

FEBRUARY 2022 ISSUE XXVII

CAROLINA PRESERVE

HOA NEWS

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CARY LIVING 2022 DIAMOND AWARD



Carolina Preserve won **GOLD** this year in Cary Living's Diamond Awards in both the Best Retirement Living & Best New Home Community categories.

Congrats!



HOA President's Comments

by Judy Nixon



“Community” as defined by Webster's Dictionary primary usage states, “1. A body of people living in the same place under the same laws” Carolina Preserve is a diverse, dynamic community dedicated to active adult living within a safe and welcoming atmosphere. Neighbors talking to each other and clubs and amenities for everyone. We are a community living under the same rules and regulations to keep Carolina Preserve the safe and welcoming neighborhood we all moved here to enjoy. A community pledging civility to one another in everything we do. As a result, we are an award-winning community, taking the January/February 2022 Cary Living Magazine's gold award for “Best New Home Community” AND “Best Retirement Living” and listed as a “Community of Excellence” by the North Carolina Community Associations Institute!

As a newly elected Board member and President, I spent January meeting Carolina Preserve volunteers, new residents, and HOA staff. From HOA committees to task forces to club memberships, I found CP residents and Kuester staff passionate and dedicated to making this community all it can be. As Board President, I will strive to ensure residents feel heard and promote active community engagement to improve CP and meet community needs, but I am not alone. The 2022 Board is composed of seven volunteers you elected, who will devote many hours to promoting the best interests of this community to the best of our ability. 2022 will see community strategic planning not only for physical facilities and amenities but community interaction through activities, events and programs.

Where are you in this endeavor in 2022? You are the backbone of meeting the aspirations of Carolina Preserve. What can you do? Participate. Volunteer. When a call goes out to engage in community strategizing, answer the call. Stay current with community news and information. Make a habit of reading the Lifestyle and HOA newsletters. Familiarize yourself with the CP documents that govern this community's amenities and interactions. The answers to many resident inquiries can be found in all these documents. 2022 is a new year, with a new Board, new residents and new opportunities. Let's go forward together because we are all the Carolina Preserve community.



I Want to Know . . .

Frequently Asked Questions

This new recurring HOA Newsletter article addresses frequent questions raised by Carolina Preserve residents.

Landscaping Questions

Q: WHY CAN'T I OPT OUT OF CHEMICAL TREATMENT, WHEN I WAS ABLE TO DO SO IN THE PAST?

A: Many owners have opted out of chemical yard treatment in the past. Some provided their own chemical treatment; others did not provide any. Mowing and trimming untreated yards carried and spread weed seeds to other yards. As a result, the 2021 Board decided to have uniform weed control, applying pre-emergent and fertilization to all yards to hopefully reduce/minimize the spread of weeds. The Board will assess the success of this approach and evaluate the opt-out list choices in 2023. The weed control chemicals used by Bland can be found on the CP website under Landscape services.

Q: I AM UNHAPPY WITH BLAND'S LANDSCAPING. WHY CAN'T THE BOARD DO SOMETHING ABOUT IT?

A: The HOA Board and General Manager (GM) meet regularly with Bland personnel and its management to discuss performance short falls regarding the contract. Over the last two years, to remedy performance issues, at times payment has been withheld temporarily until the issue has been resolved and at other times fines were levied per the contract. 2022 is the last year of the Bland three-year contract. The HOA Board and GM will begin the process of preparing a Request for Proposal (RFP) to be sent to several area landscape contractors requesting bids to provide landscaping services in 2023. Stay tuned.

Q: BLAND IS NOT REMOVING LEAVES LIKE THEY ARE SUPPOSED TO. WHEN IS IT GOING TO HAPPEN?

A: The HOA is aware of a backlog regarding leaf removal. Currently, Bland is short staffed and has had equipment issues. Bland is supposed to pick up leaves once a month in each zone, November through February, with the final leaf removal and clean up in March.

Policy Questions

Q: WHY WON'T THE BOARD MANDATE VACCINES AND MASKS FOR ACCESS TO BRADFORD HALL?

A: The HOA follows Town of Cary COVID guidelines, which do not mandate vaccines or masks. The Board consulted with the HOA attorney when presented these questions while determining whether to reopen Bradford Hall. The Board was advised that such requirements would open the HOA to considerable potential liability because Carolina Preserve is not like a private club or business. All owners have a right to access the common areas and facilities when they are open to full capacity, which they are. The Board strongly encourages all residents to wear masks and socially distance when participating in club/group functions at Bradford Hall. Each resident is responsible for their health decisions.

Q: WHEN WILL I GET A RESPONSE TO MY INQUIRY THAT I SENT TO THE BOARD?

A: The Board policy is to respond to resident inquiries within 5-8 business days. Sometimes a question requires research and it might take a little longer.

Q: WHEN CAN I BRING GUESTS TO BRADFORD HALL? GUESTS ARE ALLOWED FOR PICKLEBALL AND TENNIS

A: With the current surge in Omicron infections and hospitalizations in North Carolina, the Board continues to have a no guest policy in Bradford Hall for health and safety reasons. Allowing all residents access to Bradford Hall but continuing a no guest policy, at the very least, reduces the number of people in Bradford Hall. Guests are allowed for outdoor activities because they are outside and less susceptible to viral transmission. The Board will reassess the Bradford Hall no guest policy each month based on public health information.

Q: WHAT IS THE STATUS OF MY QUESTION / CONCERN ABOUT CAROLINA PRESERVE BECOMING A RENTAL COMMUNITY?

A: The 2021 Board initially addressed this question and provided property rental statistics in November 2021. It stated the 2022 Board would consult with the HOA attorney about this matter. The new Board consulted with the HOA attorney the beginning of January 2022 and determined more data is necessary to fully respond to this question/concern. Look for a response in this Newsletter in the near future.

CP NEWS IN BRIEF

February 2022

MONTHLY UPDATES

Vol 1 Issue 1

PROPOSED CHANGE TO FACILITY USE POLICY

By Judy Nixon

The Board proposes adding Section 2.2.9, which clarifies that only CP Staff and Board members have the authority to contact HOA contractors, HOA insurance company, identifiable potential contractors and the HOA attorney about matters concerning HOA common property and alleged violations of CP Policy. This addition was due to residents contacting contractors directly and causing some contractors to never want to work with CP again and negatively affecting good working relationships between contractors and HOA staff and Board members. The proposed change is open for resident comment before the Board votes on February 15, 2022, at the next Open Working Board Meeting. Comments will be addressed at that time. The link to the full text of the proposed addition can be found on the CP website under "HOA Communications, HOA Board Open Working Meeting, January 18, 2022."

STRATEGIC PLAN FOCUS GROUPS

By Judy Nixon

The Board had hoped to begin strategic planning focus groups in February and March. Unfortunately, due to a surge in Omicron/Covid infections and hospitalizations, we are postponing having focus groups until the March/April timeframe. In the meantime, think about what you would like to see in CP, not just its physical amenities, but also improving community activities. We need your constructive engagement in making CP all it can be. Volunteer when the call goes out for Strategic Planning focus groups.

BECKINGHAM LOOP PARK TASK FORCE UPDATE

By Tom Croft

Although winter has brought freezing temperatures, ice and snow to Carolina Preserve and Bradford Hall was closed for a couple of days, the Beckingham Loop Park Task Force members have been busy researching possible amenity and landscaping changes that could be made in our largest community park. At our two meetings in January, we continued to report and discuss what amenity options would be valued and enjoyed by many residents. We believe our complete park proposal will provide a good mix of amenities for consideration and feedback by the HOA Board and residents.

Some of the enhancements we are investigating include: a shelter with tables and seating to provide more capacity for small Group, Club and family/friend outings, renovation of the area at the North end of the park and an activity area and garden swings (which are getting a lot of use at the Gathering Place on Arvada Drive.) We have also removed from consideration, moving the putting green to Beckingham Loop Park.

We are comparing different products for each amenity, taking into account construction materials, the level of required maintenance, cost and the product's warranty to mention a few parameters. In all of this, we are always addressing the impact, if any, of noise, safety and parking issues around the Beckingham Loop Park. Then, pulling everything together with a layout of the selected enhancements, pathways and landscaping, we will form the proposal. So, as you can see there are many moving parts that the Task Force is challenged to bring together.

PICKLEBALL AMENITY EXPANSION TASK FORCE UPDATE

By Tom Crotty

The task force met on January 6, 2022, and had a series of lengthy discussions. The scope change allows the Amenity Expansion task force to focus on the future of Pickleball and its importance to Carolina Preserve (CP). Harris Engineering (HE) has been engaged to examine several possible sites within CP to expand and build one or two additional Pickleball courts. Robert Hamilton presented slides showing the locations being researched by HE. There is much work to be done in examining these potential locations and HE is hoping to have some feedback to the task force by mid-March 2022.

Jim Hutchinson and Bill Bass presented data on Pickleball court usage at Carolina Preserve. This was excellent information and now serves as a baseline for Pickleball court usage at CP. They also presented data on the pickleball courts at other Active Adult 55+ communities in our area (Carolina Arbors, Traditions at Wake Forest, and The Gardens at Fuquay Varina). Additional research is underway into the trend nationwide of Active Adult 55+ communities and construction of racket facilities. The task force plans to meet again in early February.

MAILBOX AND STREET SIGNPOST TASK FORCE UPDATE

By Jackie King

Due to landscaper string trimmer damage to street signposts and mailbox posts, the Board created the Mailbox and Street Signpost Task Force to evaluate and recommend solutions to the issue of scarred mailbox posts and street signposts that affect Carolina Preserve curb appeal. The Task Force members' initial evaluation found a community wide problem, identifying approximately 100 street signposts and 1000 damaged mailbox post sleeves that require more than simple repainting. The team has spent a number of hours in the field looking for solutions where mailbox post damage has been avoided, for example, gardens around the mailbox post area. It also found that approved use of bricks at the base of the mailbox post do not protect the post sleeves from damage. Based on its initial evaluation, the Task Force has spent hours measuring different posts to understand the range of sizes any solutions would have to fit. The Task Force is currently investigating if a solid metal item called a "Post Sleeve" is a feasible solution to signpost damage. A trial use of the Post Sleeve is ongoing. The team will continue to look for permanent solutions for the community's benefit. As with so many groups and committees in Carolina Preserve that benefit from a range of resident professional backgrounds, the team is made up Tom Croft (task force lead), Ron Madl, Jackie King and Ted Young, all of whom have strong experience in product development. Sharon Valvona is the Board Task Force member

2021 Financials at A Glance

Operations (\$000)

Full Year Actuals			
	Actuals	Plan	B / (W) Plan
Income	\$4,087	\$4,035	\$52
Uses			
Reserves	\$645	\$619	(\$26)
Expenses	\$3,329	\$3,364	\$35
Net	\$113	\$52	\$61

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	\$502	\$17	\$102	\$25	\$0
Interest	\$8	\$3	\$0	\$1	\$0
Expenses	\$334	\$3	\$146	\$0	\$0
BH Tower	\$98	\$0	\$0	\$0	\$357
2021 Surplus	\$0	\$0	\$0	\$0	\$113
12/31/2021	\$1,016	\$303	\$42	\$66	\$528

By Chet Sadosky, 2021 HOA Treasurer



Treasurer's Comments

By Chet Sadosky, 2021 HOA Treasurer

Full year Operations has a \$113k surplus which is \$61k better than plan and at the high end of the last couple of month's forecast. The reasons for full year Operations being better than plan are:

- Resale fees are \$62k better than plan due to a greater number of sales (106 v. 76) and a higher revenue per sale (\$1514 v. \$1300)
- BH utilities are \$55k less than plan due to reduced usage
- Payroll expenses are \$57k less than plan due to less front desk hours and delayed hiring
- Maintenance costs are \$21k less than plan due to less wear and tear

Offsetting these savings are:

- Legal fees are \$16k higher than plan
- Additional IIF contribution of \$20k for additional pavilion costs
- Greater storm water maintenance costs of \$43k due to significant repairs
- All other expense accounts combined are \$3k higher than plan

During 2021, we borrowed \$357k to help pay for the Bradford Hall Tower project. The 2021 surplus of \$113k gives us a year end Operating Contingency of \$528k, or 13.7% of assessments (against the strategic goal of 15%). Coupled with the 2022 planned surplus of \$15k, we should end 2022 with a \$543k surplus which will be greater than the original 2022 year end Operating Contingency budget of \$524k.

Replacement reserves end the year at slightly over one million dollars. Reserve expenditures were less than anticipated due to equipment lasting longer than the expected life. The greater 2021 year end replacement reserve balance has been reflected in the updated interim reserve study.

Villa reserves ended the year at \$303k which is higher than plan due to fewer large irrigation repairs.

Delinquencies (accounts receivable) of \$9300 are low especially when the one house having a lien accounts for \$7200 of the total.



2022 Lifestyle Fitness Survey

By Lynnette Womble, Lifestyle Advisory Committee

As part of our HOA Strategic Plan, the Lifestyle Advisory Committee (LAC) conducts a biennial Fitness Survey, alternating with a Lifestyle Activities Survey. 2022 is again the year for the Fitness Survey. This is an opportunity for you to formally tell the LAC and our Wellness Director, Keri Diacumakos, what you think of the fitness center, exercise equipment, fitness classes and other wellness activities.

Even with COVID cutting back on some indoor fitness activities during the past two years, we have been able to offer outdoor and on-line exercise classes, community walks, wellness programs on nutrition, and other self-care seminars.

The 2022 Fitness Survey will be a short on-line survey generated to capture your past experiences and future thoughts, which will go into the strategic planning budget cycle. Watch for it, and thank you in advance for your participation!



ARC Makes it Easy For You

By Ken Merten, Architectural Review Committee

ARC reviews and modifies the Design Guidelines annually in an effort to clarify confusing issues, as well as making them less restrictive where appropriate.

While we try to “make it easier for you”, we also understand that for some in the community, they are still confusing and a bit overwhelming.

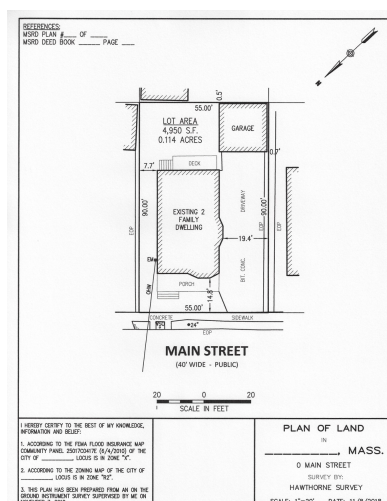
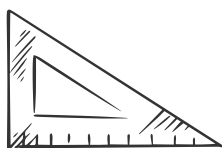
Nevertheless, ARC is frequently frustrated by the number of Modification Requests that are submitted that are missing essential information. Before ARC votes to approve MRs on the second and fourth Wednesdays of each month, we also meet on the preceding Fridays to identify MR shortcoming and assign ARC members to follow up with homeowners that have incomplete MRs. Actually, ARC receives the list of MRs from Robert Hamilton, Operations Manager two days before the Friday meetings, so that each member of ARC can read through the MRs looking for problems. All this is quite time consuming. It is essential for the homeowners to take the time to read through the appropriate Guidelines that address their specific project, and then follow through with what is required (highlighted in RED) at the bottom of each Guideline.

We understand that some of the requirements may be difficult to achieve (photos and plot plans, etc.), but ARC would appreciate your best efforts.

Occasionally, we make exceptions, but in some cases, there is no way to approve an MR without the required information.

ARC makes every effort to gather the missing information between our Friday and Wednesday meetings so that the homeowner does not have to wait another two weeks or more for the next review cycle. One option for ARC is to return the deficient MR to the homeowner and simply state that it is missing some of the requirements, and for the homeowner to resubmit the MR for the next review cycle, which will delay the project.

ARC appreciates your cooperation in this matter.



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.

Important Reminder! 2022 New Assessment Amounts

By Christine Hast, General Manager

The new Assessment amount changed January 1, 2022. This is a reminder for those who have sent incorrect amounts by check or have not updated your bank of the new amount.

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.**

You can sign up for ACH (Auto-withdrawal) here:
<https://kuester1.formstack.com/forms/dd>

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.

If you prefer to pay by sending a check, please mail to:

**Carolina Preserve HOA
C/O Kuester Management
P.O. Box 998
Commerce, Georgia 30529**



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. 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

If you have any questions or concerns, please contact our community support team at:

Email: support@kuester.com

Phone: (888) 600-5044

Business Hours: 8:30 am to 5:00 pm Monday through Thursday,
8:30 am to 12:30 pm Friday



Everything You Ever Wanted to Know About Fire Hydrants, but Were Afraid to Ask

You may have noticed that our fire hydrants recently received a fresh coat of paint.

Quietly waiting to assist, the humble hydrants are often overlooked - until you need them. Here are a few fun facts to ponder:

- Before the onset of modern water systems and hydrants, it was common practice to employ bucket brigades to put out fires. Bucket brigades were created by forming a human chain and passing buckets of water from person to person, until the water reached the fire.
- The invention of the fire hydrant is unofficially credited to Frederick Graff, chief engineer of Philadelphia Water Works, in 1801. Ironically, the official fire hydrant patent is rumored to have been destroyed in a fire.
- It is estimated that there are over 10 million hydrants in the U.S.
- The two most common colors for fire hydrants are bright shades of red and yellow. These colors are used because they stand out, which makes hydrants easier to find in emergencies. In some places, the tops of fire hydrants are painted different colors to let firefighters know how many gallons per minute, or GPM, a hydrant is able to deliver. The higher the GPM, the better the hydrant will be at fighting bigger fires. Red indicates water-flow capacity of less than 500 gallons-per-minute (GPM).
- There are two main types of hydrant: dry barrel and wet barrel. Dry-barrel hydrants are the more common and are so named as they don't allow water to stay in the upper section (ie the drum above the ground). This prevents the water freezing when the temperature drops.
- In 1976 many cities and towns painted their hydrants in red, white and blue costumes to commemorate the US Bicentennial.



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

Judith Nixon
President

Tom Crotty
Vice President

Jerry Warren
Treasurer

Sharon Valvona
Secretary

Robert Griffith
Member at Large

Margaret Horst
Member at Large

Jill Poston
Member at Large

Mark Your Calendar

HOA Open Working
Board Meeting
February 15 | 10:15am
GoToWebinar



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

