

SEPTEMBER 2021 ISSUE XXII

CAROLINA PRESERVE

HOA NEWS

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AUTUMN ADVENTURES

Autumn in Carolina Preserve is a beautiful time to walk, run, bike, play and meet outdoors.





HOA President's Comments

by Tom Crotty



Summer is drawing to an end and that means that fall plans will start to be executed. Fall is always a very busy time for the General Manager and Board. September starts the season for finalizing our budget for 2022-24. The Finance Committee and Treasure (Chet Sadosky) started in July building the budget. The Board is negotiating final contract changes and costs for our Kuester Management, Bland and Hansley Landscaping contracts. These and many other costs will be reflected within future budgets. The next scheduled Community Meeting on September 20 will cover the details.

The fall also brings the start of some significant landscaping projects.

Dozens of trees that had to be cut down will now be replaced along our perimeter and common areas. Several landscaping changes will occur around the front of Bradford Hall, Fun and Fitness Park and Serenity Park. Dead and dying shrubs have or will be removed and new plantings that provide year round color will be planted. There is a lot of work to accomplish and some work may stretch into late winter.

The new Election Task Force (ETF) has been organized and have held meetings. ETF members include: David Jackson (Chair), Jeff Diton, Claudia Clissold, Carl Wrublewski and HOA Board Liaison Chet Sadosky. A call for volunteers to run for the HOA Board will be announced. Then the ETF will schedule some meet the candidate sessions followed by the election process.

The new Beckingham Loop Park Task Force will kick off in September. This Task Force will be charged with recommending revitalization ideas for the largest park that Carolina Preserve owns. It will be exciting to see what they recommend.

Finally, next time you visit Bradford Hall please consider thanking your neighbors who decide to work the front desk. Since COVID-19, Christine Hast has found it a challenge to find candidates willing to work the front desk. Turnover is constant. Without our front desk staff, we would need to close Bradford Hall or curtail our hours of operation which would impact clubs, groups, etc. So please take a minute of your time to thank your neighbors for the essential service they perform.



Carolina Preserve Meeting with Cary, Wake and Chatham County Fire, Police and EMS Services

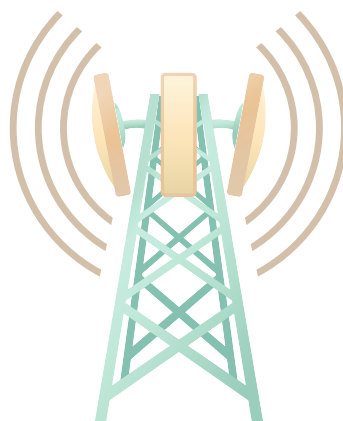
During late June and July, the Board was made aware from some residents that emergency services' (Fire and EMS) response time had degraded. One resident wrote the board about an experience where it took over an hour for EMS to respond to multiple 911 calls about an incident at Beckingham Loop Park. The Board decided this change in response time to our community was unacceptable and proceeded to initiate some action.

The Board reached out to Cary, Wake and Chatham County Fire, Police and EMS services requesting a meeting to discuss the handling of 911 calls and elongated response times that have occurred in the past 90+ days.

A meeting was coordinated between these services, the Carolina Preserve General Manager, representatives from the Board, and a resident on August 10, 2021. This meeting was very well attended with members from TOC Fire, Police and 911, and EMS covering both counties.

It was a very informative and productive meeting. Let me first assure our residents the issues we discovered are not the result of the elimination of Cary EMS in March 2021. We learned these services are dealing with many complicated issues. This article will define the challenges these services are facing along with some tactical near-term solutions.

The first area of change involved how 911 calls from Carolina Preserve are routed. Because many of us do not have 919 area codes, our calls can potentially go anywhere. Mr. Doug Workman from Town of Cary stated that the nearest cell tower to Carolina Preserve can be programmed to route 911 calls directly to TOC emergency services. This change would cut minutes off the response times. Some of these changes are completed but additional tuning may be needed.

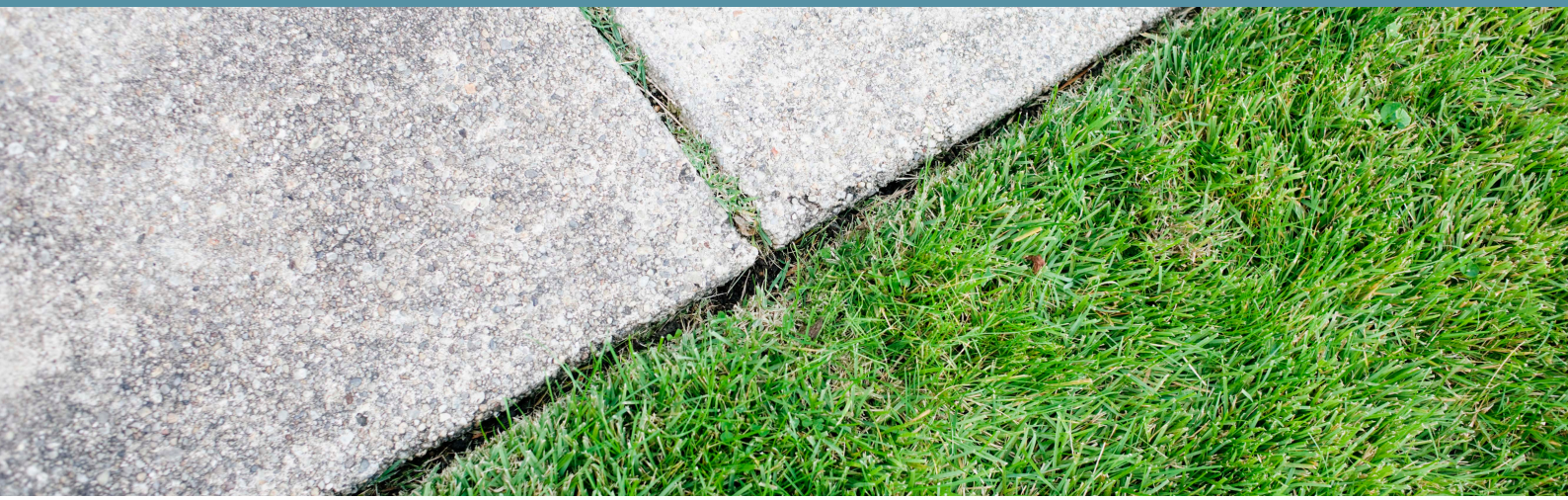


We were also informed that COVID-19 has had a significant impact on these emergency services staff professionals that respond to 911 calls. These services are suffering from many staff in isolation due to potentially being exposed to COVID and or having come down with COVID. The other impact from COVID-19 is that ambulances get delayed at hospital emergency admissions because the ER is busy. What use to be a 15-minute patient transfer can now become 60-90 minutes, which takes the ambulance and EMS team out of service for a much longer period. Finally, staff is impacted by workman's comp injuries and military service. It was pointed out there is a national shortage of EMS qualified personnel throughout the United States.

Wake EMS also has plans to add more ambulances, but purchase requests are severely backlogged due to shortages of steel, chips and other parts. There is currently a local class of 24 people being trained as EMTs. These individuals are due to graduate in October 2021.

The Cary, Wake and Chatham representatives and the Board and GM have committed to continue to work together to improve these services. We hope to schedule another meeting in October.





Please Use Care When Walking Around Carolina Preserve

Carolina Preserve is a fun place to take a walk and enjoy being outdoors seeing our great neighborhood plus touring around Amberly, or the Greenway or American Tobacco Trail. But there are many potential hazards when walking so please be alert.

Recently a resident reported a very bad accident tripping over an uneven sidewalk. Sidewalks are constantly shifting as the ground under them settles or is influenced by the weather. Please understand that sidewalks and streets do not belong to the HOA. Town of Cary owns and controls how the TOC schedules or repairs sidewalks or roads. Periodically, Christine Hast did organize a Task Force of 50 or more volunteers and armed residents with spray paint to walk all the streets marking trip hazards. They then reported them to TOC who respond rather quickly. This resulted in over a hundred trip hazards being addressed. The last time this was done was during the NC COVID lockdown and we will see about organizing another effort this year.

Some residents are under the impression that the Board or General Manager have some leverage to get sidewalks or streets fixed. This is not true. Town of Cary demands that tax paying residents report such problems and makes it easy to do so. Each resident has the same clout as someone from the Board or the GM reporting the issue. Just ask anyone who was on the Sidewalk Task Force. Reporting a potential sidewalk hazard is easy. Go to TOC web site and fill out a form and submit it. [Street Maintenance | Town of Cary](#). Done! Easy as that.

So, if you are out walking, please stay alert for uneven sidewalks and if you spot an uneven sidewalk, please take the time to go to the TOC web site and report it.

The Board



COVID-19 CORONAVIRUS

COVID-19 Update

Currently the COVID-19 numbers for NC continue to get worse. The Board and General Manager caution all residents to please follow COVID protocols and limit risks of exposure. All indoor and outdoor Carolina Preserve facilities remain open with Town of Cary as well as our indoor mandatory mask mandate in effect.

The Board and GM have started to receive a number of emails from residents requesting the board and GM take steps to shutdown club/group gatherings especially involving food and drink (because masks must be removed).

Many clubs and groups have already chosen to suspend activities in September and October until infection rates decline. Therefore, the Board and GM see no current justification to constrain clubs and groups at this time. But we do caution scheduling of activities and events that require people being in very close proximity for prolonged periods of time and that cause attendees to remove their masks.

We also ask for residents to use common sense and their best judgement before you decide to come to Bradford Hall. Think twice if you have traveled, eaten out at restaurants, attended any events in Cary, surrounding towns or cities or visited with family members or friends who you do not live with. Having been vaccinated does not make anyone invincible.

The Board



2021 Financials at A Glance

Operations (\$000)

	July Year To Date			Full Year	
	Actuals	Plan	B / (W) Plan	Plan	Forecast
Income	\$2,383	\$2,343	\$40	\$4,035	\$4,055 - \$4,075
Uses					
Reserves	\$376	\$376	\$0	\$619	\$639
Expenses	\$1,916	\$1,947	\$31	\$3,364	\$3,315 - \$3,340
Net	\$91	\$20	\$71	\$52	\$76 - \$121

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	\$284	\$5	\$82	\$5	\$0
Interest	\$6	\$2	\$0	\$0	\$0
Expenses	\$216	\$3	\$56	\$0	\$0
BH Tower	\$98	\$0	\$0	\$0	\$354
7/31/2021	\$914	\$290	\$112	\$ 45	\$418

By Chet Sadosky, HOA Treasurer



Treasurer's Comments

By Chet Sadosky, HOA Treasurer

July year to date Operations continue to run favorable to plan and has a \$91k surplus which is \$71k better than plan.

The reasons for Operations being better than plan remain the same as we have reported over the last couple of months:

- Resale fees are \$39k better than plan due to a greater number of sales (66 v. 43) and a higher revenue per sale (\$1444 v. \$1300)
- BH utilities are \$33k less than plan due to reduced usage
- Labor expenses are \$19k less than plan due to less front desk hours and delayed hiring
- Legal fees are \$16k higher than plan
- All other accounts amount to \$4k higher than plan

The full year forecast is to have a greater surplus than the 2021 budget. While the current forecast is to have a 2021 surplus of \$76k to \$121K, we are in the process of fine tuning this estimate based on August year to date actuals. The revised forecast will be presented at the September Community meeting and will be used for the 2022-2024 budget.

The next article summarizes the final BH Tower costs.



Bradford Hall Tower Project Total Cost

By Chet Sadosky, HOA Treasurer

Now that the Magnolia emblems have been installed, the BH Tower project is now complete. The total cost of the project was \$598k and the funds for this project came from:

- \$241k from the Replacement Reserves; this need was included in the 2020 Reserve Study that was conducted by Reserve Advisors
- \$195k from the 2020 Operating surplus; the closing of BH due to Covid generated this very large surplus
- \$162k borrowed from the Operating Contingency

The 2021 Operating surplus will pay back a portion of the borrowing. The remainder will be paid back in 2022/23 by having Operating surpluses in each year.



We Submitted a Puzzle

By Jeffrey Diton, Lifestyle Advisory Committee

One of the sub-committees of the Lifestyle Advisory Committee (LAC), is Carolina Preserve University (CPU). Each year, CPU tries to introduce at least six “OLLI-like” classes or lectures that span a wide variety of interests. Earlier this year I was approached by Glenn Hains, the point person for CPU, about teaching a class on Constructing a New York Times Crossword Puzzle. During the pandemic, I took several courses on this topic, and to date have submitted four puzzles to the New York Times for consideration.

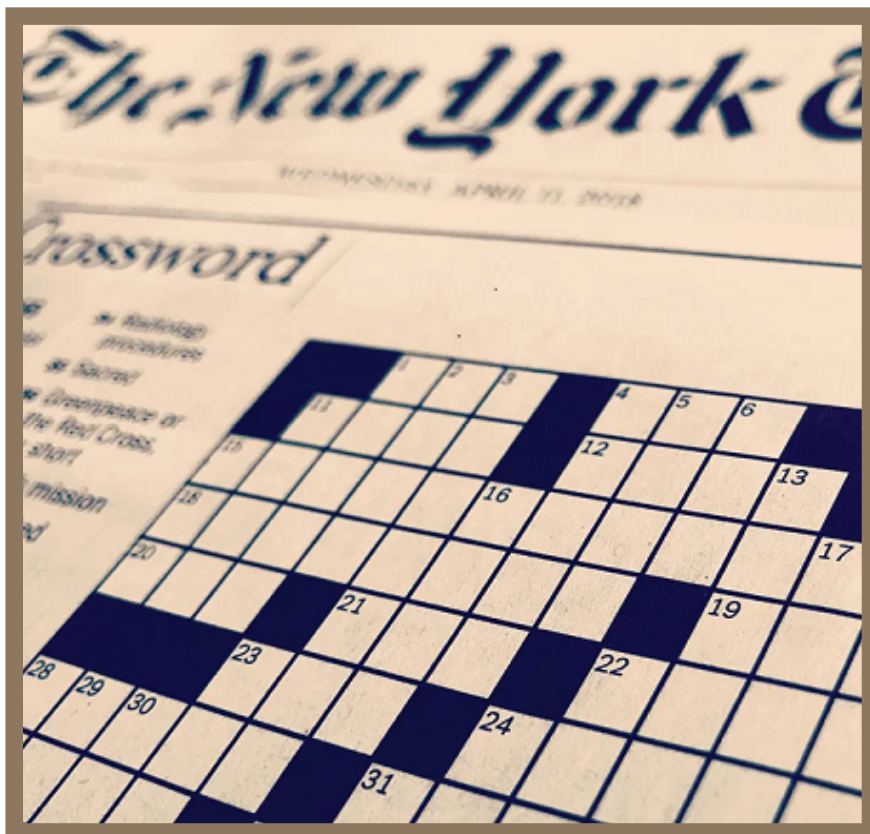
At first, I was reluctant to teach this course, having recently acquired the skills myself, and the fact that constructing a puzzle is not an exact science. Not knowing for certain where the crossword construction could go made me a bit nervous. But finally, my sense of adventure took over, and I agreed to teach a four-week course on Constructing a New York Times Crossword Puzzle.

There are four main parts to constructing a puzzle: 1) develop a theme 2) place the theme answers in a grid 3) develop the “fill” of the puzzle (the non-theme answers), and 4) develop the clues. Sixteen brave Carolina Preserve residents signed up for the course, and for the first 30 minutes they were subjected to a “death by PowerPoint” presentation covering the technical nuances of a New York Times Puzzle. They learned that Monday through Saturday’s puzzles reside on a 15 by 15 square grid and get progressively harder. Sunday’s puzzle is usually equivalent to a Wednesday/Thursday puzzle, and sits on a 21 by 21 grid. The class agreed to shoot for a “Tuesday” puzzle.

After the presentation, we brainstormed theme possibilities. We decided on a Beatles-themed puzzle, with four themed answers. Between the first and second class, I placed the themed answers in a grid pattern that I thought would result in a successful construction. The second class began with a quick introduction of Crossword Compiler, the software I use to construct puzzles, and some useful websites. Then the fun began – we started developing the fill. In the beginning, the fill was easy but as we progressed, we became more constrained with our choice of answers. Fortunately, we always had a choice of several options, and we used a quick “show of hands” to decide which answer we liked best. We tried to avoid “puzzle-ese” wherever possible – words like OREO and AREA that appear in far too many puzzles.

By the end of the third class, we developed a quality grid that we all were happy with. Then the class was assigned homework before the fourth and last class – everyone was assigned about 10 clues to develop. This is where the class really showed their creativity. Some of my favorite clues included “That’s a moray” for EEL, and “You smelt it” for ORE. After we put the finishing touches on our clues, we submitted the puzzle to the New York Times for consideration.

We were very happy with the challenging and creative puzzle we constructed in class, but we realize the odds of having our puzzle accepted for publication is less than 1%. While we would proudly hang our rejection letter in a display case at Bradford Hall, we hold out hope that Carolina Preserve may someday publish a puzzle in the New York Times.



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'.



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.

A Few Housekeeping Reminders

By Christine Hast, General Manager

Power Washing:

Notices are on the way by email to residents who need to power wash their homes during community Inspections. I am sure a few homes have been missed this time around as inspections are ongoing. If your siding is green, it needs power washing.

Using the side or rear of homes as storage:

Please store all ladders, bins, equipment and plywood or wood piles inside your garage.

Trash Cans:

Please bring your trash containers in and store out of site in a timely manner after collection. This does not mean storing them in front of the garage. They should not be visible from neighboring property except when they are being made available for collection.

Dog Waste:

A majority of dog waste station bins and bag holders have been replaced throughout the neighborhood. Please pick up after your pet.

Dogs on a Leash:

Per the Town of Cary, all dogs must be on a leash and in control by the owner. Cats too! Do not allow your dog or cat to roam free in other neighbors' yards.

Speeding:

Please be aware that many owners are walking and biking on the streets. Be aware of how fast you are driving. Walkers and bikers have the right of way.

For new owners and for those who might need a refresher, the Protective Covenants and design guidelines are available on the Carolina Preserve website under the Governance Tab.





Amberly News You Can Use

By Carole Katz, HOA Board Liaison

- The Residents' Club at Amberly has instituted a mask mandate for all, vaccinated or not. Entry to the club requires a signed form acknowledging you understand the rules, etc. So the next time you head over there, if you haven't already, bring the signed form with you (click the logo for the form):



- The last day of the Amberly pool season is Sunday, September 26.
- For information about Amberly and the Residents' Club activities and events, go to the Amberly website. It is accessible via the Carolina Preserve website homepage. Go to Community, and to the last entry of the drop down menu, for the Amberly Community Website.
- You can also apply for a password account and get emails for upcoming events.
- Be sure to have an ID- fob. Cost is \$10 per resident for as long as you live in CP. (This is not your CP ID for Bradford Hall.) For more information, visit the Residents' Club front desk or contact them at: 919-461-2352

Part of your HOA dues go to the Amberly Master. Take advantage of the programs and amenities it offers. Have fun. Be safe.

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 Stolzenthaler | 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 Board Quarterly
Community Meeting
September 20 | 6:30pm
GoToWebinar

HOA Open Working
Board Meeting
September 21 | 10:15am
GoToWebinar

HOA 2022 Budget Meeting
September 28
10am & 6:30pm
Bradford Hall