

APRIL 2021 ISSUE XVII

CAROLINA PRESERVE

HOA NEWS

INSIDE THIS MONTH'S ISSUE:

Spring Has Sprung 1
HOA President's Comments 2 - 3
Tower Project 4
Entrances & Parks 5 - 9
Website & Message Boards 10 - 11
Board's Use of General Counsel 12 - 13
Reopening Bradford Hall 14 - 19
Financials At A Glance 20
Treasurer's Comments 21
Infrastructure Maintenance
Expenses 22
Violations Update 23
Open Working Board Meeting 24
Lifestyle Biennial Survey 25
Club & Group Update 26
ARC Makes It Easy For You 27
ARC Submissions 28
HOA Assessments 29 - 30
Committee Members 31
Board Members 32
Mark Your Calendar 32



WELCOME SPRING

Spring has arrived at Carolina Preserve with a bright zing of beautiful pastel colors. From trees and bushes to flowers and grass, nature is smiling throughout the neighborhood.





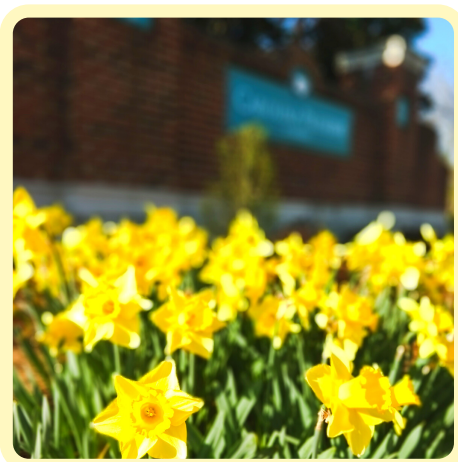
HOA President's Comments

by Tom Crotty



It is springtime and once again color has returned to Carolina Preserve. The record rainfall has stopped. The Board and General Manager thank the many volunteers from the Beautification Group as we enjoy the daffodils and tulips (soon to pop) around our community they planted last fall. Soon other trees and bushes will be blooming as North Carolina always generates an abundance of color in the Spring.

Carolina Preserve like so many communities around the world, is now successfully emerging from the COVID-19 pandemic. The Board is unsure the number of residents and neighbors we lost to the virus and how many caught the virus and survived. We do know that many of our residents have received one if not both shots of the vaccine. But some are still in the process of getting the vaccine. The Board and GM have created plans to start to reopen Bradford Hall in April.



Our Phase II reopening decisions were guided by constraints of Executive Orders from Governor Cooper and guidelines from the NCDHHS and CDC on pandemic control restrictions, as well as federal and state laws on privacy of personal health information such as vaccination status. Please remember Carolina Preserve is a high-risk community. Therefore, we will open slowly in phases. [Please read the details within this newsletter.](#)

The Board and GM have a remarkably aggressive schedule for the rest of 2021. In this newsletter are articles that address plans to start to re-open Bradford Hall, the use of the message boards, how the Board communicates with residents, update on financials, an update on the Tower project schedule and a thorough update about Carolina Preserve entrances and pocket park projects and much more.

I also want to thank all the residents for the emails the Board has received and for the kind words supporting the Board and GM for our work and time spent managing and improving our community. They are much appreciated.





Tower Project Update

By John Siciliano, HOA Board

Well, it is finally Spring! The flowers are starting to come up around Bradford Hall, some of the trees in CP are showing their magnificent colors and, our Tower Project is nearing completion.

As of today (March 29th) the roof is nearly complete, the siding is being installed, the accent trim on the edges of the tower and around the window openings are being completed.

I for one, am incredibly pleased with the look of the Tower. It was a challenge to choose a final design that would be true to Bradford Hall's existing architecture and color palette.

I know it is difficult to see much of the tower right now, but it will not be long before our project will be complete. Here are some key dates:

- We project the installation of windows around April 9th.
- The windows will be water tested to ensure no leaks.
- Scaffolding should come down around April 13th.
- And the site will be cleared and clean before our outdoor pool opens May 1st.



Our architect gave us a solid design which has proven free of any significant issues or engineering changes. This has helped us stay on budget. The only real problem we had was the weather. Rain has proved to be the main source of delays in our project, but our contractor (Gurkin Construction) has done everything they can to keep us moving toward completion.



Status of Task Force Restorations & Revitalization of Entrances and Parks

In 2017 our very first Carolina Preserve Strategic Plan, strongly emphasized the need to invest and revitalize the Carolina Preserve (CP) entrances and parks. These entrances and parks really had not received any funding for improvements since Pulte created them in 2008 - 2012. Plants were overgrown, dead, dying, or nonexistent. Erosion had made some parks unsafe and irrigation had broken and not been maintained properly by Yardnique (interior) and or Yellowstone (exterior). The problems stemmed from the fact that no funds had been allocated over the years to address these areas. Plus, our community entrances were maintained by Amberly Master and their landscaping company was doing a poor job and we had no say into upkeep.

The Board and GM inspected the entrances and parks and realized an investment somewhere in the range of a minimum of three to four hundred thousand dollars or more would be needed to revitalize and improve all these areas. We also needed a plan to find the manpower to produce detailed plans, be creative, organize tasks and lead these many projects without increasing Kuester staff. The Board and GM decided a multi-year approach would be necessary to raise the funds required and find volunteer resources.

We decided on a process and method on how we would tackle each project, raise the funds needed and oversee management of each project. We decided that each effort would be driven by a resident Task Force to develop ideas for improvements and landscape ideas and produce budgets for board approval. We created the Infrastructure Improvement Fund to annually allocate funds to these capital projects. We were most fortunate that Burt Katz started the Beautification Group at this time. This group directly saved Carolina Preserve many thousands of dollars by purchasing hundreds of plants, bushes and trees at cost and planting them. The Board was also successful in negotiating with Amberly Master the release of our perimeter landscaping to Carolina Preserve. This finally gave CP complete control for our perimeter landscape.

With CP taking control of our perimeter landscape, we wanted to hire a landscaper not just a mow and go company. Christine was successful in hiring Mike Farrell, Hansley Landscaping who has already done a great job bringing back our perimeter landscape. Christine has expanded Hansley's responsibilities to include all the area around Bradford Hall and most of the pocket parks. Mike has already greatly improved The Gathering Place / Arvada Park and has started work around Fun & Fitness Park and Bradford Hall to revitalize the landscape. He will move into other pocket parks as time and resources allow. Our goal is to improve all these areas to bring some pop back into our common area landscape.

Entrances and Pocket Parks

Each of these projects required a resident driven volunteer Task Force and a dedicated management team comprised of a Board member plus Christine Hast and Robert Hamilton and many hours of volunteer time. Finally, we had to abide by Town of Cary code and restrictions with impervious surfaces, irrigation, etc. We have had some great task force groups that have been invaluable offering great ideas.

We have completed the following projects so far:

- Restored and revitalized the main entrance at Del Webb with the fountains
- Restored and revitalized the entrance at Finnbar and Yates Store Road
- Restored and revitalized the O'Kelly Chapel Road entrance
- Revitalization of Serenity Park on Allforth



Projects still underway but soon to be completed:

- Revitalization of Fun and Fitness on Finnbar (by late Spring 2021)
- Revitalization of The Gathering Place on Arvada (by late Spring 2021)
 - Install two large Redwood Forest Swings
 - Install two regulation size shuffleboard courts
 - Power wash, install larger fan and shade



Remaining Projects

- **Backyard Bradford Hall** (Task Force currently underway)
 - Pickleball courts were added and have been a big hit with residents.
 - Pool Renovations – these involve a complete landscaping face lift, new tables and chairs, umbrellas, pool side tables, etc. These changes are all on schedule to be completed before the pool opens in 2021.
 - Addition of Pavilion on concrete pad. The Board and GM are on hold awaiting Town of Cary approval. Once we receive approval the project will take 12-14 weeks to complete. The pavilion will have electricity, fans, seating for 90-100 people, etc.
 - Other Backyard improvements are starting to be addressed.
 - A solution to fixing the broken fountain is being researched and cost estimates created.
 - New outdoor furniture for the Bradford Hall upper-level terrace will be ordered soon.
 - Several landscaping changes are planned around the Pickleball courts, putting green and up the path to the Bocce courts. These will take place between now and fall 2021.

This leaves just one Pocket Park to address.

- **Beckingham Loop Park** (Task Force scheduled for startup in 2022)

Some residents have asked what is taking so long to address this park. As we have been doing all the entrances and parks, we also completed renovation of the upper and lower levels of Bradford Hall, the Tower project, transitioned to two new landscaping companies, dealt with the COVID-19 pandemic and had to raise the funds required for all these projects. These were large efforts involving over 100 CP volunteers, board members and Kuester staff.

A Task Force of resident volunteers will be formed to revitalize the Beckingham Loop park in 2022. This park is the largest piece of common land the CP HOA Association owns, and it is the least used by residents. Pulte originally had some plans for the park, but they never materialized. Therefore, the space has largely gone unused.

A mission statement will be established for the task force complete with goals. The Task Force will examine the park's condition. They will be challenged to create ideas on how the park would best be used for the benefits of our residents. Some funding for the park is already planned but based on the task force plans created more will likely be needed. This park creates challenges as parking is limited and we need to consider noise levels. Over the years the board has received many suggestions for the park. These will be forwarded to the task force for consideration. The list of ideas includes:

- Create flower gardens.
- Create two pickleball courts.
- Amphitheater for concerts and events.
- Add Corn Toss.
- Build a BBQ area complete with Arvada Park style Pavilion, picnic tables, etc.
- Complete redo of the landscaping with more trees, plants, add color, etc.
- Currently the land is wet so we need to correct the drainage and irrigation.
- Move the Golf Putting Green to this park and expand the number of holes, complete with sand traps.
- Add Artscape.

Suggestions already disapproved:

- Dog Park
- Archery range

The Board invites residents to send suggestions about what they might like in the park to the Board (HOA.Board@cpamberly.net). These would be passed onto the task force for consideration.



Carolina Preserve Website & Message Board Policy

Every now and again, the Carolina Preserve General Topics Message Board (MB) becomes a source of contention, misinformation and noise causing stress and disharmony within our community. The Board wants to remind all residents that most Board members do not read the MBs and we never respond to content posted on the MBs. There also is no formal monitoring of the MBs. Residents are expected to follow the rules for usage and posting of content. The Board is only made aware of Message Board violations when a resident reports the violation by means of an email to the Board or when a reader clicks on "Report This Post" under the actual post suspected to be in violation.

Any resident can communicate directly with the Board and the Board will respond. (See Board Communications article in this issue.) Below are some of the rules documented in the Facilities Use Policy that govern the use of our website and the Message Boards.

6.0 Website Usage Rules (the complete policy is found in the Facilities Use Policy)

6.1 Purpose and Content - The Carolina Preserve (CP) HOA provides a Website for use by CP residents. The purpose of the Website is to provide a means of informing and promoting Carolina Preserve. The Website (www.cpamberly.net) is owned by the HOA, and the HOA has complete discretion to establish rules and terms of use by residents. There is no obligation for the HOA to allow residents complete freedom to state whatever they want on the website. There is no right to "freedom of speech." Users of the Website shall not post or e-mail content that is unlawful, harmful, threatening, intimidating, abusive, harassing, defamatory, derogatory, vulgar, obscene, libelous, disrespectful, hateful, or invasive of another's privacy.



6.3.2 Inappropriate Posting - The Management Staff and CP HOA reserve the right to remove any information or material from the website, without explanation, which we determine, at our sole discretion, to be incompatible with the above website usage rules. However, these actions will be performed on a “best-efforts” basis. Neither the Management Staff nor CP HOA can review all material that is posted to the website, nor guarantee that objectionable material is immediately removed. Therefore, neither Management Staff nor CP HOA assume liability for any action or inaction regarding such material uploaded to the website, or indeed, for the content itself. Responses to inappropriate posting to the Message Boards include: removal of the inappropriate posting; requiring staff or Board approval of future postings by the same individual on a temporary or permanent basis; and temporary or permanent removal of posting privileges for the offender. The first two responses are at the discretion of staff, while the third requires a hearing and action by the Board after recommendation by staff.

Summary

The Board encourages all residents to follow our “Be Nice” policy for the harmony of our community. Your cooperation is greatly appreciated.



Carolina Preserve HOA Board's Use of General Counsel

Becoming a member of the Carolina Preserve (CP) HOA Board means assuming a fiduciary responsibility to the association, which means that Directors on the Board have a legal duty to act in the best interests of the HOA in all matters, without placing the association under unnecessary risk of liability. The Board takes its fiduciary responsibilities seriously. In making any decision, the Board carefully examines exposure to any potential liability to the HOA. The CPHOA employs General Counsel services from Jordan Price Law Offices to advise and guide the Board and GM on many business issues. The attorney works for the Board and receives assignments only from the Board President or the General Manager. No other person (other Directors, CP homeowners or staff) is authorized to incur legal fees on behalf of the HOA.

Our attorney is considered one of the three most accredited HOA attorneys in NC and a leading litigator. She has been the CP Board General Counsel for over five years and is thoroughly familiar with all our lengthy, complicated legal policy and governing documents. She has been the chairperson for Community Association Institute (CAI) and a speaker at many national HOA meetings.

Our community documents are complicated and lengthy and have numerous amendments. The Board utilizes our attorney whenever we are considering a change to any of our community documents for adherence to North Carolina General Statutes, Local Town of Cary Ordinances, Federal laws, ethics, legal precedents, etc. The Board also routinely consults our attorney when engaging in contract negotiations, disputes with vendors, filing liens and foreclosures, and when dealing with certain issues with residents. In managing the pandemic over the past year, our attorney has been essential in providing guidance.



The Board is very conscious of managing our annual attorney costs., which is one reason why only the Board President and the GM can make assignments for attorney services. But unplanned events can occur that cause spikes in legal related expenses. For example, the Board normally just calls one special community meeting annually for the approval of the annual budget. But in 2021 the board had to call a recent special community meeting for passage of a resolution to modify the Use Restrictions in the Declaration of Covenants, Conditions and Restrictions. Special meetings require significant costs for paper and envelopes, printing and postage mailing of documents and the legal fees for construction of these documents. The accounting for legal fees can take a couple of months to complete due to billing cycle delays, so we do not have a total cost for the March meeting yet. The HOA Treasurer will discuss 2021 legal costs in the May HOA eNewsletter.

The last thing the Board ever wants to do is to put the HOA at risk for liability. The history of the Board has proven we have achieved this goal. Please rest assured that all our activities are reviewed closely for adherence to our association Covenants, other governing documents, and all federal, state and local laws.

The CPHOA Board of Directors



Reopening Plans for Bradford Hall

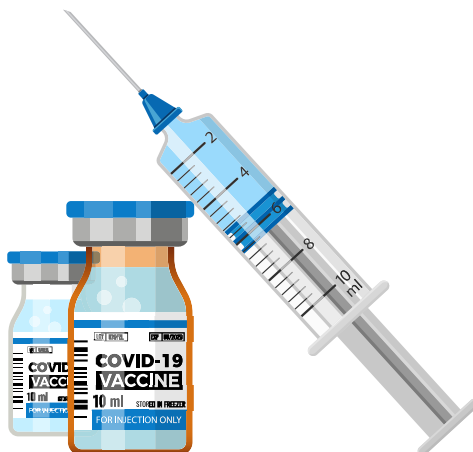
After the long impact from the COVID-19 pandemic the HOA Board and GM understand that residents are eager for Bradford Hall to reopen. So are we! The CPHOA Board and General Manager have been carefully monitoring the status of COVID-19 and vaccine administration within North Carolina. Throughout the pandemic our number one priority has been the health and safety of our residents and staff. Please remember that Carolina Preserve is one of the identified high risk category communities as related to COVID-19.

Last week, Governor Cooper issued Executive Order 204, announcing further easing of restrictions on businesses and gatherings, while continuing with the “dimmer switch” approach to re-openings in our State. While the new Executive Order eases certain restrictions, other restrictions do remain in effect to continue to protect against the spread of COVID-19. There are several provisions relevant to HOAs. They are factored into our reopening plans.

A significant question has been asked by the Board, GM and many residents, **“Can we limit access to Bradford Hall only to residents that can show proof of vaccination?”** To answer this question, we asked our attorney who met last week with eight other attorneys that specialize in HOAs to discuss this specific question.

Their united opinion is that such a policy is not defensible if an owner were to challenge it in court, potentially costing the association thousands in fees and court costs to defend their position. Below is our attorney’s reasoning.

“Given the most recent Governor’s EO, I do not think we can defend a position that limits entry to HOA spaces which are allowed to operate at increasingly higher capacities. Clearly you cannot require that threshold for any facilities that are allowed to operate at 100% occupancy (outdoor pools, for example).”



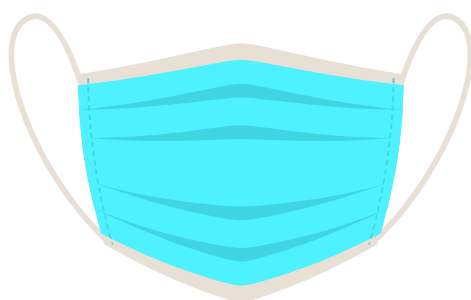
"A board policy that requires vaccination as a qualification to use facilities which are limited by capacity restrictions is a risky proposition. Every owner in Carolina Preserve (or any planned community) enjoys a vested non-exclusive easement right to use the common areas and facilities. If an owner were to challenge a board's authority to deny an owner's easement to use the common area facilities, the Board would need to have definitive evidence that a vaccination requirement would achieve safety and health protections for residents that could not be achieved through other means. Clearly, with the Governor's Orders not setting up that requirement, the government has not taken that position. I think it is too risky for an HOA board to second guess prevailing governmental authority on that score and should rely instead on the capacity limitations, mask requirements, social distancing, and cleaning protocols. Any health and safety benefit of a vaccine requirement would be outweighed by the potential for liability associated with boards trying to parse those issues."

Bradford Hall Phase II Reopening Details

Phase II reopening of Bradford Hall will start on April 5, 2021. All access to Bradford Hall initially will require a reservation. Without a reservation you will not be allowed entry to Bradford Hall. Once we gauge how this initial reopening process is working, we will expand opening based on capacity limits and the Governor's EO. Masks must be worn (no exceptions) and social distancing is required. Hand sanitizers and wipes will be distributed throughout the building for use.

Any use of a square or round table to be used by 2 - 6 people still does not meet social distancing requirements. **This means cards, mahjong, dominos, poker, etc. cannot be allowed in this phase.**

Please note - The HOA does not have staff resources to monitor the residents that will access Bradford Hall after it's reopened for adherence to the mask and social distancing rules. Each resident using Bradford Hall is solely responsible for their own behavior. If a violation of the rules gets reported or discovered by staff the Board has given the GM the authority to close the affected area down immediately for some period of time. This likely would impact some reservations.



Our Country and community are still emerging from this COVID pandemic. Therefore, every resident must determine if they feel comfortable using Bradford Hall at this time. Entering Bradford Hall is at your choice and risk.

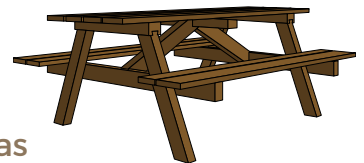
Reminders:

- No Guests or Visitors are allowed in this phase.
- No personal trainers will be permitted.
- No lost and found will be maintained in this phase to reduce handling of items. All items found will be discarded.
- Vaccination status is not required for entry

Outdoor Capacity

Residents are reminded that 14 picnic tables have been purchased and will be dispersed around Carolina Preserve in our common areas (not on grass areas) in April/May. This expands resident options to get together and be social in an outdoor setting. Games are allowed on the outdoor picnic tables. The location of the tables are as follows:

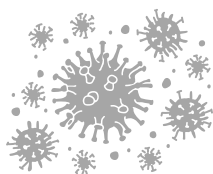
- Two (2) picnic tables in Fun & Fitness Park
- Two (2) picnic tables in Beckingham Loop Park
- Four (4) picnic tables on Helipad/concrete pad by pool
- Six (6) picnic tables in Bradford Parking lot in shaded areas



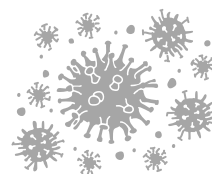
Phase II Reopening Details

Modified re-opening beginning April 5, 2021.

**No loitering in the Hallways or Lobby for conversations.
Please take your conversations outside.**



**COVID can stay in the
air for a long time.**



No food or drink with the exception of water bottles are permitted in Bradford Hall at this time.

Room reservations must be made by Club/Group leaders or their assigned designee, through [Lifestyle reservation system](#).

Hours: For the phase II room openings (excluding the fitness center and indoor pool), Bradford Hall will be closed from 11am – 1pm daily for cleaning. Except Sundays.

Monday- Saturday 7am to 6pm

Ballrooms and activity rooms Closed from 11am – 1pm for cleaning.

Sundays 10am to 5pm

No guests or visitors.

No personal trainers.

Elevator will be accessible.

Only Club/Group or Board Committee leaders are permitted to reserve a room.

The leader is responsible to list and check-in who is attending the meeting.

No walk-ins.

Mandatory protocols: masks, temperature check upon entering Bradford Hall, 6 foot distancing.

Arrive on time and leave on time - No exceptions

Members who use the room are to wipe tables down before and after use.

Wall Street Room - Game Room- Lobby will remain closed. No card games, table games or puzzles permitted due to social distancing regulations.



Pool: Reservations and hours stay the same.

Personal noodles, water weights, snorkels, goggles, water shoes. swim fins (hands and feet) - are permitted - no lost and found.

Any personal items left behind will be discarded

No children's swim or guests

No water aerobics classes

Fitness Center: Reservations and hours stay the same.

No personal trainers

No visitors or guests

Lower Level

Pottery Room: Go to Pot Club will manage reservations.

Two time slots daily.

7am to 11am

1pm to 5pm

Six (6) people per time slot. No drop ins.

All members must communicate with each other, to decide which members are using the room at what time.



Billiards Room: Sure Shot Billiards Group will manage reservations.

Three time slots daily:

9am -11am

1pm - 3pm

3pm - 5pm

Two (2) tables will be available.

Four (4) people per time block.

Members are responsible for wiping down billiard balls and must bring their own pool sticks.

All members must communicate with each other, to decide which members are using the room at what time.



Varsity Room & Varsity kitchen - Activity Rooms 3 & 4 - Conference Room are all closed.



Dance studio - to be determined, contingent on being able to get instructors.

Yoga classes - 7 people including instructors.

Chair classes -7 people including instructor.

Members are to provide their own Yoga mat.



Reminder that Table Tennis and Corn Hole are setup outside on the patio.

Upper Level

Ballroom - 1 reservation for Ballrooms 1 & 2 combined only:

Ballroom 3 & Kitchen are closed.

Tables and chairs are not to be moved or relocated. They are positioned for social distancing.

Reservation must be made through Lifestyle by club, group or committee leader.

One (1) large hollow square for 10 people

7am - 9am

9am - 11am

Closed 11am - 1pm for cleaning.

1pm - 3pm

3pm - 5pm

Wipes will be available for members to wipe tables down before and after use.



Activity Room - 1 reservation for AR 1 & 2 combined only:

Tables and chairs are not to be moved or relocated.

Reservation must be made through Lifestyle by club, group or committee leader

One (1) large hollow square table for 10 people

7am - 9am

9am - 11am

Closed 11am - 1pm for cleaning.

1pm - 3pm

3pm - 5pm

Wipes will be available for members to wipe tables down before and after use.



Books - Process and times for book returns - still to be determined.

2021 Financials at A Glance

Operations (\$000)

	February Year To Date			Full Year
	Actuals	Plan	B / (W) Plan	Plan
Income	\$665	\$661	\$4	\$4,035
Uses				
Reserves	\$156	\$156	\$0	\$619
Expenses	\$536	\$497	(\$39)	\$3,364
Net	(\$27)	\$8	(\$35)	\$52

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
12/31/2020	\$938	\$286	\$86	\$40	\$786
Contributions	\$82	\$4	\$70	\$0	\$0
Interest	\$2	\$1	\$0	\$0	\$0
Expenses	\$58	\$0	\$19	\$0	\$0
BH Tower	\$98	\$0	\$0	\$0	\$0
2/28/2021	\$866	\$291	\$137	\$ 40	\$786

Bradford Hall Tower Project: To date expenses: \$241k; Total project plan: \$640k

By Chet Sadosky, HOA Treasurer



Treasurer's Comments

By Chet Sadosky, HOA Treasurer

February year to date income from all sources (\$665,000) is \$4k better than plan primarily due to a higher number of resales versus the plan. It is still too early to say if this is going to give us higher revenue than plan for 2021.

We have contributed \$70k to the Infrastructure Improvement Fund against a full year contribution plan of \$82k. This front loading of the contributions allows us to have the funds for the pavilion and BH backyard redo.

While Operating expenses are \$39k higher than plan, \$33k of this is due to calendarization:

- Villa termite warranty expense is \$5k greater than plan but will be at the plan level for the full year.
- Landscaping for all of CP and the Perimeter is \$28k greater than plan because of Hansley starting the pine straw and mulch for BH and the Perimeter in February rather than the plan start in March.

For all other spending, there are favorable and unfavorable variances on many accounts. We are watching these in order to determine what if any impact there will be on full year spending.

At the end of February, the BH Tower project expenses to date remain at \$241,000. In March we paid an additional \$98k to Gurkin, our general contractor. It appears that we will meet or beat the total project budget of \$640k.

We will begin developing the forecast for 2021 for income and expenses once we have four months of actuals. This will allow us to see trends and identify costs and revenues that we had not anticipated when the 2021 plan was developed in September 2020.



Infrastructure Maintenance Expenses

By Chet Sadosky, HOA Treasurer

The HOA is responsible for maintaining the miles of storm water drain piping and the hundred or so storm drains, maintaining the 57 retaining walls and the mowing of the BMPs. We are providing this information, so the community understands that we spend a significant amount of money each year maintaining the infrastructure that we really do not see on a daily basis:

- Storm water maintenance: 2020 spending of \$179k (\$104k from reserves) and a 2021 budget of \$247k (\$180k from reserves). This includes required monthly inspection and maintenance reports submitted to the Town of Cary, repairing compromised intake drains, providing erosion control/repair surrounding the drains and repairing underground collapsed or separated drains in storm water easements through out the community.
- Retaining wall and BMP maintenance: 2020 spending of \$109k (\$49k from reserves) and a 2021 budget of \$117k (\$72k from reserves). This includes mowing areas surrounding all 30 BMP's and retaining walls, mulching of the two dry retention ponds, removing growth on or growing through retaining walls. Additionally, we address retaining wall erosion, retaining wall and dissipater repair, repair of swales due to damage from rodents and repair of draw-down orifices within each BMP.



Carolina Preserve Violations Update

Details of violations are a private matter between the Board and the resident. Just a refresh for residents that a violation follows a schedule for a resident to respond. For example, if the General Manager/Facilities Director (GM/FD) verifies that the alleged Violation is valid or when the GM/FD directly observes a violation, then a First Notice of a Cited Violation is sent to the Owner by first-class letter and e-mail. The Owner will have 30 days from the date of the email either to correct the issue, to respond with a plan for cure or to request an appeal before the Board. If the GM/FD does not receive any notification from the Owner within the 30 days, we will then confirm that the cited violation still exists and will send a second notice of a Cited Violation. This could result in an automatic appearance with the Board for discussion to resolve or a possible fine.

The largest number of outstanding violations is for power washing of homes. A reinspection of these homes will occur once the pollen season is over. All tree and shrub violations have been given until May 1. After that time additional violations letters will be issued along with possible fines.

Please note that all sign violations except for just a few properties have been cured. Also, a community audit was completed on March 23, 2021 to count the flags that will be in violation when the Flag Resolution takes effect April 10. The Board expected with Spring, Easter, NCAA March madness, etc. that we would find a significant number of non-compliant flags being flown on flagpoles. The audit discovered of the 1360 Carolina Preserve homes a total of just 14 non-compliant flags were reported.

Finally, the ARC has put much time and effort into producing Design Guidelines Version 8.0. The Board and GM/FD are in the final stages or reviewing these updated Design Guideline and they will be published sometime in April. The ARC has done a great job of making several processes easier to follow and understand.



Open Working Board Meeting Tuesday, April 20th | 10:15 am



CP HOA Board Open Working meetings are for the Board and General Manager to address and conduct the business of Carolina Preserve. This includes operational items, staffing, finance and budget items, strategic plan items, legal issues, association documents, COVID-19 issues, etc. Residents are welcome to attend these sessions as observers but cannot speak during these sessions as this time is for the Board members and GM. However, if residents have questions about an agenda item, they can ask their question using the chat feature on their screen during the meeting, or email their question to the Board, preferably before the meeting. Please remember that questions must be limited to the agenda items. If residents have questions on non-agenda items, please email them to the Board at HOA.Board@cpamberly.net at any time, and they will be researched, and a response sent.

The agenda for the meeting will be emailed to all residents three to five days prior to the meeting.

Please register for the:

HOA Open Working Board Meeting on April 20, 2021 10:15 AM EST at:

Register Here
for April 20



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



The Lifestyle Advisory Committee Biennial Survey

By Jeff Diton, Genie Lazcano & Sharon Valvona
Lifestyle Advisory Sub-Committee

The Lifestyle Advisory Committee (LAC) would like to thank all the residents of Carolina Preserve who responded to the 2021 Lifestyle Survey. There were 437 responses – one more than in 2019! This accounts for almost 20% of the community and includes a cross mix of new and veteran residents, as well as other demographics such as age, marital and working status. Armed with this response, the LAC is confident we will be able to put together a great offering of entertaining and educational activities in 2021, despite these challenging times.

Based on responses, Field Day was a popular activity in 2020, and we had several suggestions for additional fun events such as shuffleboard, ping pong, and stoop ball. Food Trucks continue to be very popular at Carolina Preserve, and we had several additional suggestions including more breakfast trucks and healthy, gluten-free, and vegan options. We also had some great suggestions for additional vendor trucks such as large-object recycling, pet grooming, and even a Blood Drive truck. Finally, the respondents showed interest in a community-wide creative activity, and small group get-togethers to help sustain Carolina Preserve's friendly and socializing traditions while we wait for Bradford Hall activities to return to normal.

The LAC is now hard at work processing all the information we received in the survey, and planning the activities that make Carolina Preserve such a great place to live. The LAC is relatively small in numbers and your help will be needed to organize and make these activities successful! If you are interested in helping out, please contact Deborah K. Badger, Lifestyle Director at lifestyle@cpamberly.net and look for further announcements with additional information and requests for volunteers. Working together, we can make 2021 a special year for Carolina Preserve!



CGAC Working Towards The New Beginning

By Joel Glassman, Club & Group Advisory Committee

The CGAC (Clubs And Groups Advisory Council) began 2021 by welcoming our new members. These include Wanda Abel, Vic Buenconsejo, Cynthia Jackson and Marie Milazzo. They all come to us with a wealth of experience with large and small clubs and several great ideas as we move forward.

Our first task was to orient our new members as to our role and to review our charter. These tasks were completed in January.

We hope that everyone and their families have been safe and keeping busy and active during the pandemic. We also hope that all of you who want the vaccine have received at least your first shot. In addition, we also are hopeful that clubs and groups will begin to be able to hold meetings and events soon as people get vaccinated and restrictions by our State leaders are eased.

Since it is inevitable that Bradford Hall will eventually be reopened, the HOA sent us a task to assist the clubs with what they may need and want as restrictions are eased. We then decided that the best method to obtain information would be to develop a survey that would address the concerns that would be brought up by the clubs and also to determine what the clubs want and need regardless of their size.

After approval by the HOA, the survey has been sent to all club leaders to canvass their club boards and/or members and to respond with their concerns as we move forward. The survey was to be completed by March 31 and the CGAC will compile the responses and forward them to the HOA. Questions included a variety of subjects such as what safety measures need to be in place, would the club split events to give its members a chance to attend, what is the minimum number of attendees to hold an event and how a club would handle a member who does not follow the current guidelines. There was space for comments as well because we understood that not all questions pertained to all clubs because of club size and the type of activity of the club.

Your CGAC will be reviewing and compiling the results shortly and sending a summary to the HOA for their review. We also are hopeful that the current safety guidelines can be added to the safety announcement that is read/heard before each club event.

We again hope that everyone is being safe and enjoying the warmer, spring weather. Remember your CGAC is here for your club or group.

ARC Makes it Easy For You

By Ken Merten, Architectural Review Committee

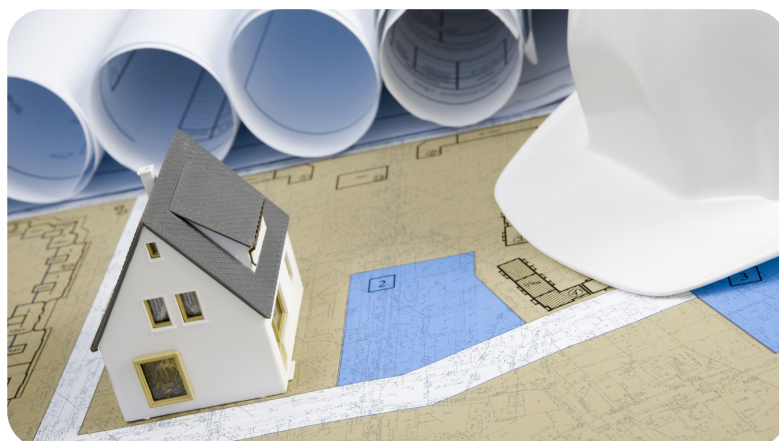
ARC reviews and modifies the Design Guidelines annually in an effort to clarify confusing issues, as well as making them less restrictive where appropriate. While we try to “make it easier for you”, we also understand that for some in the community, they are still confusing and a bit overwhelming.

Nevertheless, ARC is frequently frustrated by the number of Modification Requests that are submitted that are missing essential information. Before ARC votes to approve MRs on the second and fourth Wednesdays of each month, we also meet on the preceding Fridays to identify MR shortcoming and assign ARC members to follow up with homeowners that have incomplete MRs. Actually, ARC receives the list of MRs from Robert Hamilton, Facilities Director, two days before the Friday meetings, so that each member of ARC can read through the MRs looking for problems. All this is quite time consuming. It is essential for the homeowners to take the time to read through the appropriate Guidelines that address their specific project, and then follow through with what is required (highlighted in RED) at the bottom of each Guideline.

We understand that some of the requirements may be difficult to achieve (photos and plot plans, etc.), but ARC would appreciate your best efforts. Occasionally, we make exceptions, but in some cases, there is no way to approve an MR without the required information.

ARC makes every effort to gather the missing information between our Friday and Wednesday meetings so that the homeowner does not have to wait another two weeks or more for the next review cycle. One option for ARC is to return the deficient MR to the homeowner and simply state that it is missing some of the requirements, and for the homeowner to resubmit the MR for the next review cycle, which will delay the project.

ARC appreciates your cooperation in this matter.



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.

Continuing Reminder Assessment Account Balances

By Christine Hast, General Manager

In reviewing the Assessment income for Carolina Preserve, there were quite a few accounts that still forgot to add the \$5.00 increase in the first quarter.

The 2021 annual Assessments are:

- **Single Family Homes:**

Billing/Assessment Statement. **The 2021 annual assessment are: \$2,832.00 which is to be paid monthly in the amount of \$236.00 per month.**

- **Villa Homes:**

Billing /Assessment Statement. **The 2021 annual assessments are: \$3108.00 which is to be paid monthly in the amount of \$259.00 per month.**

If you pay through your bank, please contact them to ensure they are sending the correct amount.

If you send a check to the lock box, please make sure to submit the correct amount due.

If you have Auto draft through Kuester – sit back and relax, Kuester has made the change for you.

To sign up for Kuester Auto draft please click on the Kuester logo and complete the form.



If you have any questions about your account, please email me at Christine@kuester.com. I can email you a copy of your current account ledger for your balance.

As a reminder, the auto draft option saves the HOA \$1.39 per month per owner to mail statements or monthly delinquency reminders.

Web-Site Registration

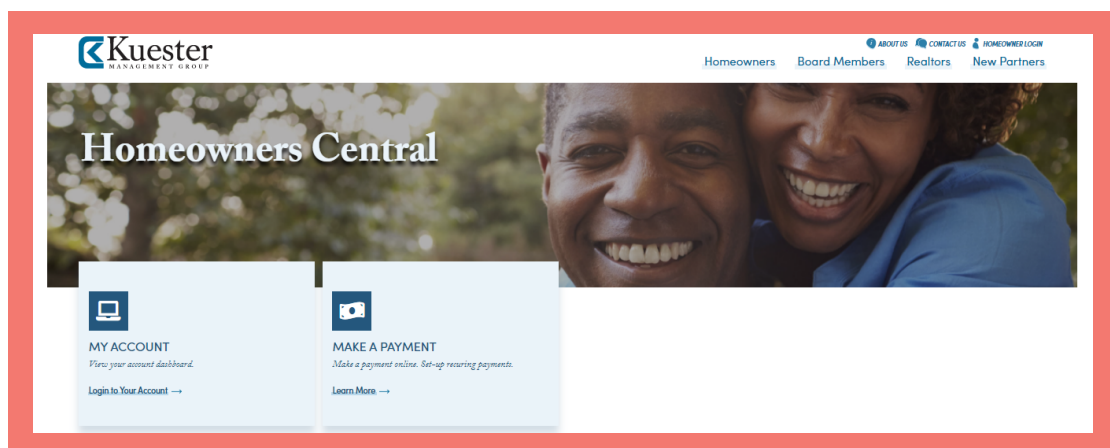
If you have not already done so, please take a few minutes to register your account on the Kuester website by visiting www.kuester.com. To register, simply click the “Homeowner Login” tab located in the upper right corner of the screen and then click the brown “register” button in the right top hand corner of the screen that opens. Once your information has been validated in our system you will be able to access your account information online 24/7. By registering you will also ensure that you receive important community e-mails that the Board and Kuester periodically send out to the community regarding community events and news.

Questions/Concerns

Email: support@kuester.com

Phone: (888) 600-5044

Business Hours: 8:30 am to 5:00 pm Monday through Thursday,
8:30 am to 12:30 pm Friday



2021 Committees

Architectural Review Advisory Committee

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

Board Liaison: John Siciliano | Staff Liaison: Robert Hamilton

Club & Group Advisory Committee

Wanda Abel | Karen Baker | Vic Buenconsejo |
Judith Dorezas | Joel Glassman | Cynthia Jackson |
Linda Laurich | Marie Millazzo | Paulette Shekell

Board Liaison: Robert Griffith | Staff Liaison: Mary Gallagher, Deborah Badger

Finance Advisory Committee

Melva Brown | Kathy McCone Dunn | Steve Harrison |
Dennis Hefner | Bill Lazcano | Paul Wolf

Board Liaison: Chet Sadosky | Staff Liaison: Christine Hast

Information Technology Advisory Committee

Jean Curtin | Dennis Curtin | Mel Kosmin |
Amy Levine | John J Stolzenhalter | Robert Willenberg

Board Liaison: Margaret Horst | Staff Liaison: Mary Gallagher, Deborah Badger

Lifestyle Advisory Committee

Dennis Curtin | Jeff Diton | Cathy Gottesman |
Glenn Hains | Genie Lazcano | Antonia Pinckney |
Sharon Valvona | Lynnette Womble

Board Liaison: Jill Poston | Staff Liaison: Deborah Badger

2021 Board

Tom Crotty
President

Carole Katz
Vice President

Margaret Horst
Secretary

Chet Sadosky
Treasurer

Robert Griffith
Member at Large

John Siciliano
Member at Large

Jill Poston
Member at Large

Mark Your Calendar

HOA Board Meeting
April 20 | 10:15am

HOA Board Meeting
May 18 | 10:15am



All meetings are held online
via GoToWebinar