

OCTOBER 2021 ISSUE XXIII

# CAROLINA PRESERVE

HOA NEWS

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## CAI HIGHLIGHTS CP



Community Associations Institute CAIsocial · Sep 28

#NorthCarolinaDay, we take you to Carolina Preserve, an 55+ active adult community in Cary, the largest town + seventh-largest municipality in North Carolina. Residents Joyce and Jim have called this community home for 14 years.  
#WeAreCAI



Community Associations Institute (CAI) has over 40,000 members, in 63 chapters worldwide. Members include association board members and other homeowner leaders, community managers, and association management firms. They are dedicated to building better communities, like ours.

#WeareCAI

community  
ASSOCIATIONS INSTITUTE



# HOA President's Comments

*by Tom Crotty*



It's Fall and that means contracts, budgets and board elections. Carolina Preserve is very lucky this year to have twelve candidates volunteering to run for three Board seats. This is a fantastic turnout. Just to recap three existing board members (Chet Sadosky (Treasurer), Carole Katz (Amberly Board Liaison), and John Siciliano are leaving the board at the end of 2021. Therefore, we will be electing three new Board members and hopefully one is a qualified Treasurer. Please remember to attend the Meet the Candidates virtual meeting on Tuesday, October 5 at 6:30 pm to learn about these candidates.

Contract negotiations with Kuester Management and Hansley Landscaping are completed and Bland's one year contract will wrap up soon.

Chet Sadosky, Christine Hast, and the Finance Committee completed finishing touches on the 2022-24 budget and budget forecast and have reviewed the budget with the community. These sessions went very smoothly with Chet receiving several compliments. The next step is approval of the budget at the Annual Community Meeting Tuesday, November 16, 2021, at 6:30 pm.

This Fall the front and sides of Bradford Hall will undergo some repairs and painting. In addition, Christine Hast announced at the September Community Meeting a significant landscaping project that will revitalize the landscape around the front of Bradford Hall. This project will be completed this Fall and Winter.

Finally, the Beckingham Loop park task force kicked off on September 28. The meeting lasted 90 minutes and there were many suggestions and ideas exchanged. The task force members were enthusiastic and are already performing lots of research. Remember these task forces take many months to research and produce plans.



# Remember the Carolina Preserve Pavilion

*By Tom Crotty, HOA Board*



It was almost a year ago the Bradford Hall Backyard Task Force proposal for a Pavilion was approved by the Board and we submitted our request to Town of Cary (TOC) for the necessity building permits. This started us down a long journey of hiring an architect, dealing with COVID impacts on TOC resources, have the TOC employee assigned to our project leave his job just as we were getting close to approval, etc.

Good news! We have been informed by Harris Engineering that Development Approval has been granted for our project. However, we still are waiting on the actual building permits necessary to be issued. After the structure is completed, we also must wait for the final building and electrical inspection and Occupancy Permit.

In the meantime, the Board is finalizing the purchase of the Pavilion and looking at project timelines. So, after 12-months of perseverance we now see light at the end of our tunnel. With any luck by Spring or Summer Carolina Preserve will have a new outdoor amenity that can accommodate about 100+ residents.

# New Task Force for Carolina Preserve Mailbox Posts

All residents want Carolina Preserve to look attractive and well-kept for great curb appeal. Just about all of us are aware of the damage done to our mailboxes by the lawn equipment. Over time the paint is chipped away, and the mailbox posts get white spots around the base where the paint had been.



Tom Croft and John Siciliano will be heading a new Task Force to repair/paint mailbox posts. If you would like to volunteer to help, please contact Tom Croft or John Siciliano.

This task force will also brainstorm longer term solutions that can prevent the mailbox posts from being damaged in the future.

# 2021 Financials at A Glance

## Operations (\$000)

	August Year To Date			Full Year	
	Actuals	Plan	B / (W) Plan	Plan	Forecast
Income	\$2,736	\$2,682	\$54	\$4,035	\$4,080 - \$4,095
Uses					
Reserves	\$442	\$422	(\$20)	\$619	\$639
Expenses	\$2,208	\$2,238	\$30	\$3,364	\$3,350 - \$3,380
Net	\$86	\$22	\$64	\$52	\$61 - \$106

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	\$325	\$5	\$82	\$10	\$0
Interest	\$6	\$2	\$0	\$0	\$0
Expenses	\$259	\$3	\$58	\$0	\$0
IIF Pavilion	\$0	\$0	\$20	\$0	\$20
BH Tower	\$98	\$0	\$0	\$0	\$357
8/31/2021	\$912	\$290	\$130	\$ 50	\$395

By Chet Sadosky, HOA Treasurer



# Treasurer's Comments

*By Chet Sadosky, HOA Treasurer*

August year to date Operations continue to run favorable to plan and has a \$86k surplus which is \$64k better than plan.

The reasons for Operations being better than plan are:

- Resale fees are \$53k better than plan due to a greater number of sales (80 v. 51) and a higher revenue per sale (\$1488 v. \$1300)
- BH utilities are \$37k less than plan due to reduced usage
- Labor expenses are \$30k less than plan due to less front desk hours and delayed hiring
- Maintenance costs are \$23k less than plan

Offsetting these savings are:

- Legal fees are \$17k higher than plan
- Additional IIF contribution of \$20k
- Higher storm water, trees/shrubs, slopes and retaining wall costs of \$42k

The full year forecast will have a greater surplus than the 2021 budget of \$52k. The 2021 forecast is a surplus in the range of \$61k to \$106K. We have used a 2021 surplus of \$80k in the 2022-2024 budget as was presented on September 28th.

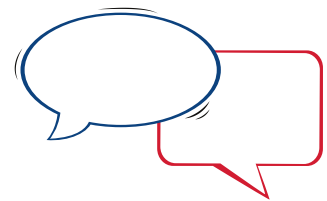


# Carolina Preserve HOA BOD Election

*By Election Task Force*

One “Meet The Candidates” session will be held beginning at 6:30 pm on October 5, to be conducted virtually via GoToWebinar. Larry Brown has agreed to moderate that night. Each of the candidates will give an opening statement. Then, we will open the session up to questions from CP residents for each candidate to give his/her response. This will give all voting residents an opportunity to see the candidates in action and stating their positions on issues important to the community. The meeting will last 90 minutes, and will be recorded and placed on the CP Website so residents who were not able to attend the session will be able to view the meeting.

**Register Here**



In addition to the Meet The Candidates night, CP residents were asked to suggest questions for the Candidates. Those questions have been analyzed, combined, and word smithed, and sent to the Candidates for their responses. Their responses to those written questions will be shared with the CP community and posted on the CP website.

On the CP website look under the Governance tab to view additional information about this election.

**2021  
HOA BOD Elections**



Voting will begin on October 18 and be concluded on October 29 at 5 pm. Although voting on-line will be encouraged, paper ballots will also be available to ensure that all CP residents are provided with an opportunity to vote.

You may read more about the twelve candidates on their webpage linked below:



# Club & Group Expo 2021

*By Cindy Jackson, Club & Group Advisory Committee*

The Club and Group Fall Expo was a success! Forty-one clubs and groups set up tables and demonstrations outside on the upper and lower verandas on September 17 and many CP residents attended. The Craft Fair Group was voted the winner of the Best Decorated Table.

The Club and Group Advisory Committee facilitated this event and wishes to thank the clubs and groups who made presentations and the CP residents who came out to sample some of the many opportunities for fun and fellowship at Carolina Preserve. Thanks also to Oscar Esperanza, Banquet Manager, for his help with setting up this event.



Photos by Paul Wolf

# ARC Makes it Easy For You

By Ken Merten, Architectural Review Committee

As ARC returns to its normal meeting schedule in Bradford Hall, one element needs some clarification. When ARC meets on the second and fourth Wednesdays of each month to vote on the submitted Modification Requests, homeowners are welcome to attend. However, 95% of the time, there really is no need to attend as ARC spends the prior week gathering missing/needed information from incomplete MRs. Occasionally, missing information that didn't reach ARC by the Wednesday meeting can be turned in, clarified or explained at the Wednesday meeting by the homeowner, which could prevent a two-week delay until the next meeting by ARC.

Should a homeowner fall into the above situation, ARC's Wednesday meetings (second and fourth Wednesdays of each month) are at 1:00 pm, usually in a Ballroom or meeting room. Check with the front desk for our location, first come, first served.

If you submit an MR by the deadline (the Wednesday one week before our regular Wednesday meetings), and haven't been contacted by ARC during that time period, you should be in the clear, which means that ARC didn't find any problems with your MR submittal.

Correction -

In the Design Guidelines section 3.3.25 Trees, the Yoshino Cherry is listed under the Medium Trees list and should be in the Large Trees list since it can grow to over 35'.



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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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## COVID-19 CORONAVIRUS

### Mask Mandate

*By Christine Hast, General Manager*

I think it is safe to say that all of us have had it up to “over our noses” with wearing a mask. Not seeing smiles, muffled speaking, feeling hot and sweaty - no matter if you are working out in the fitness center or enjoying a good game of cards with friends in Bradford Hall. But we are under a mask mandate from the Mayor of the Town of Cary as Carolina Preserve is incorporated into the Town of Cary.

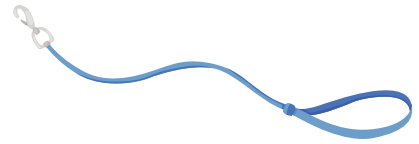


There have been many personal encounters when entering Bradford Hall with no mask, or while in Bradford Hall when masks slip beneath the nose. Members take offense when reminded by fellow members or staff to pull your mask back up over your nose or masks must be worn indoors or go home and get a mask.....stop and take a moment. Appreciate the fact that these reminders are for your health and safety as well as others. It is an act of kindness. There is no need to be defensive. Welcome the fact that in the grand scheme of getting through a world pandemic, it is a small inconvenience to comply and wear a mask to come into Bradford Hall. It is for your health as well as others.



# Dogs on a Leash

By Christine Hast, General Manager



In early morning and evening drives through the community, with the cooler weather I see residents are enjoying taking their dogs on a nice long walk through the community and parks. Wonderful to see!

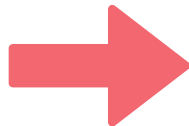
What has been noticed is the different interpretations of “dogs must be always on a leash” and in control by their owner. Many owners walking their pups let go of the leash to run loose to the pocket parks or open common areas dragging their leash.



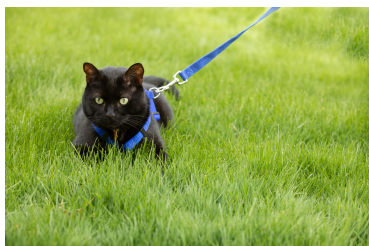
This is a dog on a leash



This is also a dog on a leash, without an owner attached.



Fido or Sparky certainly need to run and exercise – but for their safety and the safety of the owner, other dogs, and members of the Carolina Preserve Community, take FiFi or LuLu to a local dog park to stretch their legs and run free. Visit the [Town of Cary website](#) for locations of local dog parks and don't forget the new park development underway.

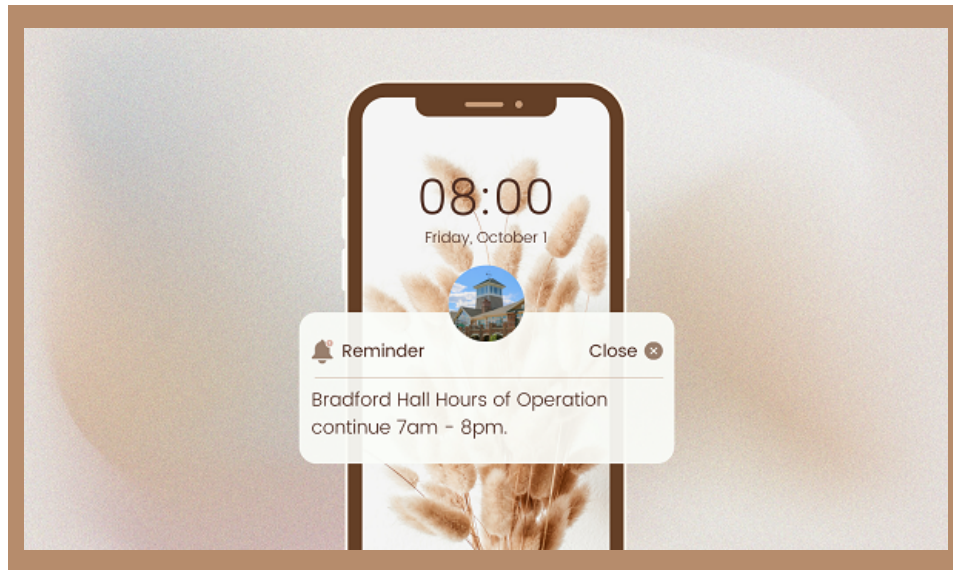


This is a cat on a leash



# Bradford Hall Hours

*By Christine Hast, General Manager*



First an enormous thank you to all Board members, HOA members and club and group members for all the support in postponing planned events, changing schedules and times of activities and meetings to comply with the Bradford Hall reduced hours. We appreciate everyone's efforts in observing the indoor mask mandates imposed by the Town of Cary.

These past 1-1/2 years have certainly been a challenge to say the least. Change and adapting to a new normal can be frustrating, exasperating and just plain maddening. I can say that Carolina Preserve Community members have certainly stepped up to the plate to help stop the spread. But we all need to remain vigilant for our own health and safety as well as others.

With the COVID percentages for new cases and breakthrough cases hovering at 11% in North Carolina and mask mandates still in effect for indoors, the hours of operation will remain 7am to 8pm Monday - Saturday and 10am to 8pm Sunday. Winter hours of 10am - 6pm for Sundays begin October 17 after the outdoor pool closes.

We will return to more normal operating hours when conditions warrant.

# 2021 Committees

## Architectural Review 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: Deborah Badger

## Finance Committee

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

Board Liaison: Chet Sadosky | Staff Liaison: Christine Hast

## Information Technology Committee

Jean Curtin | Dennis Curtin | Alan DeCrane | Amy Levine |  
John J Stolzenhalter | Robert Willenberg

Board Liaison: Margaret Horst | Staff Liaison: 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 Meet the Candidates  
Forum

**October 5 | 6:30pm**  
GoToWebinar

HOA Open Working  
Board Meeting

**October 19 | 10:15am**  
GoToWebinar

HOA Annual Meeting

**November 16 | 6:30pm**  
GoToWebinar