

JANUARY 2022 ISSUE XXVI

CAROLINA PRESERVE

HOA NEWS

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LET'S GET MOVING!



With a plethora of fitness amenities, there is something for everyone: fitness center, group exercise studio, indoor pool, bocce courts, pickleball courts, tennis courts, TOC greenways, American Tobacco Trail. *Let's get moving!*



HOA President's *final* Comments

by Tom Crotty



Happy New Year! 2022 is already shaping up as a year of exciting and positive changes at Carolina Preserve. It's the return of the clubs and groups. Already some clubs have published dates for several favorite resident events, such as Murder Mystery, concerts, tribute bands, Billboard 100 Show, Jazz, and even a return of Holiday parties.

Lifestyles has been busy planning a full slate of 2022 activities and events. Some of these include CP Fun Day (new event), Home and Garden Show, Spring Yard Sale, Autumn Vendor Fair, Picnic/Field Day, CP University classes, Take Me Out to the Ballgame, Great Decisions, Wines of the Italian Piedmont, and The Magic Flute. Remember there are also New Resident Orientation classes, Movies, Documentaries/Foreign Films, Wind Down Friday, many Group Fitness options, Food Trucks and much more planned.

We also have several active community projects. The landscape facelift around Bradford Hall is in progress, the building trim has been repaired, and painting has been completed on front and sides of Bradford Hall. We can look forward to a 50 X45 foot Pavilion constructed on the concrete pad behind the outdoor pool. By late spring early summer, a task force and the Board will share ideas with the community for revitalizing and improving the Beckingham Loop Pocket Park. Also, February and March brings the return of the Strategic Planning focus groups to update our community Strategic Plan.

Carolina Preserve has a new board of directors with three new members (Judith Nixon, Sharon Valvona, and Jerry Warren). Our first meeting is January 4th. It's the annual special meeting to elect officers, meet with our attorney and set our calendar of events for the year.

This is the last time I will be writing the President Comments for our HOA Newsletter. I am entering my sixth and last year on the Board and will not be accepting any nomination for Board President in 2022. It has been a pleasure serving Carolina Preserve as President these past four years. I believe during that time working with the General Manager, Kuester Directors, and a great team of board members we have successfully changed the direction and implemented many improvements to our community. I am looking forward to working with the new Board President to ensure a smooth and successful transition. I especially want to thank all the residents who have expressed support for the Board. Your kind greetings, emails and messages were always very much appreciated by the entire Board and GM.



Importance of Building Positive Community Relationships with First Responders

By Tom Crotty, HOA Board

The Board and Kuester have many roles and jobs they perform in operating Carolina Preserve, performing maintenance, managing our Strategic Plan, managing Task Forces, managing staffing levels, maintaining adequate reserves, adequate insurance, solid Finances, maintaining our documents, etc. There is also one very important job we do that is not very visible but vital to our community; building and maintaining a positive and supportive community relationship with our first responders (Police, Fire, and EMT Rescue). We do this to help these very special organizations but also to ensure that Carolina Preserve residents get the timely services we all require.



Over the years many clubs and groups have donated to these organizations and brought them food from events or even invited some to events. The Carolina Preserve CERT group collaborates closely with Fire and Rescue (EMS) for hands on training, reenactments of mass casualty events, and many first aid classes and seminars. (if interested in joining CP CERT go to our web site under Clubs). Lifestyles has hosted several events with police and rescue. They had police dogs visit and demonstrate how they sniff out drugs, bombs, and the rigid training program the dogs go through to graduate. We have had first aid training including on choking to properly use the Heimlich Maneuver for adults and children and much more over the years.

Four years ago, several residents requested the Board organize the collection of unused and unwanted prescription drugs. The Board contacted the Town of Cary police chief and found out it would be illegal and even dangerous for us to collect these drugs. Why? Because it would put us in possession of potentially large amounts of drugs like Opioids, and other narcotics. Also, where would we take these drugs for proper disposal. But the police chief understood our request to collect and dispose of these drugs. So as part of a Lifestyle Heath Fair we did a collection with police onsite to oversee the process and prevent any problems. We collected over 10 garbage bags of prescription medicines that were then disposed of at Wake Med Hospital. This collaboration created a process the Town of Cary and Raleigh put in place for other community collections around the triangle. This program has destroyed many potential harmful and dangerous drugs if they fell into the wrong hands.

Previous newsletters covered the meetings the Board and GM held with all First Responders in August 2021 and the improvements we now have with our 911 service. In the spring of 2021, our GM spent considerable time collaborating with Town of Cary police to implement a Trespassing Policy that provides all Carolina Preserve residents the right to call the non-emergency police number and report trespassing.

In the summer of 2000, the Cary Police Department formalized the CAP Team program after Citizen Police Academy graduates asked for a way to continue volunteering with the department. By 2017, the CAP Team has grown from 31 volunteers to approximately 170 members, and is one of three programs in North Carolina recognized by Volunteers in Police Service, a national initiative begun in 2002 as part of the USA Freedom Corps. CAP Team members provide a valuable service to the community by donating thousands of volunteer hours per year; providing assistance at public events, child safety seat installations, performing clerical duties and service center staffing, and promoting Community Watch programs.

Carolina Preserve has a partnership with CAP (Citizens Assisting Police). Carolina Preserve residents are volunteers with the Cary Police CAP as part of the CERT community safety and preparedness. A Carolina Preserve resident sponsors the CAP holiday function each year at Bradford Hall. Carolina Preserve charges no rental fee for this event.

The Board and GM plan to continue to support this event in future years as a good-will endeavor in support of our First Responders. The Board plans a follow-up meeting with first responders in 2022 to again review 911 response times, crime, and safety. Police presence within Carolina Preserve has also increased within the past couple of months. The Board and GM thank all the CP volunteers from CERT and CAP that support these important community services and we will continue to do our part building productive relationships with our first responders.



Carolina Preserve Beckingham Loop Task Force Update

By Tom Crotty, HOA Board

Following our Carolina Preserve (CP) Strategic Plan, the CP Board and General Manager have been slowly addressing the poor conditions of our community common areas. We have made excellent progress over four plus years but there is more work to be done. We have removed over a thousand dead grass plants, bushes, and dead or dying trees and treated hundreds of diseased trees. Town of Cary required the association to replace many of these trees which added more costs to these efforts. We have fixed serious erosion problems and many costly drainage issues. We have added color and some games, swings and Artscape. We have revitalized four of our five pocket parks. We did major makeovers of entrances at O'Kelly Chapel and Del Web, Del Web and Yates Store Road and Finnbar and Yates Store Road, making them all more attractive and fully functional for our residents. All this has created a much-improved curb appeal for CP and has increased the value of all homes in the community.



In October 2021 the Board and GM started a new task force to revitalize the last of CP five common area pocket parks owned by the HOA, Beckingham Loop Pocket Park. This is the largest parcel of land the HOA owns, and we would like to develop detailed plans for substantially increasing this land's value to our community. No improvements have been made to this park since Pulte established it. Its landscape is sparse, rundown and shaggy at best. A call for volunteers was sent out in August 2021 by the GM and the task force organized and initiated in October of 2021. When choosing task force members, the board tries to get a variety of residents representing all sections of Carolina Preserve. This is a requirement because the park is HOA Common area and belongs to all residents of the Community, not just those whose homes surround the park. We have also learned that the most effective size for a task force is 5-8 members. We made an exception with this task force and selected nine members, three of which are from around Beckingham Loop park.

Every Task Force is given a Mission Statement that directs their efforts and provides some structure around how recommendations will be made to the Board along with estimates on funding required. The product must be a complete proposal addressing the entire park. This allows the Board and GM to determine all funding requirements along with scheduling of the required work efforts.

Mission of Beckingham Loop Task Force

This Task Force follows the same format developed for each of the other pocket parks. The team will inspect the existing park making detailed notes as to the parks current condition (landscape, hardscape, wet areas, etc.).

Next, the Task Force gets creative and decides what they would like areas to look like when completed. Focus should be on aesthetic appeal, functionality, enjoyment, and landscaping. They must consider recommendations that would appeal and benefit the greater resident population within our entire CP community. An important priority is to recommend solutions that require low maintenance and minimum upkeep. A list of suggestions sent in from residents was shared with the task force. The task force was also given two special considerations to factor into developing plans for the park.

- There is limited parking.
- The Park is close to resident homes, so noise is a consideration.

Once the members of the task force have drafted a complete park proposal and the Board and GM understands the potential funds required, the proposal will be presented to all residents at a community meeting for comments/feedback. Based on feedback the final plans may be adjusted. The task force has targeted May or June 2022 to have this proposal ready for presentation to all residents for review.

Current Direction of Task Force Thinking

Revitalize the park hardscape area and replace the damaged concrete game tables and chairs along with some colorful landscaping.



Select and install a small structure (comparable with the structure at The Gathering Place Park on Avada).

Significant landscaping changes throughout the park will occur in Fall-Winter 2022. Detailed landscape plans are still under development.

The Park interior is wet. Therefore, changes to irrigation or drainage are being investigated.

Some additional ideas are still under consideration but are premature to announce them currently. Also, costs are still being explored and negotiated.

Please check this monthly Newsletter for additional developments of the task force. Many thanks to the task force members as considerable time has been invested to research ideas and options.

Thank You to all our 2021 Carolina Preserve Volunteers



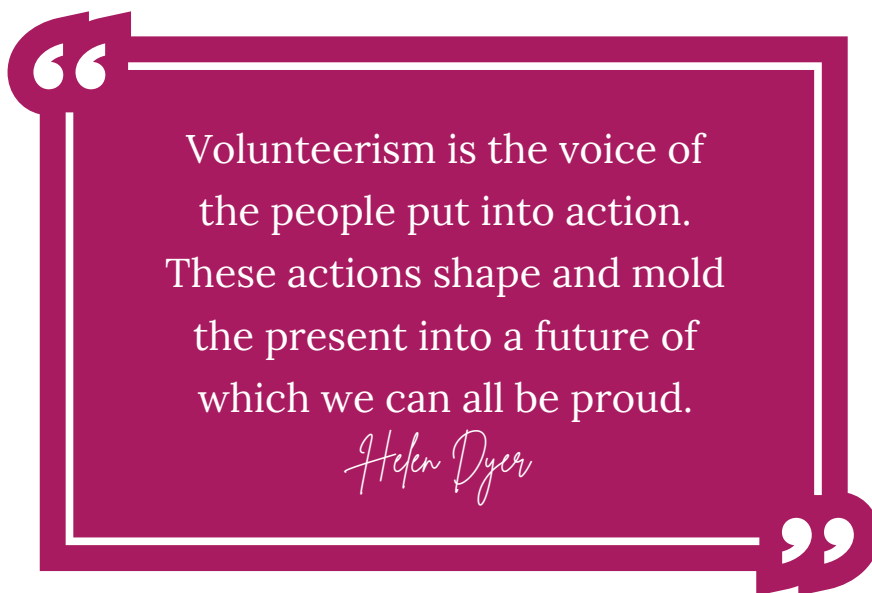
By Tom Crotty, HOA Board

Carolina Preserve sits on 406 acres, has 1360 homes, a 34,000 square ft. club house, many amenities for enjoyment, over 2.5 miles of perimeter landscape, 27 BMPs, 2 BIO Cells (storm management systems), 58 retaining walls, five pocket pocks and large common areas to maintain. We also manage a Strategic Plan that maps our projects and changes for the community appearance and enjoyment, plus plan and manage our financials. The seven-member board of directors and small Kuester staff could never manage all of this without a small army of Carolina Preserve resident volunteers.

Webster defines a Volunteer as: a person who voluntarily undertakes or expresses a willingness to undertake a service:

Carolina Preserve is very fortunate to annually have many dozens of residents step up and volunteer their time and skills to make our community successfully function and achieve great results. Without these volunteers far less would have been achieved.

The names listed below are residents who served on Board Advisory Committees and Task Forces during 2021. The Board salutes you and thanks you for your time and effort in serving our wonderful community.



2021 Board Advisory Committees

Architectural Review Committee

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

Club & Group Advisory Committee

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

Finance Committee

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

Information Technology Committee

Jean Curtin, Dennis Curtin, Alan DeCrane, Amy Levine, Jay Stolzenthaler and Bob Willenberg

Lifestyle Advisory Committee

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

Xièxiè

Arigato

Merci

Salamat

Obrigada

Mahalo

Gracias

Thanks

2021 Lifestyle Advisory Committee subcommittees:

Carolina Preserve University

Glenn Haines, David Baker, Jeff Diton, Lawrence Kaye, Ruth Poley

New Resident Orientation Welcome

Lynnette Womble, Carole Katz, Adele Sadosky, Adrienne Richter, Amy Levine, Cindy Jackson, Donna Fiorello, Eileen Hutchinson, Judy Haase, Judy Rampolla, Liz Hodgson, Louise Stanley, Marilyn Harrison, Marilyn Patterson, Mary Jane Slusser and David Womble

Autumn Daze

Cathy & Jeff Gottesman, Antonia & Michael Pinckney, Bill Baas, Angela & Allen Barnett & the CP Dancers (Nadine Dunn, Phyllis Mamo, Jill Griffith, Bob Griffith, Eileen Shirtz, Jean Sobota, Francie Henville-Shannon, Eleanor Gemma, Cathy Thomas, Elizabeth Traini, & Courtney White), Greg Beane, Laurie Cherico, Joanne Dearth, Frank DiBartolomeo, Jerry Gevirtz, Joel Glassman & the Veteran's Chorus (Marjie Budd, Dave Thomas, Roberta (Bobbi) Alter, Connie Leber, Barbara Farmer, Mary Jane Bonello, Ann Raab, Sharon Richman Ann Polokow, Jean Sobota, Ron Angilello, John Castellano, Kevin Doran, Stu Gainor, John Eckstein), Bob Hendrickson, Jim Hutchinson, Bill Lazcano, Al Lorie, Tim Moore, Gary Morgan, Tim Sisley & the DooWop group, and John Zednick.

CP FUNday

Planning Committee: Genie Lazcano, MaryBeth McDermott, Jeff Diton, Linda Kelly, Andrea Frank, Mary Ritter, Lynn Sides, Amy Hariton, Melissa Sabin, Dave Traini, Cathy Gottesman, Sharon Valvona, Loretta Shirtz, John Siciliano, Melva Brown

Activity Leaders: Jeff Diton, Kathy D'Aurelio, Sab Sides, Alan Hariton, Lynn Sides, Joyce Poynton, Carol Davis, Joel Glassman, Amy Hariton, Andrea Frank, Dave Traini, Judy Carrino, Katie Griswold, Joel Glassman, Joe Valvona, Mary Beth McDermott, Mary Ritter, Kelly Wong, Joanna Alexy, Yvonne Gardner, Ruben Gardner, Lila Gonzales, Matt Hirsheimer, Dick Borkowski,

Publications: Linda A Kelley, Bob Beckett, Tom Freet



2021 HOA Task Forces

Bradford Hall Backyard Task Force

Sharon Bollini, Lynn Borman, Tom Croft, Arlene Frederick, David Jackson and Debbie Merten.

Election Task Force

David Jackson, Chair, Jeff Diton, Claudia Clissold, and Carl Wrublewski.

Beckingham Loop Pocket Park Task Force

Tom Croft, Sam Koret, Debbie Merten, Carol Randall, Dawn Schildhorn, and Marian Siciliano.

Sidewalk Task Force

Clair & Ed Hammitt, Mark Patterson, Leslie Fingerhut, Ellie & Dennis Sesler, Deb Walvoord, David Steifford, Alan Levine, Michael Field, Barger Jeutter, Thomas Griffin, Judy Hasse, Bill & Mary Pierce, Marg Dickson, Carol Gorman, Vic Buenconsejo Marsha Drillings, Jan Orey, Ron Madl, Linda Maier, Carol Randall, Marty Atwater, Lynnette & David Womble, Yvonne Gardener, Roberta Alter, Judy Smith, David Jackson, Allen Barnett, Maria Russo, Hank Cullen, Maureen Goodwin, Maggie Barrett, Jeff & Cathy Gottesman, Barbara Graul, Mary Proctor, Joan Harshbarger, Janet Farrell, Henry Giles, Debbie Merten, Bob Willenberg, Jack McCann, Darlene Wuthrich, Janice Overman, Linda Laurich, Jerri West, Alora Burton, Joe Tikvart, Barb Goldberg, Judy Rampolla, Ann Pipinski, and Debby Gold.

THANK YOU



2021 Financials at A Glance

Operations (\$000)

	November Year To Date			Full Year	
	Actuals	Plan	B / (W) Plan	Plan	Forecast
Income	\$3,749	\$3,702	\$47	\$4,035	\$4,082 - \$4,087
Uses					
Reserves	\$598	\$575	(\$23)	\$619	\$644
Expenses	\$2,997	\$3,101	\$104	\$3,364	\$3,330 - \$3,345
Net	\$154	\$26	\$128	\$52	\$93 - \$113

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	\$461	\$11	\$102	\$25	\$0
Interest	\$8	\$3	\$0	\$1	\$0
Expenses	\$275	\$3	\$131	\$0	\$0
BH Tower	\$98	\$0	\$0	\$0	\$357
11/30/2021	\$1,034	\$297	\$57	\$66	\$415

By Chet Sadosky, HOA Treasurer



Treasurer's Comments

By Chet Sadosky, HOA Treasurer

A significant contributor for the large November year to date surplus is the fact that a couple of key vendors did not submit invoices until early December. These invoices will be reflected in the December and full year totals.

The full year forecast will have an approximate \$100k surplus which is substantially greater than the 2021 budget surplus of \$52k. The February newsletter showing the full year results will have a detailed explanation of the variances which have given us this large surplus.

The larger than plan 2021 surplus will be used to payback the Operating Contingency and to fund a couple of newly identified 2022 spending requirements. We will still achieve the planned 2022 year end Operating Contingency of \$524k.

The 2021 year end investment position is posted in CP Documents>Financial Documents>Bank Statements.



Infrastructure Maintenance Expenses

By Chet Sadosky, HOA Treasurer

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

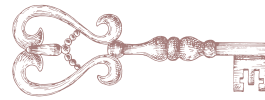
- Storm water maintenance includes required monthly inspection and maintenance reports submitted to the Town of Cary, repairing compromised intake drains, providing erosion control/repair surrounding the drains and repairing underground collapsed or separated drains in storm water easements throughout the community.
- BMP maintenance includes mowing areas surrounding all 30 BMP's and mulching of the two dry retention ponds, removing growth on or growing through retaining walls, repair of swales due to damage from rodents and repair of draw-down orifices within each BMP.
- Retaining wall maintenance includes inspections, addressing retaining wall erosion and retaining wall and dissipater repair.

Funding for these maintenance and repair expenses comes from both Operations and Replacement Reserves. The following shows the total spending for the last three years:

	Total Expenses (\$000)		
	2019	2020	2021
	Actuals	Actuals	Forecast
Storm Water	\$198	\$225	\$211
Retaining walls/BMPs	\$85	\$109	\$174
Total	<u>\$283</u>	<u>\$334</u>	<u>\$385</u>



The New Resident Orientation and Welcome (NROW) Team Keeps the Focus on Welcome

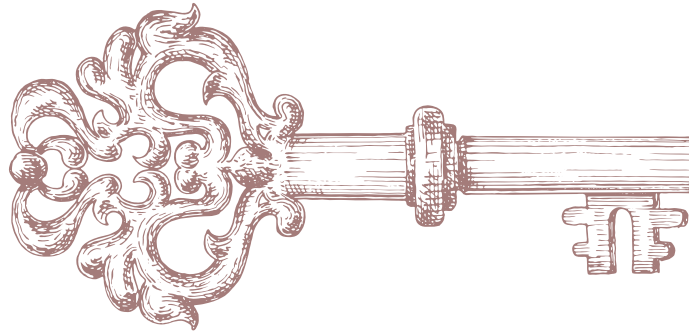


By Carole Katz

Welcoming new residents has always been integral to the community focus at Carolina Preserve. As we've matured and grown, efforts to engage new residents have been met with varied challenges. The convergence of Covid and shutdowns in 2020-2021 and new records for CP home re-sales seemed like a perfect storm. Fortunately, establishment of the NROW program in 2018, continued leadership and dedicated volunteers have kept orientation at the forefront of assimilating CP's new residents.

For much of CP's history, there have been various orientation and welcoming initiatives. Early on Pulte, the developer, sponsored programs for new residents primarily focused on what to know about their new house. Club leaders often supported the efforts, introducing residents to a growing number of activities. With Pulte's departure in 2013, efforts waned. Consistent with CP's volunteer spirit, a small volunteer Welcome Team formed meeting with new residents in small groups and sharing a consistent set of materials. Efforts were made to continue under the Lifestyle Department and Lifestyle Advisory Committee. During the 2017 HOA elections, I made a commitment to a new orientation program. By early 2018, some members of the Welcome Team and other interested volunteers signed on to a Task Force, led by me as the Board Liaison, and in a few short months we redesigned the program. A session was actually tested in January 2018! Sessions were conducted regularly so that we could test and improve the materials. Since about mid 2018, sessions have been held on a regular quarterly basis. The last session pre-covid was held in February 2020. Bradford Hall was closed from March 2020-May 2021.

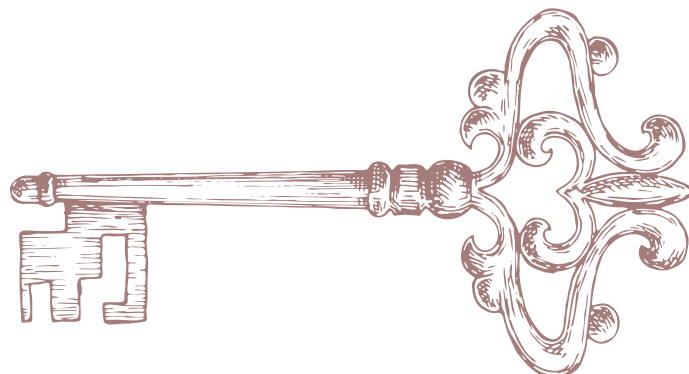
Covid didn't keep the new residents from coming! At the time of this writing, we estimate a record number of almost 110 re-sales in Carolina Preserve in 2021 alone! These new residents, along with the many dozens that moved here in 2020 created quite a backlog for our welcoming initiatives. Orientations started up again in June 2021 reaching out to those who we missed during the lock down period. Under the leadership of Lynnette Womble, a charter task force member, orientations have been conducted every month from June through December 2021. Lynnette successfully enrolled a volunteer team of ambassadors to support the ongoing program. Ambassadors calling folks to welcome them and remind them of their registration, confirming attendance, registering the attendees, serving as greeters, and running the computer to navigate the CP website during presentations.



In an attempt to reach the many new residents who moved to CP between March 2020 and June 2021, when the orientation program was suspended, Lynnette and I made a video that captures many of the program's key elements. New residents were contacted by the Ambassador team and encouraged to view the video and attend orientation when it started up again. The video could also be accessed as a refresher for new and seasoned residents alike. (On the CP website, click the "help" drop down menu, and "website tutorial video".) From the last sessions before Covid (October 2019 and February 2020) and beginning again in June 2021 through December on a monthly basis, orientation has served almost 200 new residents. We are pretty much caught up with the backlog of new residents. Sessions will continue in January 2022 (already filled) and then starting in February, we will resume on a quarterly basis. The 2022 packet of materials has been updated (new grocery stores, of course!) and we're ready to go.

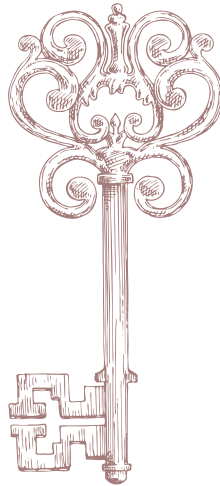
Many thanks to the numerous CP residents who have helped build and continuously improve the program, beginning with the Task Force. Special thanks to Lynnette who has chaired the program from its inception. Thanks to the ambassadors for their support and thanks in advance for their unanimous offer to help in 2022: Adele Sadosky, Adrienne Richter, Amy Levine, Cindy Jackson, Donna Fiorello, Eileen Hutchinson, Judy Haase, Judy Rampolla, Liz Hodgson, Louise Stanley, Marilyn Harrison, Marilyn Paterson, and Mary Jane Slusser.

And thanks to the hundreds of new residents who have participated in the program, and the vast majority who have accepted our message to get involved. You are at the heart of keeping Carolina Preserve as a vibrant community. We're glad you're here.





**Shari and Ken Thai
enjoy some
refreshments**



**Left to right- Tony and
Mary Demasi, Lynnette
Womble, Brian and Barbara
Hessel and Linda Gunter
enjoy some camaraderie.**

If you're a new resident and have not yet attended Orientation, sign up at the BH front desk (or on line via the Lifestyle calendar). There are still spaces for February 7, 1-3 pm.

Twenty-six new residents who had attended Orientation between August and December joined a brief social prior to Wind Down Friday. (A one-time invitation is sent to new residents who attend orientation in six month groupings. Another twenty five new residents attended a social in June.) Thanks to the Lifestyle Department for the set up and treats during each orientation and the biannual socials. Thank you to all the CP residents, including club and group leaders, who have been so welcoming to new neighbors. We hear the stories that continually remind us that CP is a welcoming and caring community. Keep it up!



ARC Makes it Easy For You

By Ken Merten, Architectural Review Committee

When ARC meets to review newly submitted Modification Requests, an all-too-common problem is MR's that lack neighbor ACKNOWLEDGMENT signatures. (Note: Acknowledgment, not approval.) This requires ARC to contact the homeowner and ask them to resubmit a completed MR with neighbor's signatures as detailed in the Design Guidelines. The homeowner can accomplish this by visiting neighbors to have them sign the MR form, or by email, sharing the project details and asking for a return email with the acknowledgment, which can then be copied and attached to the MR form that is to be submitted to Bradford Hall.

The purpose for this long-standing requirement is for adjacent neighbors (next door, behind, or across the street) to be aware of the project so that they won't be surprised when trucks, contractors, etc. show up and begin work. In addition, if a neighbor has a suggestion, concern or issue with the proposed project, they will have the opportunity to discuss it with the homeowner submitting the MR. Although rare, concerns can also be presented to ARC and or the CP Board before the project is approved by ARC.

This requirement was in the revised, January 12, 2012 "Carolina Preserve by Del Webb at Amberly" Design Guidelines and continues to remain in effect today.



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.

HOA Assessments

By Christine Hast, General Manager

As The HOA transitions to the New Year, beginning January 1, 2022 the monthly assessments will increase as discussed during the Budget Reviews and the Annual meeting. Please make sure your 2021 assessment account is up to date and not delinquent.

The 2022 annual assessments are:

- **Single Family Homes:**

Billing/Assessment Statement. **The 2022 annual assessment are: \$2,916.00 which is to be paid monthly in the amount of \$243.00 per month.**

- **Villa Homes:**

Billing /Assessment Statement. **The 2022 annual assessments are: \$3192.00 which is to be paid monthly in the amount of \$266.00 per month.**

The monthly payments are due the 1st of each month with a 15 day grace period. However, after the 15th day, **a late fee of 10% of the standard monthly dues will be assessed to each account along with an additional 1.45% monthly interest charges until the balance is paid in full.**

To avoid receiving late fees and penalties, we encourage all owners to sign up for Auto Draft through Kuester: <https://kuester1.formstack.com/forms/dd>

Signing up for auto draft also saves the Association \$1.39 per mailing each statement.

If you currently pay with an ACH (Auto-withdrawal), there will be no statement enclosed as you will continue to pay through ACH for the regular assessment.

If you have auto pay through your bank, please remember to notify them, and adjust your monthly payment.





New Year, Let's Go!

By Deborah Badger, Lifestyle Director



Wellness

If you are determined to sweat more this year you can join the Fitness Interest Group for weekly updates on classes, instructors, and quarterly challenges. Our group fitness classes will require a fitness pass this year. If you can find an old one, it still works – they never expire. If you need a fresh one, simply proceed to the friendly front desk. In class, promptly punching your card allows more time to get moving. The fitness instructors appreciate your help so they can get right to it! Also, mark your calendar for the annual Health & Wellness Fair on Saturday, February 12th. Lastly, if you are interested in joining the year long Eat Smart, Move More, Prevent Diabetes program it will restart around March so keep your eyes open for details.

Clubs & Groups

Clubs and Groups are ready to roll and starting off with refresher training for Treasurers and Leaders early this month. Then off to the races! With even more venues for meeting than in the past, they will be hosting events inside and outside Bradford Hall. The Gathering Place, the Pavilion, and Bradford Hall's "backyard" Lawn will all be beautiful venues for neighbors and friends to get together. Many of our clubs and groups already meet in the great outdoors such as: Bocce, Cycling, Disk Golf, Hiking, Men's Golf, 9 & Lunch (Golf), Pickleball and Tennis. Others find it nice to meet at local restaurants, botanical gardens, or historical sites.

Community Events

The Lifestyle Advisory Committee has been working for months on a unique new event showcasing creativity in all its forms called CP Funday on January 29th. This year is also the return of the Home & Garden Show, Spring Yard Sale, Community Picnic, and many, many more community events.

Carolina Preserve University

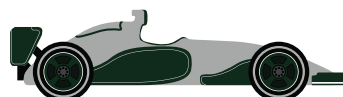
The CPU volunteers have a wonderful slate of classes lined up for you this year. If you enjoy attending OLLI courses at either NC State or Duke University, you may also want to check out CPU offerings.

New Resident Orientation

If you recently joined us, be certain to register and attend the quarterly orientation, learn where to find what you are looking for and how to join some clubs.

Ready, set - the new year is here!

*Let's
Go*



2022 Committees

Architectural Review Committee

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

Board Liaison: Tom Crotty | Staff Liaison: Robert Hamilton

Club & Group Advisory Committee

Wanda Abel | Vic Buenconsejo | Claudia Clissold
Joel Glassman | Cynthia Jackson | Linda Laurich
Marie Millazzo | Dawn Shildhorn | Paulette Shekell

Board Liaison: Robert Griffith | Staff Liaison: Terrie Murray

Finance Committee

Dennis Curtin | Steve Harrison | Dennis Hefner
Rahul Parikh | Paul Wolf | Ted Young

Board Liaison: Jerry Warren | 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: Glenda Hunter

Lifestyle Advisory Committee

Carol Ciccarello | Dennis Curtin | Jeff Diton
Cathy Gottesman | Antonia Pinckney | Gayle Streifford
Lynnette Womble | Annette Young

Board Liaison: Jill Poston | Staff Liaison: Deborah Badger

2022 Board

Tom Crotty



Robert Griffith



Margaret Horst



Judith Nixon



Jill Poston



Sharon Valvona



Jerry Warren

Officers will be chosen on Jan 4th

Mark Your Calendar

HOA Open Working
Board Meeting

January 18 | 10:15am

Bradford Hall



HOA Open Working
Board Meeting

February 15 | 10:15am

Bradford Hall