to the meeting, the Agenda, a copy of the Board approved 2021 budget for review, a ballot for approval of last years annual meeting minutes, the 2021 budget ratification and the IRS Revenue Ruling 70-604.

Please make sure to complete your ballot, sign and include your name and address. The collection of ballots will also serve as our quorum for the meeting. There will be a ballot box placed outside the front door entrance of Bradford Hall. All ballots should be placed in the ballot box and received no later that 5:00 pm on Friday, November 13, 2020 (one ballot per household). For your convenience, there will be extra meeting packets and ballots available and placed on the Bradford Hall front door if you do not receive one in the mail.

Please register for Carolina Preserve at Amberly Virtual Annual Meeting on Nov 17, 2020 6:30 PM EST at:

<https://attendee.gotowebinar.com/register/5666195042521368331>

After registering, you will receive a confirmation email containing information about joining the webinar.

Alternate to Join by Phone:

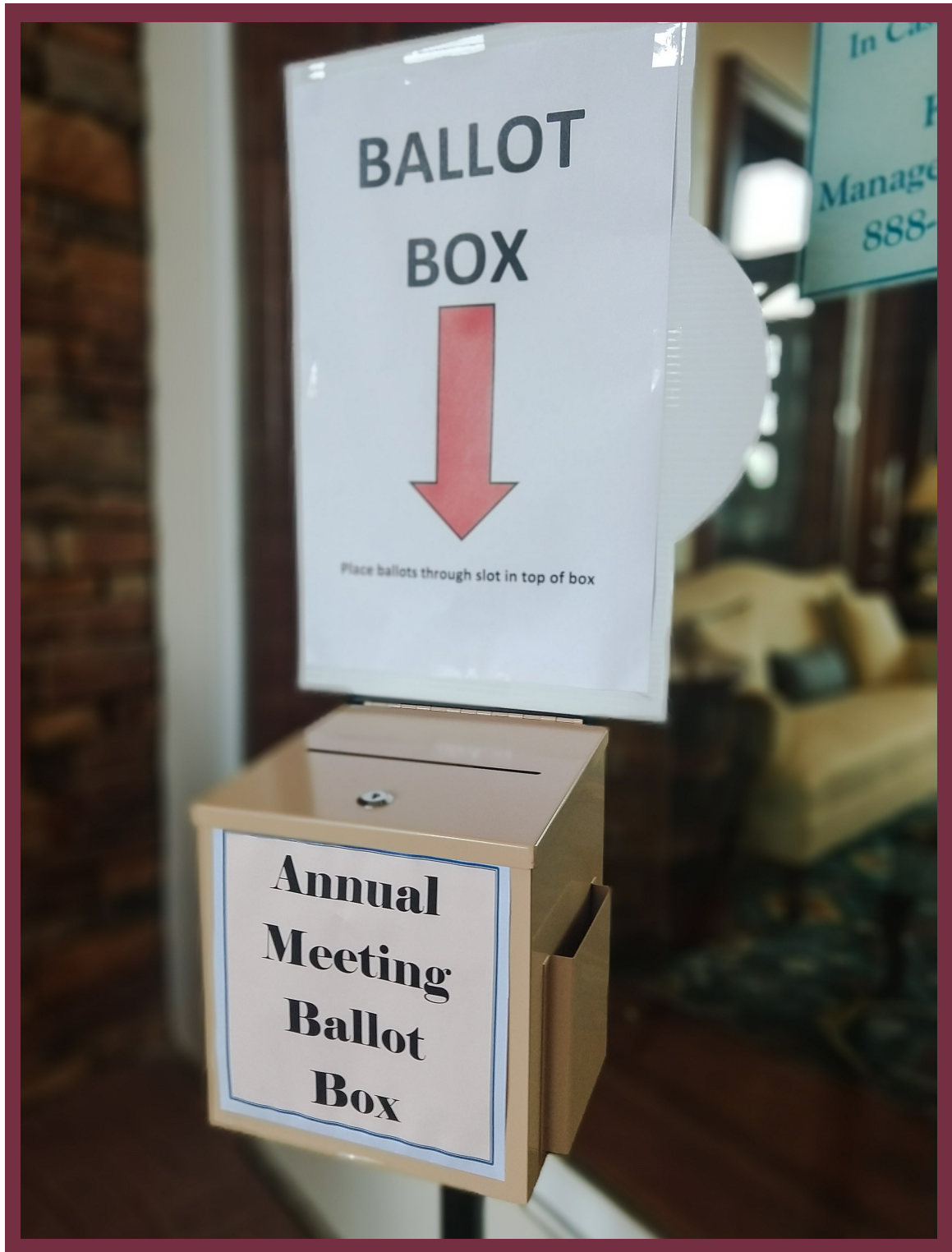
Call-in Number: +1 (631) 992-3221

Audio Passcode: 936-796-074



HOA Ballot Box

Kindly bring your completed ballot to Bradford Hall and place in the box by Friday, November 13, 2020 at 5 PM.



Partnership with Town of Cary Police Department

By Christine Hast, General Manager

Over the last six or eight months we have had many reports from residents observing young adults / teens and other non-members climbing over our Tennis / Pickleball court fences and using our parks. We are working on partnering with the Town of Cary Police to complete an agreement to authorize the Police Department to act as an Agent for Carolina Preserve common area amenities for trespassing. It is a long process and signs are being installed in the court areas, behind Bradford Hall, Bocce Ball area, the Putting Green, the outdoor pool area and all our common area parks; Beckingham Loop, Serenity (Allforth), Fun and Fitness (Finnbar) and our newest named park, The Gathering Place (Arvada.)

Keep in mind, this is only for Carolina Preserve private common area property. The streets and sidewalks are public and are the responsibility of the Town of Cary.

Once we have all the signs installed, the Sergeant from the Town of Cary Police Department will meet with me, inspect all the signage and the agreement will be signed and executed. The agreement will be on file with the Town of Cary.

Now, this is where the Carolina Preserve resident's responsibility come in. If you observe anyone that you know for sure is not a member of the community, trespassing, using our common area parks or amenities. No matter what time or day, please call the non-emergency police number. 919-469-4012. An Officer will respond and contact the Carolina Preserve General Manager as to actions taken.



What are you thankful for?

We have been so fortunate here at Carolina Preserve this year! Share what you are most thankful for about your community, your friends and neighbors,

Have you found yourself spending more time enjoying the great outdoors?

- At the Tennis courts?
- At the new Pickleball courts?
- At the Bocce courts?
- At the park playing Disk Frisbee Golf?
- Under the veranda playing Table Tennis or Corn Hole?
- On the American Tobacco Trail?
- At Arvada, Serenity or Fun & Fitness parks?

Have you met some wonderful new neighbors who just moved in this year?

Have you begun playing a new sport ~ bocce, disk frisbee golf, tennis, pickleball?

Did you meet some new people at the outdoor pool this summer?

Have you been dancing with the CP Dance Co or the Line Dancing group?
Knitting at Arvada? Meeting online with your group?

Enjoying the Zoom fitness or outdoor fitness classes?

Discovered a new cuisine at one of our food trucks?

Let us know at thankful@cpamberly.net.

Happy
Thanks
Giving



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"

BRADFORD HALL HOLIDAY HOURS

Thanksgiving

Thursday, November 26 Closed

Friday, November 27 8am - 2pm



Christmas

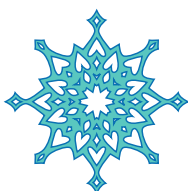
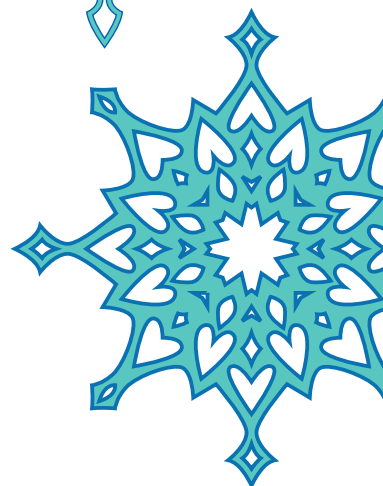
Thursday, December 24 8am - 2pm

Friday, December 25 Closed

New Year's

Thursday, December 31 8am - 2pm

Friday, January 1 Closed



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

Club & Group Advisory Committee

Karen Baker | Larry Brown | Judith Dorezas |
Joel Glassman | Linda Laurich | Paulette Shekell

Board Liaison: Robert Griffith | Staff Liaison: Mary Gallagher

Finance Committee

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

Board Liaison: Chet Sadosky | Staff Liaison: Christine Hast

Information Technology Committee

Jean Curtin | Dennis Curtin | Jeff Diton | Mel Kosmin |
Amy Levine | John J Stolzenhaler | Robert Willenberg

Board Liaison: Margaret Horst | Staff Liaison: Mary Gallagher

Lifestyle Advisory Committee

David Baker | Dennis Curtin | Glenn Hains | Jill Poston |
Judy Rampolla | Carol Randall | Sandra Rusk | Lynnette Womble

Board Liaison: Carole Katz | Staff Liaison: Deborah Badger

2020 Board

Tom Crotty
President

Burt Katz
Vice President

Margaret Horst
Secretary

Chet Sadosky
Treasurer

Robert Griffith
Member at Large

Carole Katz
Member at Large

John Siciliano
Member at Large

Mark Your Calendar

Annual Meeting
November 17 | 6:30pm

Annual Beautification
Bulb Planting Day
November 21 | 10am

HOA Board Meeting
December 15 | 10:15am

All meetings are held online
via GoToMeeting or GoToWebinar