

JUNE 2021 ISSUE XIX

CAROLINA PRESERVE

HOA NEWS

INSIDE THIS MONTH'S ISSUE:

Hello Again 1
HOA President's Comments 2 - 3
Strategic Planning Results 4 - 9
CP Street Safety 10 - 12
Financials At A Glance 13
Treasurer's Comments 14
2021 Operations Forecast 15
Quarterly Community Board Mtg 16
Amberly: News You Can Use 17 - 19
ARC Makes It Easy For You 20
ARC Submissions 21
Covenant Compliance
& Inspections 22
Town of Cary Ordinances 23
HOA Assessments 24
Reunion Celebration 25 - 28
Committee Members 29
Board Members 30
Mark Your Calendar 30



REUNION CELEBRATION

It was so nice to see each other again
and meet new friends on Saturday, May 15th.

Hello again!





HOA President's Comments

by Tom Crotty



The May Reunion Celebration was a blast with over 200 people attending. It was well planned with plenty of seating, music, food and many new residents. It was great to see people and meet so many new residents. Bradford Hall is now fully open, but residents have been slow to return to using the facility. Those choosing to return are split 50-50 on wearing of masks. Many clubs and groups have been busy scheduling dates for activities for the months ahead.

Carolina Preserve continues to get recognition around the country for a high value community. The latest national Top 100 Most popular 55+ Communities has Carolina Preserve listed. The Board plans again to apply for the CAI Community of Excellence award the next time it is offered.

Resale of property within CP is in demand with some homes selling same day they hit the market and residents getting more than the asking price in many cases. North Carolina is attracting lots of people from the north east and mid-west. Then there was the Apple announcement which will also increase demand.

There are two significant issues that Carolina Preserve needs to deal with over the next eight months.

1. Within 2-3 months the Election Task Force will startup and their first task is looking for candidates to run for the Carolina Preserve Board of Directors. In 2021 two board members will be leaving the Board. Again in 2022 at least another two, maybe three Board members will be leaving the Board. The Board is made up of seven residents. I sincerely ask all residents to please consider serving on the Board. To help residents understand what the role and duties of being on the Board of Directions are the Board plans to hold an event during July for anyone seriously considering running. Details to follow. The size of the Board is important as with seven members the workload is distributed, and we can take on Strategic Plan challenges, etc. If we do not get enough candidates to run, we will need to consider reducing the size of the Board from seven to five. This would not be an ideal size for a community as complex as Carolina Preserve and will force cutting back on things.

2. You do not find Del Web Carolina Arbors or Del Web Traditions Wake Forest or others on the US Top 100 Most Popular 55+ Communities. Yet, they are newer communities. Our prices have gone up substantially and homes are selling fast, even faster than some newer communities. Why? Carolina Preserve's secret weapon is our Strategic Planning efforts and a great Management Company. We started this process in 2017 just as our community was starting to age. The outcome has been a road map of changes, enhancements, and additions that has our community common areas, parks entrances, amenities and Bradford Hall all looking great. We even added a Pickleball and Shuffleboard amenity. All this was accomplished while maintaining a strong balance sheet and financial structure to ensure success. Congratulations to everyone because it included hundreds of resident's time and efforts. In early 2022 we will initiate our next Strategic Planning focus groups to determine what as a community we want to accomplish over the next two years. The Board hopes many of the new residents will participate in these focus groups.

Click the link below to read 55Places "The 100 Most Popular 55+ Communities of 2021"



Results of Carolina Preserve Strategic Planning Efforts

As our community started to reach its 10th anniversary (in 2016-17) it started to show signs of aging everywhere. Both Bradford Hall and all our common areas suddenly looked drab. Bradford Hall went through an extensive redecorating and looks great. Our common areas took much longer to revitalize as they were run down, with dead plants and trees, erosion, drainage issues, faded colors, cracked concrete, etc. Our entrances were out of our control at that time as they were managed by Amberly Master whose landscaper had allowed a few entrances to badly deteriorate. Now they are under the control of Carolina Preserve.

In 2017 thanks to our Strategic Planning efforts, smart financial management, our General Manager and Kuester Staff, the BODs and the efforts of hundreds of Carolina Preserve resident volunteers over the past four-plus years we have completed numerous improvements and enhancements to our common areas throughout our community. We have even added a few new amenities.

These successes are captured in the following pictures. Enjoy and congratulations to the many, many volunteers who made this happen.

Lobby



Wall Street Room



Varsity





Entrances



The Gathering Place





Serenity

Fun & Fitness



Pickleball Courts



Beautification



Tower



Just a reminder for residents that below is a picture of the Pavilion planned for the pad next to the pool. We are actively working with Town of Cary to obtain all the permits necessary to start this project. We are still hoping for a 2021 completion.

Next Project . . .





Cars, Bicyclists and Pedestrians all must share the Carolina Preserve Streets

Over the past year our residents have taken to the outdoors and streets like never before. So have our neighbors in other Amberly communities. Almost any time of day you can find walkers, bicyclists, scooters (yes electric scooters), wheelchairs and cars - all on the streets and sidewalks of Carolina Preserve.

With many of our residents having received the COVID-19 vaccine there is now an increase in visitors and grandchildren in the neighborhood. I am sure this will continue during 2021 as families again visit grandparents they have not seen for a year.

All this means we all need to **Share the Streets of Carolina Preserve.**

Several residents have complained about people walking in the streets, cars speeding, people crossing in middle of streets, bicycles on sidewalks and riding side by side, and a few near misses with residents and cars, etc. Cars coasting through stop signs or in some cases not stopping at all is bad and must be stopped. With the CP streets so busy we need to slow down and watch out for people and bicyclists.

The Board and GM are asking drivers to please slow down. No one wants to see any accidents and residents injured. The Board and GM do not want to request police set up speed traps or catch people running stop signs, but we need everyone's cooperation to keep our streets safe.

So here are some simple safety tips.

Pedestrian Safety Tips

1. Walk on sidewalks whenever they are available.
2. If there is no sidewalk, walk facing traffic and as far from traffic as possible.
3. Always keep alert; don't be distracted by electronic devices that take your eyes (and ears) off the road.
4. Whenever possible, cross streets at crosswalks or intersections, where drivers expect pedestrians. Look for cars in all directions, including those turning left or right.
5. Never assume a driver sees you. Make eye contact with drivers as they approach to make sure you are seen.
6. Always be visible. Wear bright clothing during the day, and wear reflective materials or use a flashlight at night.
7. Watch for cars entering or exiting driveways or backing up in parking lots.
8. Avoid alcohol and drugs when walking; they impair your abilities and your judgment.



Driving Safety Tips

1. Look out for pedestrians everywhere, always. Safety is a shared responsibility.
2. Use extra caution when driving in hard-to-see conditions, such as nighttime or bad weather.
3. Slow down and be prepared to stop when turning or otherwise entering a crosswalk.
4. Yield to pedestrians in crosswalks and stop well back from the crosswalk to give other vehicles an opportunity to see the crossing pedestrians so they can stop too.
5. Never drive under the influence of alcohol and/or drugs.
6. Follow the speed limit, especially around people on the street.
7. Obey stop signs.



Bicyclists Safety Tips

1. Follow the rules of the road. Bicyclists must follow the same rules as motorists.
2. Ride single file in the direction of traffic.
3. Do NOT ride on the sidewalks; if you must, Cary ordinances require that you yield to pedestrians.
4. Look out for pedestrians everywhere, always. Safety is a shared responsibility.
5. Use hand signals when turning



The Bradford Hall Parking Lot

Finally, Bradford Hall is now open again. This means lots of cars once again in the parking lot. Before the pandemic we had a bad track record of one to two accidents per month in our parking lots. Also, some of these were hit and run accidents. This must improve. Please be careful parking. Also, be aware our Bradford Hall parking lot now has cameras. So, if you have a mishap in the parking lot please report it to the front desk or the police just might come knocking.



2021 Financials at A Glance

Operations (\$000)

	April Year To Date			Full Year
	Actuals	Plan	B / (W) Plan	Plan
Income	\$1,339	\$1,328	\$11	\$4,035
Uses				
Reserves	\$243	\$243	\$0	\$619
Expenses	\$1,060	\$1,075	\$15	\$3,364
Net	\$36	\$10	\$26	\$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 Final	\$938	\$286	\$86	\$40	\$772
Contributions	\$157	\$5	\$82	\$0	\$0
Interest	\$3	\$1	\$0	\$0	\$0
Expenses	\$134	\$0	\$44	\$0	\$0
BH Tower	\$98	\$0	\$0	\$0	\$209
4/30/2021	\$866	\$292	\$124	\$ 40	\$563

Bradford Hall Tower Project: To date expenses: \$450k; Total plan: \$640k

By Chet Sadosky, HOA Treasurer



Treasurer's Comments

By Chet Sadosky, HOA Treasurer

April year to date Operations financials has a \$36k surplus which is \$26k better than plan. Please note that the 2021 plan is to have a \$52k surplus by year end to begin repaying the Operating Contingency for funds borrowed for the Bradford Hall tower project.

April year to date income of \$1,339k is 11k better than plan due to higher resale fees. We have had 24 resales versus a plan of 18 and \$1410 per sales versus a plan of \$1300. Contributions to our four reserve accounts are at the plan levels of \$243k.

Operating expenses of \$1,060k are \$15k better than plan. There are many positive and negative variances among the 70 expense accounts with the following being the major items:

- Bradford Hall utilities of \$40k are \$20k less than plan
- Labor expenses of \$165k are \$7k better than plan
- Legal fees of \$18k are \$13k higher than plan and will exceed the full year plan
- All other accounts amount to \$1k better than plan

The April Bradford Hall Tower project to date expenses are \$450k. We paid an additional \$101k to Gurkin in early May. We anticipate a couple of additional invoices for a total of \$45k-\$50k to complete the project.



2021 Operations Forecast

By Chet Sadosky, HOA Treasurer

The Finance Committee, General Manager and I have completed a forecast for 2021 Operations. Please note that this forecast is based on four months of actuals and a detailed review of all accounts to determine future spending based on what we know today. The forecast will always be presented as a range since there are so many variables impacting full year spending. Here is the forecast:

2021 Operations Forecast			
	Plan	Forecast	B/(W) Plan
Income	\$4,035	\$4,040 - \$4,050	\$5 - \$15
Uses			
Reserves	\$619	\$619	\$0
Expenses	\$3,364	\$3,345 - \$3,365	(\$1) - \$19
Net	\$52	\$56 - \$86	\$4 - \$34
Note			
B/(W) plan means:			
B is positive: higher income or lower expenses			
(W) is negative: lower income or higher expenses			

The full year forecast is to have a surplus that is at least slightly greater than plan. The greater surplus means that we will repay the Operating Contingency more than we had planned for the funds borrowed for the Bradford Hall Tower project.

The next forecast will be developed based on June actuals and will be published in the August newsletter.



Quarterly Community Board Meeting

Monday, June 14th | 6:30 pm

CP HOA Quarterly Community Board Meetings are for the Board, General Manager and Committees to present current issues of Carolina Preserve and review accomplishments to date. Residents are welcome to attend these sessions as observers and ask questions during the Q&A. 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@cpamemberly.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:

Quarterly Community Board Meeting on June 14, 2021 6:30 PM EST at:

Register Here
for June 14



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





Amberly: News You Can Use

By Carole Katz, HOA Board Liaison to Amberly

All Carolina Preserve residents are resident members of Amberly. As you know, we can take advantage of all Amberly amenities and the Residents' Club. Amberly residents, excluding Carolina Preserve, cannot use any of Carolina Preserve's facilities or amenities. However, to take advantage of Amberly, you must get an Amberly ID at the Residents' Club for a one - time \$10 per person fee. (This is NOT your Bradford Hall ID.) Bring proof of residency, preferably a closing statement, to the Residents' Club. If you have not been to the Residents' Club since January and gotten a new photo, you need to get one. (Old photos have not transferred with new system installations earlier this year). You can call in advance to make an appointment, but it takes just a few minutes. (See the May HOA newsletter or contact/visit the Residents' Club for details about the Amberly website, setting up an account to get email blasts from Amberly, setting up a MindBody account to register for events, classes, etc. and more.)

Amberly Residents' Club: 919-461-2352. General information is available on the website directly accessible from CP's home page. (Go to the blue ribbon and click community; scroll to Amberly Community Website.)



New Guest Policies - Effective Immediately

NOTE: Grandchildren, age 2 and up, of Carolina Preserve are considered “guests” and may use Amberly facilities and participate in programs consistent with guest policies.

Securing your guest passes is best done via the Amberly website and your MindBody account. This saves everyone—you, your guests, and staff, time. If you have your Amberly and MindBody accounts, and already get emails from Amberly, the following information is a reminder.

HOW TO SECURE GUEST PASSES ONLINE:

1. Log into your Mind Body Account
2. Click on the "Online Store" tab
3. Click on "Services"
4. Open the drop down menu for "What kind of Series or Membership would you like?" and choose Guest Pass
5. Select the line with the correct number of guests (1-4)
6. Complete your order (there will be no charge assessed)

Amberly Pool - The Amberly pool is now open without restrictions; reservations are not required. The above process is the best way to secure guest passes for the pool.

- All resident members receive 30 complimentary guest passes (these are not physical passes but are debited upon check-in at the Residents' Club)
- You can use up to 5 guest passes per day on weekdays; 4 passes per day on weekends. Once your 30 pass allotment is used, you may purchase additional passes at \$5 per day per pass (within the above limitations).
- NO guests are permitted on Memorial Day, July 4th, and Labor Day holidays.



For Free and Paid Classes, Events and Programs

Resident Members shall receive priority registration for programming (both paid and free) for a finite time period. If spots are available after the member sign-up period has closed, members are permitted to invite guests, provided they pay the guest rate to attend the event.

Summer Camp and the Swim Team each have their own participant policies.

Swim Team registration has already closed for the season. You can contact the Residents' Club to determine if any space remains in any of the summer camp sessions for your grandchildren.

All persons 12 and over who have been vaccinated for COVID-19 are not required to wear a mask while in the Clubhouse. Of course continuing to wear a mask is an option.

Expanding the Wellness Program

Water Aerobics - starting NOW! is being offered four days a week for four weeks (16, 50 minute classes) as follows:

- Monday, Tuesday and Friday at 9 am; Saturday at 10 am
 - Tuesday classes will switch to Aqua Zumba on Tuesday June 15.
- Cost: passes are available via the Amberly website or at the Residents' Club for \$4 per day, 10 class passes for \$30, or unlimited for the month, for \$40.

Stay tuned - Amberly will continue to offer the approximately 25 free classes per week for resident members. In addition, staff is looking to augment these classes with additional and specialty classes for a nominal fee, most likely starting around September. 1.

Again, the best way to be on top of Amberly's offerings is to establish your Amberly website and MindBody accounts.



ARC Makes it Easy For You

By Ken Merten, Architectural Review Committee

Beginning May 20, the newest version of the Design Guidelines (8.0) will be in effect after Board approval on April 20. ARC has spent considerable time reviewing the Design Guidelines in an effort to make them more user friendly, as well as correcting numerous minor errors. There are 75 changes/additions/corrections to the Guidelines, including five new Fast Tracks: Window Shutters; Street Trees; Patio and Porch Railings; Roof Shingle Replacement; and Deck Railings.

We changed “Street Trees” from a Modification Request to a Fast Track, plus the section was revised to include a full list of the trees approved by the Town of Cary. We also amended “Edging” to allow an increase in the height of the edging bricks around mulch beds and tree rings. In addition, we addressed the conflicting information regarding replacement or painting of front doors so that the Guideline now corresponds to what Pulte installed in our homes.

Another change was to “Common Area Plantings” which had to be modified because of concerns brought to our attention by the Town of Cary. Previously, the disbanded Landscape Committee as well as ARC, had allowed homeowners to landscape adjoining HOA property with the requirement to keep up the maintenance. However, new landscaping in common areas is no longer permitted, but continued maintenance by homeowners for existing areas is “grandfathered”.

At the request of the HOA Board, ARC also reviewed, modified and updated the “Decorative Components” section of the Guidelines. These changes should assist with the clarification and better understanding of this section.

ARC also removed some of the “MR Requirements” (e.g., plot plan) for a few of the Guidelines that were simply not necessary to evaluate and understand the scope of the MR.

While the Design Guidelines remain rather extensive, taking the time to look for the elements pertaining to your project will help ARC expedite your MR in a timely way. If questions remain after reading the Guidelines, that’s the time to email ARC for assistance.

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.

Covenant Compliance Inspections of the Community

By Christine Hast, General Manager

Covenant Inspections are done by onsite Kuester staff on a regular basis. All homeowners are responsible for maintaining the appearance of the exterior of your home. This means the structure, grass, trees, bushes, driveways, walkways, lights, house numbers, windows, shutters, railings, fences, mailbox numbers, garage doors, etc. There is an agreement in the Governing Documents, called the Protective Covenants each owner signed when they purchased the home. They are also outlined in the Designed Guidelines. All available on the Carolina Preserve website under Governing Documents.

In doing inspections, whether staff observes it, or it is brought to our attention and the staff follows up to verifies it, the homeowner is notified to bring the infraction into compliance. These are the specifics that are examined:

Dead or missing grass. Dead trees or shrubs. Trees that have been topped. missing street tree. dead plants. (Replacement of grass, trees or shrubs is not the responsibility of the landscaper) rusted mailboxes. Mold or mildew on the sides of homes. Stored items on the side of the home. Excessive garden décor in the mulch beds, front and back. vendor signs, flags other than those specified.

If a concern is brought to our attention by another neighbor or homeowner, it becomes an issue between the HOA and the homeowner and not any other member. All violations issued are a private issue between the HOA and homeowner.

Keep in mind that when a violation is reported, the owner has several days to correct the issue, or call the onsite Kuester staff to discuss their plan of action. Some corrections mail boxes, landscaping, power washing, etc. involve contractors and must be scheduled which adds more time to comply. Also important is to give some thought before you report it to the management staff, that maybe the homeowner might have a major health issue, has been in the hospital, the home is in the Estate process because of the death of the owner, the owner has had to move to an extended care facility, the home is being sold, and other events which preclude them in bringing the item into compliance immediately. We would extend the same courtesy to all owners should they contact us. Or, here's a thought, talk to the owner – your neighbor - to see if you can lend a hand!

On the whole, we receive many compliments from realtors and prospective buyers that Carolina Preserve is one of the most well-kept Communities they have visited. But it is up to every homeowner to do their part in maintaining the appearance of their yard and home on an ongoing basis and not wait until you receive a violation!

Some Fun Facts of the Town of Cary

By Christine Hast, General Manager

Many calls, emails and complaints come into Bradford Hall on a daily basis. Two of the main complaints or inquiries are regarding Noise and Pets.

DIVISION 2. NOISE

(16) Construction Work. Performing construction work or operating construction machinery Monday through Friday between the hours of 7:00 a.m. and 6:00 p.m. or between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays and holidays which are observed by the state.

If you hire a personal contractor to work around your home, please remind them of the Noise ordinance.

Just as a side note, with the homes in the community in close proximity of each other, please be aware of the level of your music if you are enjoying sitting on your back patio or do not be timid to ask your neighbor to turn it down.

ANIMALS

Sec. 6-64. Defecation on streets and private property. (a) Public property. It shall be unlawful for the owner of any animal to fail or refuse to remove feces deposited by the animal on any street, sidewalk, park or other publicly-owned area. (b) Private property. It shall be unlawful for the owner of any animal to fail or refuse to remove feces deposited by the animal on any private property.

Sec. 6-65. Domestic animals at large. It is unlawful for the owner of any domestic animal to allow such animal to be at large in the town or on any town property except that dogs may be unleashed in approved, designated areas inside Town of Cary Dog Parks.



Like A Broken Record Assessment Account Balances & Delinquencies

By Christine Hast, General Manager

We are now going into our sixth month of the year and some owners still have not caught up with the change for the 2021 assessments or have not paid the late fees that have accrued. Because notices have been sent for the last six months and reminders have been included in the HOA Board newsletter and delinquencies have been discussed at each open working meeting, any late fees that have accrued on your account will not be waived.

Assessments are due on the 1st of each month. Late fees and interest are applied on the 15th of each month and reminder notices are sent to the owners. Also keep in mind, for every delinquency notice or statement mailed the HOA is charged \$1.30.

If you have any questions or concerns, please contact Kuester support directly.

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



Reunion Celebration

Saturday, May 15, 2021

CP shines because of Volunteers



Arrival down the Zen Path



We pulled together through tough times and now it's time to celebrate!



Gathering on the Lawn



Some Fun & Games



Party on the Helipad



Missed You, Mean It



Let's Dance



And Enjoy the Company



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 | 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

Quarterly Community
Board Meeting
June 14 | 6:30pm
GoTo Webinar

HOA Open Working
Board Meeting
July 20 | 10:15am
Bradford Hall