

MAY 2021 ISSUE XVIII

# CAROLINA PRESERVE

HOA NEWS

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## TOWER

After six arduous months, the tower is close to completion and looks like a modern beacon for many years to come.





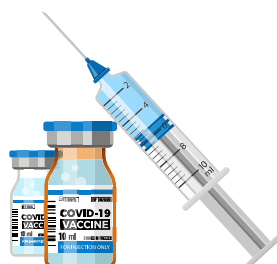
# HOA President's Comments

*by Tom Crotty*



The North Carolina spring weather has arrived, and residents are getting outdoors and enjoying the community amenities. The Carolina Preserve Board and GM would like nothing better than to return all Carolina Preserve operations to normal for Bradford Hall and all amenities. On April 28, 2021, North Carolina Governor Roy Cooper said that, with increasing vaccinations and ongoing work to slow the spread of COVID-19, he anticipates the state might be able to lift all mandatory social distancing, capacity and mass gathering restrictions by June 1, 2021.

The mask mandate may be lifted entirely, Cooper said, when the state reaches the vaccination goal of two-thirds of NC residents receiving at least one shot of the vaccine and if COVID-19 metrics remain stable. "With at least two-thirds of adults vaccinated, our public health experts believe we'll have enough protection across our communities to be able to live more safely with this virus and begin to put the pandemic behind us," Cooper said. As of April 28, roughly 49% of adults have received at least one vaccine. Just over one-third, 39.2%, of adults are fully vaccinated against COVID-19.



In the meantime, for the month of May, Governor Cooper has relaxed the mandatory mask and social distancing requirements for outdoor events. The General Manager describes what this means for the Outdoor Pool opening in this eNewsletter.

### Special Event in May

On May 15, the Lifestyle Team is sponsoring a Carolina Preserve reunion event. This event is to allow residents to get out and reacquaint ourselves with our neighbors and meet some of the hundreds of new Carolina Preserve residents. Help us all celebrate being part of our great community as we celebrate overcoming some big challenges we all faced in 2020 that are now in our rear-view mirror. This event will have music and food for a modest fee because the HOA Board is subsidizing this celebration event. So plan to come out and have some fun.





## Status of Bradford Hall Tower Project

*By John Siciliano, HOA Board*

As I mentioned in last month's Newsletter, our architect gave us a solid tower design which has proven free of any significant issues or engineering changes. He also helped us select a general contractor who has executed his design flawlessly. All of this has helped us stay on budget.

The saga of our problem plagued original tower really became serious several years ago, but in 2020 the need for a solution became more urgent. The HOA Board and the Kuester management team engaged an architect and asked for a proposal on how to fix our tower. His efforts yielded several options and we, the Board, established a "Tower Task Force" (composed of CP residents) to study the proposals and select the best option.



After considerable discussion and revision of the proposals, we selected the "re-clad" option. This fix called for the failing outer surfaces of the tower (windows, siding, roof) to be removed and replaced with much improved commercial grade materials.



Once a final design was agreed upon, we worked with our architect to select a contractor who could execute his design. After multiple meetings with our architect, the contractor, and the HOA board, we agreed on a final cost and signed a contract in November of 2020.

Our HOA board treasurer, Chet Sadosky, has been keeping the community apprised of the progress on the tower from a financial aspect. When the contract was signed in November, Chet reviewed the proposed costs and he suggested we budget contingency funds above and beyond the contracted cost.

When work began Chet estimated a final cost of approximately \$640,000 (including the contingency) and now, with only a few weeks of “clean-up” effort left on our tower project, I am happy to report that the final cost of our new tower met our contracted cost without having to use any of our contingency!

From the beginning, every effort was made to ensure that the look of the new tower would closely match that of the old tower and that of Bradford Hall itself. We considered colors, type of materials and the overall proportions of the new design. In addition to the aesthetics, we also demanded the highest standards of design and testing for our new tower.

Both the new windows and the siding materials used on the tower were subjected to extensive water spray testing to insure there were no leaks. Our contractor’s workmanship as well as all materials have extensive warranties.

I would like to thank our architect (Steve Hall) and our contractor (James Gurkin) for their professionalism and their hard work. And I want to thank our residents for their patience while the tower project unfolded at Bradford Hall.

Our new tower is an attractive and secure addition to our clubhouse.



# Carolina Preserve Park Task Force Updates

Spring cleaning means all the Carolina Preserve common areas have been power washed. This includes entrance monuments, park structures, Bradford Hall, pool area, etc.

The parks are also getting the Spring attention planned now that the weather has improved. Hansley Landscaping has started sprucing up the parks, removing dead or dying shrubs, pruning, and planting some flowers. They installed the pavers at the pickleball courts and did the landscape work and will be starting work in Fun & Fitness park in early May. The fountains will be returned to Serenity park along with some new flowers.

The Gathering Place on Arvada now has two shuffleboard courts and two new Forever Redwood Swings. The Swings have been extremely popular with requests for more Swings in other parks. The Board is considering this request.



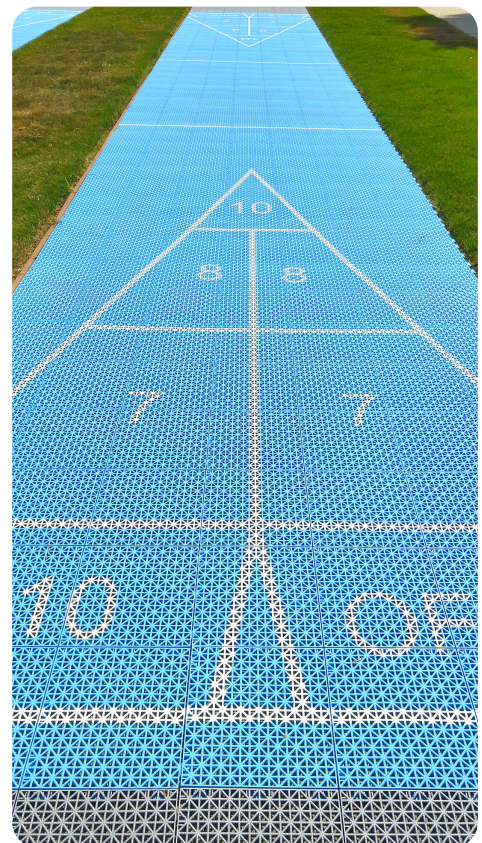
In May, two parks will be finished - The Gathering Place and Fun & Fitness with two picnic tables for Fun & Fitness. This leaves the excessively big challenges addressing all the areas around Bradford Hall. The Task Force plans are being executed for this area. The outdoor pool area has had extensive landscaping changes, been power washed, all new furniture, a clock added and umbrellas.

The pool and the Bradford Hall veranda each have five new tables and chairs and soon umbrellas.

The Helipad Pavilion project is awaiting Town of Cary approval of the documents submitted by our architect in April. We hope to get some feedback in May.

Spring planting season is coming to an end in May. Many additional plantings are still planned in the many common areas around the community but these will now get done in the Fall.

**Special thanks to Tony Gott and his team of volunteers (Bob Benson, John Hauss, Jim Hutchinson, Dick Perkins, John Siciliano, John Uthlaut). These young men constructed the swings and assembled the Shuffleboard courts.**



# HOA Board's Communication with Residents & Resident Communications with the Board

## We do not read or respond to Message Board Posts

The Carolina Preserve Board and General Manager take their responsibilities to govern and maintain our community seriously. We also try awfully hard to keep all residents informed about what is happening and what future plans look like.

Over the past four years the Carolina Preserve Board has tried several means to communicate information to our residents. Email communication has not been effective as a low percentage of residents actually read the emails. However, the monthly HOA Newsletter started in December 2019 and published the first of every month has proven to be the most accepted and effective form of communication. The format of articles and pictures allow the Board and General Manager to address a wide range of timely subjects that have importance for our residents and community.

Carolina Preserve has a little over 2200 residents. The monthly newsletter is widely read as the statistics for number of reads show below.

January 2020	1129		September 2020	1313
February 2020	1164		October 2020	1101
March 2020	966		November 2020	1107
April 2020	1397		December 2020	1154
May 2020	1498		January 2021	1027
June 2020	1250		February 2021	1173
July 2020	1433		March 2021	1284
August 2020	1141		April 2021	1124

It takes considerable time and effort each month by the Board, GM, Board Committees and Kuester staff to create the articles, pictures and plan the format for the newsletter. Deborah Badger is our designer for each issue's layout and has done a great job. Overall, residents have appreciated the articles and details into what the Board and GM are planning. Also, these eNewsletters are archived on the web for easy reference.



The Board also publishes a monthly agenda for the Board Open Meeting and produces minutes from each meeting. These minutes are available on the ClubExpress website.

With the COVID-19 Pandemic in 2020, like everyone else, the Board for safety reasons went virtual. We also introduced webinars for residents to stay informed, hold Board elections, conduct the annual meeting and ask questions.

Starting in 2021 the HOA licensed software that now allows our meetings (Board meetings, community meetings, etc.) to be held as virtual webinars. We once again can invite residents to participate and ask questions at these virtual meetings. After these meetings, all the questions and answers get documented and made available to all residents.

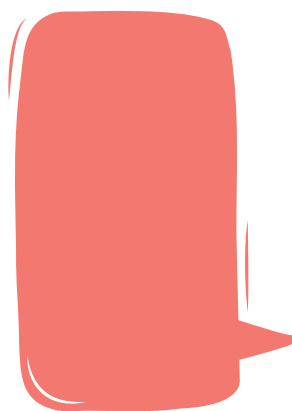
### How can residents Communicate with the Board?

Any resident can send a message to the Board at [HOA.Board@cpamberly.net](mailto:HOA.Board@cpamberly.net) at any time, and the Board will respond with an answer. In addition, the Board takes questions at our monthly Open Board meetings and provides answers. Starting in February 2021 the Board included an agenda item to share resident questions sent to the board over the previous month at these Open Board meeting. This Q&A is also documented in the meeting minutes. This practice will continue. Finally, at Board Community meetings the Board also takes resident questions and provides answers.

Before the COVID-19 pandemic the Board would annually hold Town Hall type meetings during the year. These meetings involved subject matter experts and allowed a healthy discussion between the Board and residents on different subjects. For example, prior to the COVID-19 pandemic we held Town Hall meetings on the shade tolerant Zoysia Grass, Villa Roofs, and more. These Town Hall Meetings will start again once the restrictions for the pandemic are fully lifted.

The Board can answer most questions immediately, but some questions are complex and require research or in some cases legal advice. Those questions will be answered as timely as possible. Please remember the Board members are Carolina Preserve residents and lead busy retirement lives and some still have paying jobs while volunteering time for the Board. The Board tries to respond to questions timely, but many times key Board members are just not available. Therefore, the Board asks residents to be patient if the response takes a few days.

Please note that most Board members do not read the message boards and we never respond to anything on the message boards. So, if a resident has a question you want answered by the Board, send it to [HOA.Board@cpamberly.net](mailto:HOA.Board@cpamberly.net)



# 2021 Financials at A Glance

## Operations (\$000)

	March Year To Date			Full Year
	Actuals	Plan	B / (W) Plan	Plan
Income	\$997	\$995	\$2	\$4,035
Uses				
Reserves	\$200	\$200	\$0	\$619
Expenses	\$787	\$786	(\$1)	\$3,364
Net	\$10	\$9	\$1	\$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	\$117	\$5	\$78	\$0	\$0
Interest	\$3	\$1	\$0	\$0	\$0
Expenses	\$78	\$0	\$32	\$0	\$0
BH Tower	\$98	\$0	\$0	\$0	\$98
3/31/2021	\$882	\$292	\$132	\$ 40	\$688

Bradford Hall Tower Project: March to date expenses: \$339k; Total plan: \$640k

By Chet Sadosky, HOA Treasurer



# Treasurer's Comments

*By Chet Sadosky, HOA Treasurer*

March year to date Operations has a \$10k surplus, which is \$1k 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 BH tower project.

March year to date income of \$997k is \$2k better than plan primarily due to higher resale fees. Contributions to our four reserve accounts are at the plan levels of \$200k.

Operating expenses of \$787k are now just \$1k greater than plan. The expense calendarization variances that we were showing for the last two months have been significantly reduced. However, looking at the 70 expense accounts, there are many positive and negative variances that indicate full year spending for those accounts will be different than plan. The following are a couple examples:

- Bradford Hall utilities of \$27k are \$14k less than plan which should mean a full year savings.
- Legal fees of \$13k are \$10k higher than plan and will exceed the full year plan.
- Storm water operation expenses of \$20k are \$6k greater than plan and will probably result in greater than plan full year spending.

The March Bradford Hall Tower project to date expenses are \$339k. In mid April, we paid an additional \$110k to Gurkin, our general contractor. A meeting held on April 15th with Gurkin and our architect indicates that we will meet or beat the total project plan of \$640k.

In next month's Board Newsletter, we will provide the first full year forecast.



# HOA Legal Fees

By Chet Sadosky, HOA Treasurer

There have been a number of emails to the Board concerning legal fees so this article will provide some context and details. First, CP annual legal fees have varied over the last 5 years:

2017 Actuals	2018 Actuals	2019 Actuals	2020 Actuals	2021 Plan
\$13,967	\$22,494	\$9,801	\$15,635	\$12,000

2021 spending to date, including the invoice paid in early April which will be reflected in April actuals, is \$17,718. Based on this year to date spend, the outlook for legal fees will be \$28,000 to \$32,000.

We have been billed 57.5 hours for work that Jordan Price, our legal firm, has performed for us so far this year. Their activities have been:

- First Board meeting of the year to review fiduciary obligations and Board training
- Amberly Master issues around entrances, signs and common area ownership
- Bradford Hall reopening issues
- Preparation and support for the March community meeting
- Board resolution for the definition of flags and political signs
- Liens and foreclosures
- Guidance on violations and review of the many resident emails concerning violations

The Board takes its fiduciary responsibility very seriously and will seek legal counsel for any issue that arises that has potential legal ramifications for the HOA. This is especially true when residents make the following statements:

- The Board is not following the laws of the State of North Carolina,
- The Board is violating the U.S. Constitution or the Fair Housing Act
- Homeowner threatens litigation against the HOA.

These are all triggers forcing the board to seek legal guidance to avoid any potential liability to the HOA.



# Open Working Board Meeting

## Tuesday, May 18th | 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](mailto: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.

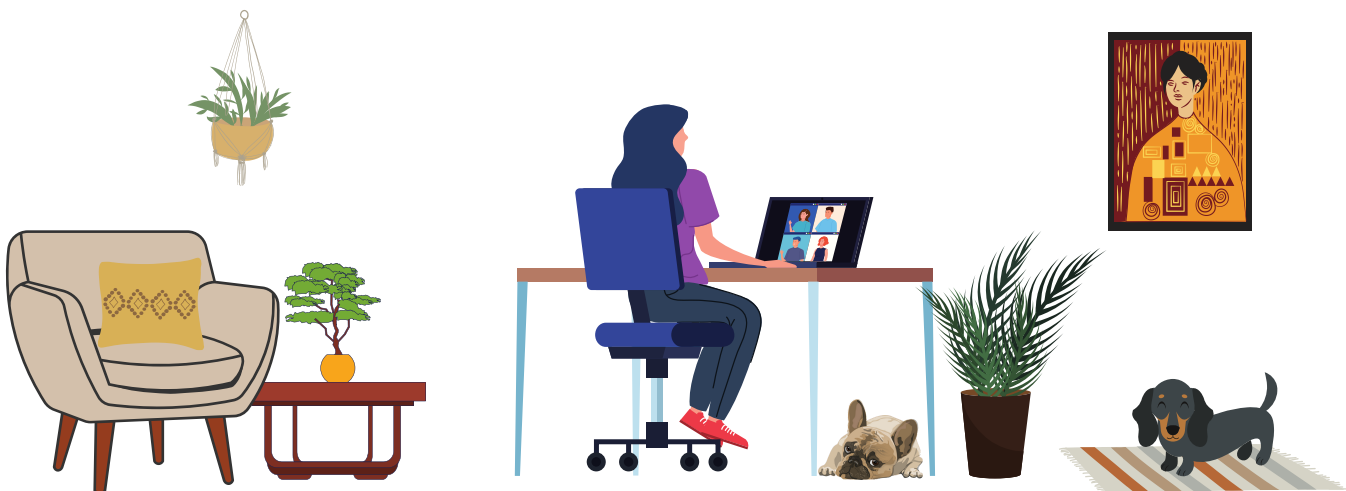
Please register for the:

HOA Open Working Board Meeting on May 18, 2021 10:15 AM EST at:

**Register Here**  
for May 18



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*

Sixteen percent of Carolina Preserve's (CP) total operating expense go to the Amberly master association. That's \$33.28, or more than 9%, of each household's monthly dues. We pay 64% of the \$52 that the other Amberly communities pay, so it's a good deal, but it's best if you take advantage of the amenities offered! A sampling of amenities at Amberly include free exercise classes (virtual and live), various lectures, and clubs. The children's playground area is great for those visiting grandchildren. Swim season will soon be upon us and the Amberly outdoor pools are major benefits for CP residents. A new Operations Manager/ Wellness and Fitness Director, Jennifer Wrigley, has joined the staff and is very interested in expanding programs to meet the broader demographics within Amberly. Coming from Carolina Arbors, she has expressed a keen interest in meeting more needs of senior residents. Good for us!

To take advantage of the Amberly amenities, here's what you need to know-

- If you haven't already done so, get your ID tag(s). Bring proof of your CP residency to the Residence Club's (RC) front desk. A closing statement and utility bill should do but you can call to confirm what will be accepted (919-461-2352). There is a one-time \$10 fee for each resident.

- Already have a tag? You must still update your information. Amberly has implemented a new system at the front desk this past January. All photos prior to that could not be ported to the new system. A new photo and any new household information must be updated. It takes just a minute. You can call ahead to make an appointment at the RC front desk or stop in.
- How can you get information about any “happenings” and answers to many questions? Log on to the CP website home page. On the blue ribbon, place your cursor over “Community”. In the drop down menu, click on “Amberly Community Website”. For more information and to receive periodic emails about events and news, go to the Amberly website and click on “for residents” and register with a new user name and password.
- How do you register for events, make reservations and an appointment for the pool? This is a new system—using MindBody software. In addition to the above, you must create a MindBody account. (You must already have an account set up for the Amberly Master webpage described above.) Go to: <https://amberlymaster.nabrnetwork.com/site/1062/home.php>
- Then go to the MindBody login page. Click “need a new password” and enter your email address. MindBody will then send you an email authorizing you to create a password. You can use the same password as you did for the Amberly website but you must create this again, here. Once created you will be logged into the site.

Once done, it's easy!

Details for creating and using your MindBody account:

**CREATE MINDBODY ACCOUNT: Go to the Amberly website-**

<https://amberlymaster.nabrnetwork.com/site/1062/home.php>

- 1) Go to MindBody Login Page
- 2) Click "Need new password" highlighted in blue at the bottom
- 3) Enter your email address.
  - MindBody will send you an email to create a password
  - Once created you will be logged in to the site!

**MAKE A RESERVATION:**

- 1) Select "Reservations" tab at the top
- 2) Use the drop down menu at the top right of the page to select "class type".
- 3) View the reservation listings and click "Sign Up Now" to make a reservation!

**REGISTER FOR PROGRAMS:**

- 1) Select "Paid Programs" tab at the top
- 2) View Program Options
- 3) Click "Sign Up Now", then "Enroll", and "Checkout" Enter payment information and click "Place Order"

If you have any questions please contact [guestservices@amberlymaster.com](mailto:guestservices@amberlymaster.com)

Waivers- There are some new waivers required to be on file for Residence Club access, including the pool. The easiest way to complete these is to get them at the front desk next time you visit.

### **Pool season is upon us!**

- The pool at Amberly is scheduled to open on Monday, May 10. Detailed schedules and operating procedures are still being worked out at the time of this writing and all information is subject to change. Policies will be revisited monthly. Set up your accounts for Amberly and MindBody, noted above, to get the latest information and any changes.
- What is most likely to change from last year?
  - A MindBody account will be the new system used to set up an appointment at the pool
    - Upon arrival, you will select your dedicated seating area
    - Per CDC guidelines, masks must be worn when outside your dedicated seating area, except for when in the pool
  - Visitation times may be increased – both frequency of visits per week and length of each time slot
  - The pool capacity will be significantly increased over last year although still within COVID constraints
  - Attendance, COVID and the Governor's guidelines will be monitored, and policies will be revisited monthly, as appropriate

### **NO Guest Policy**

- Unfortunately, until there are positive changes from the Governor or CDC guidelines, the policies through May are straightforward "no guest" policies. A guest is any person who is not a member or current resident of Amberly. The no-guest policy is consistent with CP policies at this time as well as other NC HOA's. This applies to the pool for May. Watch for Amberly updates once you've registered on the website.

## **Summer Camp is Open to CP Grandchildren!**

- With the anticipated relaxation of mass gathering restrictions in June, summer camp which begins mid June will be open to CP grandchildren, space provided. Residents can enroll a maximum of two (2) extended family members for any summer camp session that has not reached capacity three weeks after the program was open to Amberly residents. The Amberly resident registration period has concluded and there is capacity remaining! **Effective May 1, 2021, you can sign up grandchildren for this paid program. Contact the Resident Club front desk for registration details.**

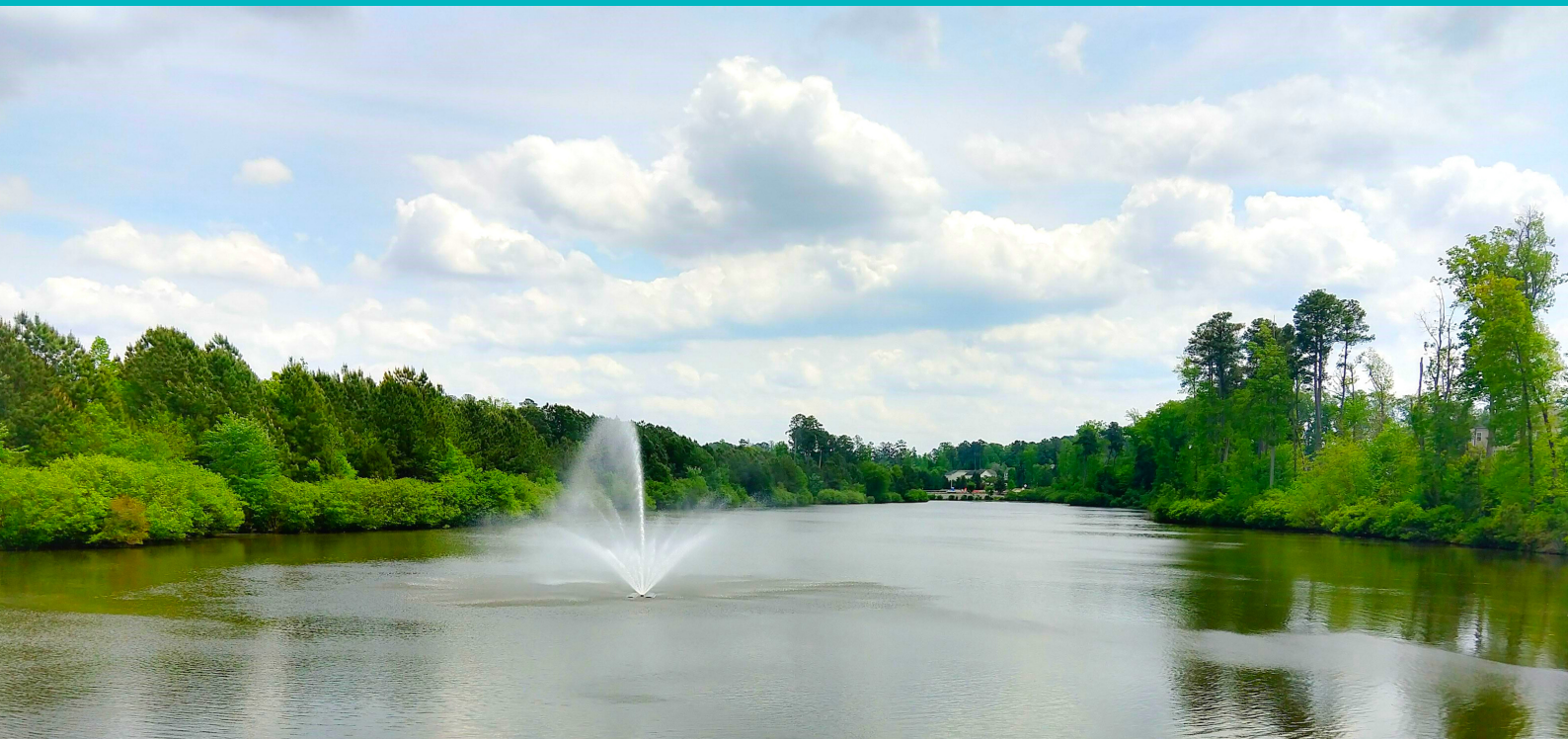
## **Other Amberly news**

- Renovations are underway to maximize fitness and other space requirements at the RC. Specifically, the sales office will be converted to a multipurpose room (incorporating the teen lounge, as well as providing additional space for club and group usage), and the teen lounge will be used to expand fitness center capacity (including strength training). Completion is expected by June 1st with no interruption of services
- Two new benches and doggy stations are on order for installation on the Lake Amberly trail, on the Waters Edge side.
- The broken bench on the Carolina Preserve side and concrete pad are being replaced.

**Have questions about the Amberly website and RC? Contact [guestservices@amberlymaster.com](mailto:guestservices@amberlymaster.com) or call the front desk at 919-461-2352.**

## **The Amberly Fountain is Back!**

For more information, see the corresponding article.



# Amberly Fountain is Back! What's Next?

*By Carole Katz\*, HOA Board Liaison to Amberly*

Before Thanksgiving, 2020 the Amberly Fountain went into failure mode. Again. With failures all too frequent, CP residents and the Board (we are residents too!) were understandably frustrated. Over the past few years, the fountain would fail as often as annually; 18-24 months at best.

In December, the then Amberly Master Board of Directors authorized the property manager to work on a fix. In January 2021, the new Board approved an invoice for repairs. This would require weeks of shipping the power unit to and from the repair center. It was estimated that the fountain would be back in operation in April, and potentially not until May.

A determined that the manufacturer's parts warranty was still in effect, significantly reduced the overall costs to Amberly. In addition, the labor for maintenance was shifted from the manufacturer, Dragonfly Ponds, to Stormworx, a firm with a much better track record. We are pleased that the maintenance of the Amberly fountain has been transferred to Harris Engineering/Stormworx and to see that the fountain is again operational as of late April.



View of the repaired Amberly fountain from the new Bradford Hall Tower!

### **Background and Concerns**

It is assumed Pulte and Amberly developers designed this pond for aeration to eliminate the many problems that come with standing, somewhat stagnant water. Aeration improves every aspect of the pond's water physically, chemically, and biologically. Aeration increases oxygen within the water column, which results in a wide variety of benefits. The most common being a noticeable reduction in algae blooms, fish kills, pond muck, excess nutrients, very bad odors, and insect breeding.

Over the summer months most water bodies become thermally stratified. Stratification is a natural process in which layers of water will form due to temperature changes from top to bottom. Stratification, though a natural process, can aggravate many adverse conditions in a pond. Stratification endangers the fish population as the pond may turn-over where the oxygen-deficient bottom layer flips with the top layer depriving the fish of needed oxygen exacerbating fish kill and a very smelly problem. Aeration breaks this dangerous cycle of stratification to lower nutrient levels and restores dissolved oxygen to levels safe for fish and other desirable organisms.

We recognize that the Amberly Lake is actually a huge storm water retention pond with a forebay and backbay. It will never be a beautiful "lake".

Nonetheless, the most current outage of the fountain occurred during cooler months but if it happened over the summer, we would be dealing with a very different set of possibly expensive issues and bugs.

## **Carolina Preserve's Board of Directors Want a More Proactive Approach**

The fountain adds value to Carolina Preserve, Waters Edge and Amberly in general. Thanks to Stormworx, it looks like we're out of the woods for now.

Still, the Carolina Preserve Board of Directors has concerns about the fountain given its history of breakdowns. Therefore, at the April 28 Amberly Board meeting, the CP Liaison proposed that Amberly Property Manager, supported by the Amberly Board of Directors, provide a proposal requesting a contingency plan for any future breakdowns.

Recommendations (noting budget considerations) to prolong the life of the fountain were included. Hopefully, time is now on our side and with better oversight and Stormworx as a partner, we can expect to enjoy those fountain views and contribute to protecting the environment.

The request for a contingency plan is now in the works. Status of this request will follow in May. We are hopeful that a contingency plan can be in place within 30-60 days thereafter.

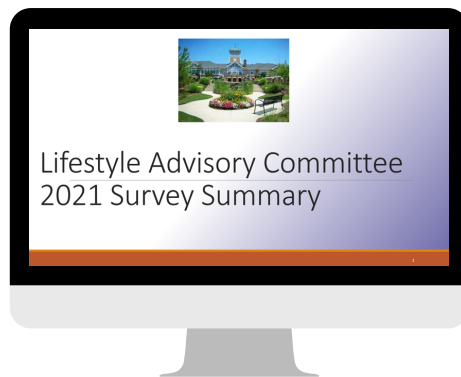
\*Special thanks to Tom Crotty and Christine Hast for their research and recommendations



# The Lifestyle Advisory Committee Biennial Survey Summary

*By Sharon Valvona & Genie Lazcano*  
*Lifestyle Advisory Sub-Committee*

The Lifestyle Advisory Committee (LAC) would again like to thank all the residents of Carolina Preserve who responded to the 2021 Lifestyle Survey. As mentioned in an earlier article, there were 437 responses. This accounts for almost 20% of the community and included a cross mix of new and veteran residents, as well as other demographics such as age, marital and working status. For interested residents, a detailed PowerPoint summary of the results is available on the CP website.

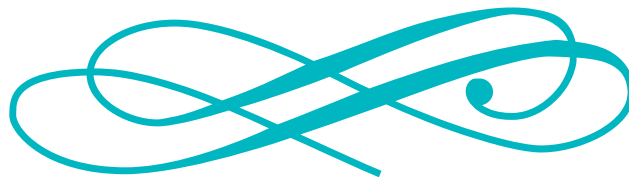


Lifestyle activities have already been offered as a result of the interests you expressed in the survey! Residents have enjoyed two “movies on the lawn” and an outdoor event is planned for May. A sold out nature walk with a bird expert took place in early April. And the popular knife-sharpening vendor has already been back. Three breakfast food trucks have been included in the recent schedule. Recent Greek and Mexican truck menus have included low fat options. Many trucks scheduled have included gluten-free and vegan options.

One constraint facing the LAC in responding to resident preferences is the cost of some events. For example, more than one resident wrote that they would like to see more frequent shred-it and recycling events over the course of the year. Deborah Badger shared with the Committee that shred-it events are very expensive. Apparently Amberley and Cary have curtailed or eliminated them because of the cost. CP has managed the cost by having a sponsor, but that vendor is only willing to defray the cost for one event per year.

LAC subcommittees are currently meeting to plan repeats of events that were popular last year as well as new ideas that received interest in this year's survey. A neighborhood-wide field day is being planned that will include events that were popular last year, e.g. bocce and corn hole, in addition to new suggestions such as stoopball. A new event to celebrate creativity will engage the artistic interests and talents of the neighborhood. Residents will have a chance to help design and participate in an "Art Crawl" featuring participatory workshops, educational platforms, collaborative projects and much more. Based on the results of the survey the LAC will also be considering how to involve neighbors in small group experiences that will enable them to meet new people while navigating the continuing limitations of pandemic restrictions.

It is part of LAC's mission to recruit neighbors' talent and expertise at all levels, including organizing and facilitating activities as well as participation. We need your help to make these events a success. If you are interested in helping out, please contact Deborah Badger at [deborah@kuester.com](mailto:deborah@kuester.com). We look forward to working with you to make 2021 a great year!



# Carolina Preserve University (CPU) Bird Walk

*By Antonia Pinckney, Lifestyle Advisory Committee*

It turns out the 55 and older set are not the only ones who thrive in our CP location. On Friday, April 16th, with the help of expert birder, Curtis Smalling, a dozen of our residents were able to hear, see, and learn about birds native to our area.

Smalling, a self professed “bird-nerd” with an impressive vite that includes numerous publications and board memberships, is a North Carolina native and began exploring birds at the age of seven. He currently serves as Audubon's North Carolina Director of Brld Conservation. He was joined by Kelly Thomposn, the organization's Development Manager. The pair were able to demonstrate how following a birds song can lead to a sighting.

Using a spotting scope and a bird calling technique called pishing, nearly 25 species of birds were sighted and identified either in the parking lot of Bradford Hall or just a few steps away. Additional facts such as feeding habits, grooming techniques, and migration patterns were added along the way.

Here is a partial list of birds we saw on the walk: Tohee, Cardinal, Green Heron, Blue Heron, Eastern Bluebird, Thresher, Mallard, Ruby-Crowned Kinglet, Golden Kinglet, Double breasted Cormorant, Cliff Swallow, Carolina Wren, goldfinch, house finch.

Thank you, CP Lifestyle Committee for planning such an interesting event and to Curtis and the Audubon Society for sharing your expertise with us!



# Club/Group Advisory Committee Survey of Club/Group Leaders

The Board appointed Club/Group Advisory Committee did a recent survey of club/group leaders to get feedback on restarting club/group operations as the COVID 19 restrictions start to relax. Therefore, any events will require the club/group to abide by social distancing, capacity limits and enforcing wearing of masks. This is a summary of the survey findings.

There are several clubs and groups that have no interest in starting up events until all restrictions have been lifted.

There are some clubs that are lacking volunteers to be President, Vice President, Treasurer, event planners, etc. and therefore might not come back after the reopening. This is especially true of the larger clubs. It would be sad if some of these great clubs cease hosting events for residents. Any resident interested is encouraged to contact a club of your choice and volunteer.

## Recap of Findings of CGAC Survey:

- 1 CDC guidelines and Governor Cooper Executive orders must be followed for opening Bradford Hall and any club/group activities. Combined with HOA guidelines this would create a safer environment for resident and club/group members. Although these guidelines apply to all groups/clubs no matter their size, their activities at Bradford Hall differ greatly.
- 2 To slowly open up Bradford Hall to small clubs/groups first would help to develop best practices for the larger club/groups. The reservation system is the best practice for gaining access to the building and being accountable during COVID restrictions.
- 3 The larger clubs/groups see that maybe targeting the Fall of 2021 would be more likely for a restart of events. They can target the holidays and plan some large events for residents.
- 4 All in all, a slow and methodical opening has been successful so far and we expect it to be successful going forward.

# 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.

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# 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](mailto: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.**

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# Sidewalk Task Force Update

*By Christine Hast, General Manager*

The Town of Cary is continuing to repair and grind trip hazards on all sidewalks that were marked by the Sidewalk Task Force. Task Force members have been checking their sections and Jim Gile has been following up with the Town of Cary with persistent nudging. 😊

We still have spray cans of pink paint if you see a trip hazard appear, email me [Christine@kuester.com](mailto:Christine@kuester.com) and one will be ready for you to pick up.

You can also submit an online work order request directly to the Town of Cary. <https://www.townofcary.org/projects-initiatives/street-maintenance>

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

## Potholes, Damaged Sidewalks and Hazard Trees

Three ways to report potholes, damaged sidewalks and hazardous trees/hanging limbs:

- [Submit a report online](#)
- Call 311 or (919) 469-4090 weekdays between 7 a.m.-7 p.m.
- Tweet the pothole location to [@TownofCary](#) and include #311Cary

During wet winter weather months, we will work to provide a temporary cold patch to repair potholes on Cary maintained streets by the next business day. Potholes on state maintained roads in Cary will be reported to the N.C. Department of Transportation.

# Bradford Hall Updates

*By Christine Hast, General Manager*

Wait for it ....May 1, 2021 — easing some restrictions in Bradford Hall - One step closer!

A big “Yeah” echoed through Bradford Hall office space from the staff as we were glued to our computers watching the Governor speak as he discussed the new Executive Order for May.

Based on the new Executive Order, our new procedures for May are:  
Hours remain the same at least until June 1, or the next released Governing Executive Order. Monday - Saturday 7am to 6pm & Sunday 10am to 5pm  
Bradford Hall front entry door will be open.

## **No guests are permitted**

**MASKS are MANDATORY indoors. 6 Ft. Mandatory Distancing is still in place indoors.** Some rooms will remain off limits - Lobby, Game Room, Wall Street Room, Varsity Room, Board Meeting Room. **cards, games, scrabble, etc. is still not permitted in Bradford Hall because of indoor distancing requirements.**

Please no wandering around Bradford Hall just because you can - come in, go where you need to go, do your thing and then leave. No loitering inside to chat - **for safety, please take the conversation outside.**

When entering, please let the front desk staff know where you are going and if you have an indoor pool reservation, will be working out in the fitness center, are browsing the books, headed to the pottery studio, playing billiards, are part of a meeting or are going to the outdoor pool.

## **Indoor reservations remain in place:**

And are based on square footage and distancing.

- Indoor Pool
- Fitness Center
- Meeting Rooms
- Billiard Room
- Pottery Studio

### **Outdoor Pool – Opening May 1**

Let the summer fun begin!

- No reservations
- No time blocks
- Enter through Bradford Hall front entrance and badge in.
- The elevator is available for use
- Exit the pool as last year and walk around the veranda to the parking lot.

### **Book Library**

Beginning May 3, 2021 residents are permitted to come to Bradford Hall to select, return and donate books.

Returns and donations should be placed on the cart that will be outside the Bradford Hall Entry door. Books accepted are:

1) Current fiction

2) Non-fiction biography and history only. No coffee table books, self help/self improvement books, cookbooks, travel guides, religious tracts, medical books, textbooks, hobby books (e.g., gardening), etc. Also, no bags, magazines or puzzles.

To select books, badge in, limit your browsing time to 30 minutes and leave by the side door near the dumpster area.

And please remember that we have spectacular outdoor spaces that boast fresh air and sunshine including: tennis courts, pickleball courts, bocce courts, the veranda with some terrific new tables, helipad, new picnic tables en route and all the pocket parks and their various amenities.

We are depending on all residents to come to Bradford Hall at your own comfort level, self-monitor, be considerate of all others, follow the rules and process we have in place and come with a smile on your faces – even though we can't see them.

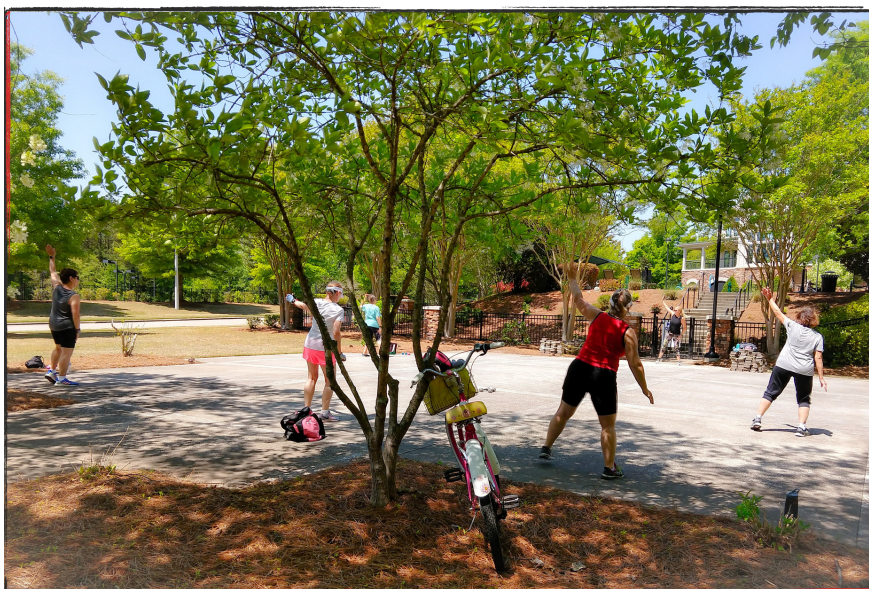
# Group Fitness Classes

*By Christine Arndt, Wellness Director*

The Carolina Preserve Wellness Center consists of a team of certified Group Fitness Instructors and Personal Trainers who are trained to help support all of Carolina Preserve on developing and enhancing their personal well-being. Our classes and events are designed to help residents in many aspects of health and wellness - whether you're just getting started or have been exercising for years.

Carolina Preserve Wellness Team offers a wide variety of FREE unlimited Zoom Group Fitness classes, outdoor Group Fitness classes, and Wellness clinics. Our Group Fitness Instructors lead a fun, educational, motivating, and safe group fitness workout designed for all fitness levels. Whether you want to connect to your breath through yoga and pilates or pump up the beat with Zumba and Jazzercise, you will find what you're looking for in our Zoom and Outdoor class schedule. Keep things fresh and fun with all of our weekly class offerings. Cardio Strength, Chair Yoga, Chair Cardio Strength, Cardio Kickbox, Strength and Balance, Zumba, Jazzercise, Fit Fest, Triple Threat, Pilates, and more are offered Monday through Saturday morning and afternoon. All classes are free and registration is necessary for Outdoor classes. Registration can be found on our weekly Lifestyle Newsletter sent out on Friday of each week. We also offer free on-demand videos that have been pre-recorded for your convenience. These can be found on our Fitness Interest Group Message Board.

Join our Fitness Interest Group Message Board for all information regarding our Zoom and Outdoor Group Fitness class schedules, Fitness Events, and Wellness Clinics. All schedules are subject to change. By joining our Fitness Interest Group Message Board, you will receive weekly tips about nutrition, exercise, wellness, events, fitness challenges, and more. Please use this link for our Carolina Preserve [Fitness Interest page](#).



# Assessment Account Balances Constant Reminder!

*By Christine Hast, General Manager*

As reviewed in the most recent Open Working Board meeting held online on April 20th, with the same reminder being in the HOA newsletter and notices having been sent out by Kuester, there are still quite a few accounts that are forgetting to add the \$5.00 a month increase. Late fees on those accounts are starting to accrue and will not be waived.

## 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](mailto: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

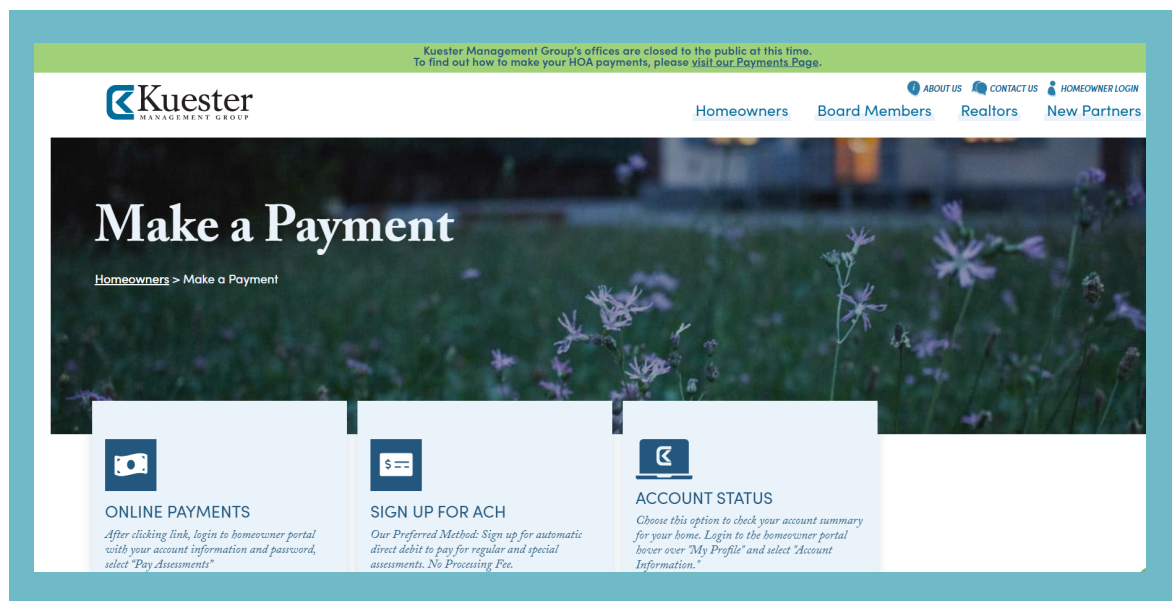
If you have not already done so, please take a few minutes to register your account on the Kuester website by visiting [www.kuester.com](http://www.kuester.com). To register, simply click the “Homeowner Login” tab located in the upper right corner of the screen and then click the brown “register” button 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](mailto: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



# Community Gathering

By Deborah K Badger, Lifestyle Director

Looking forward to seeing everyone outside in the Bradford Hall Backyard on May 15th. Please introduce yourself to the over 100 new residents who have moved in over the past year and have not had the opportunity to meet you.



## Community Gathering

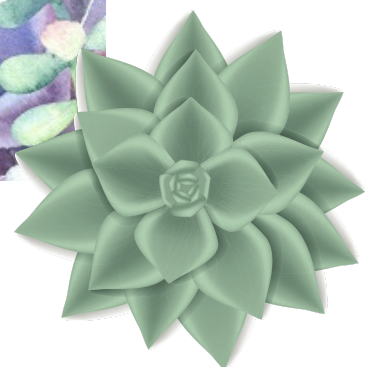
Not seeing your smiling faces succs . . .  
join us for an opportunity to visit, catch up  
and enjoy some summer fun  
with music, games & light fare

Bradford Hall Backyard

Saturday, May 15, 2021

4PM - 7:30PM

\$ 5



# 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

Community Gathering  
May 15 | 4pm

HOA Board Meeting  
May 18 | 10:15am

Community Board Meeting  
June 14 | 6:30pm

HOA Board Meeting  
June 15 | 10:15am



All meetings are held online  
via GoToWebinar