

APRIL 2022 ISSUE XXIX

CAROLINA PRESERVE

HOA NEWS

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CP FUNDAY



CP Funday brought fun to Carolina Preserve.



HOA President's Comments

by Judy Nixon



We all like bargains, right? Senior days at local grocery stores, BOGOs, twofer's, those are great deals! Did you know that living here at Carolina Preserve at Amberly affords every resident a twofer? Yes, that's right. As a resident of CP, not only do you have access to all the amenities, facilities, events and services provided by the CP HOA, but also the same type of benefits provided by the Amberly Master Property Owners Association (Amberly). For those of you who don't know, a portion of your monthly HOA dues goes to Amberly, which supports the Amberly clubhouse, its events, services, facilities and maintenance. I hear many people ask, why can't CP Lifestyle provide events like Amberly? Well, Amberly events are your events too! The CP Lifestyle Director coordinates with the Amberly Lifestyle Director to ensure they don't duplicate each other's programs. Rather, they add to each other's offerings to the community. It's a twofer, but only for CP residents, which makes CP even more special.



While CP residents can use and attend Amberly events, the same is not true for Amberly residents who do not live in CP, unless they are here as guests. Why? Because they do not contribute any portion of their HOA dues to CP and this is a 55+ community. Many Amberly residents envy CP facilities because, among other things, they do not have access to an indoor pool and the exercise room at Bradford Hall rivals some commercial exercise facilities. As a CP resident you have a variety of skill levels to choose from with exercise classes available to you at both clubhouses. Some CP residents ask why some classes and events are free at Amberly but not here at CP. The answer is simple. There are eight HOA communities that comprise Amberly and all contribute to Amberly, so Amberly has more money available to provide for a larger overall community. To take advantage of the full measure of your CP membership, you must register at the Amberly Clubhouse and pay a one-time \$10 fee. Remember, CP residents are part of the larger Amberly community. Enjoy the twofer!



I Want to Know . . .

Frequently Asked Questions

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

Landscaping Questions:

Q: THE NEW MULCH LOOKS GREAT! BUT NOW PROPERTIES WHERE OWNERS OPTED OUT OF BLAND PROVIDING NEW MULCH LOOK BAD NEXT TO THOSE THAT GOT THE NEW MULCH. CAN'T THE BOARD REQUIRE PROPERTIES TO HAVE NEW MULCH SPREAD SO ALL THE PROPERTIES LOOK THE SAME?

A: That is a difficult question to answer because there are a lot of reasons why owners opt out of certain landscape services. Some owners decide to have their own landscapers, who provide similar services. Some do not like the products provided by the HOA contracted landscaper. But one thing is uniform for all owners, and that is everyone must maintain their properties according to the guidelines, regardless of whether they opt out of certain services. Every year, the HOA evaluates the success of landscaping services to plan for the next year; what worked, what didn't work. The Board will do so again, particularly because it is preparing the Request for Proposal (RFP) to solicit new commercial landscaper bids for the future.

Q: THE CARY TOWN COUNCIL RECENTLY TOOK ACTION TO ADVOCATE NATIVE PLANTS IN PUBLIC SPACES. I URGE YOU TO CONSIDER INCORPORATING THIS DEVELOPMENT INTO OUR LANDSCAPING PLANS.

A: The landscaper that we use for the parks, Bradford Hall and perimeter, plants native species when we replace trees and shrubs. It is also in our Design guidelines that no invasive ground cover is permitted. The Town of Cary ordinance will be addressed with the landscaper in future meetings regarding planting native plants.

Q: WHAT IS THE CP RULE FOR USING OPEN FLAME DEVICES?

A: Carolina Preserve Declaration of Covenants, Exhibit C Section (o) specifically prohibits open fires to be lighted except in a contained outdoor fireplace or barbecue unit while tended and in use for cooking purposes, or within a safe and well-designed interior fireplace. Please do not use any type of open flame device for gardening or use wood burning fire pits. Fire pits must be either gas or charcoal burning and located at least 10 feet from a dwelling. We are in a Preserve and embers, flames, ashes, etc. could set fire to natural areas or lawns.

Used Battery Recycling:

Q: I WOULD LIKE TO SUGGEST THAT THE HOA PROVIDE A DROP-OFF BOX IN BRADFORD HALL FOR SPENT BATTERIES. IF THERE WERE A DROP-OFF BOX, WE COULD ALL BE CIVIC-MINDED AND NOT PUT BATTERIES IN LANDFILLS WHERE THEY RUIN THE ENVIRONMENT.

A: We agree that everyone should be civic-minded and not put batteries in landfills and that is why there are ordinances that address the safe disposal of batteries. There are many types of batteries, such as alkaline, lithium, lead-based, etc., which could cause fires or other toxic conditions if not disposed of correctly. The Board's concern is that not everyone who drops off used batteries will know the difference, which could pose potential liability to the HOA if a "drop-off box" is placed at Bradford Hall. There are many convenient drop-off sites, such as Lowes, Home Depot, and Best Buy. You can find other local drop off locations at call2recycle.org.

Bradford Hall Sound System:

Q: NOW THAT THE CLUBS AND GROUPS ARE STARTING TO HAVE EVENTS AGAIN, WE ARE BEING MET WITH THE MOST INADEQUATE PORTABLE SOUND SYSTEM WHICH BLOWS THE EARDRUMS OF THOSE SITTING NEAR THE SPEAKER AND PROVIDES ABSOLUTELY NO SOUND TO THOSE SITTING IN THE FURTHEST TABLES. MY QUESTION, AND THE QUESTION OF ALL THE CLUBS AND GROUPS, IS WHEN WILL THIS SOUND SYSTEM BE UPGRADED, REPLACED, REPAIRED, OR WHATEVER NEEDS TO BE DONE TO MAKE THE OVERHEAD SOUND SYSTEM FUNCTIONAL AND OPERABLE SO WE CAN ENJOY ALL THESE EVENTS.

A: In 2020, while Bradford Hall was closed due to the pandemic, the sound system was replaced, and the entire building was upgraded with new speakers and wiring along with a new amplifier.

Information about this update was included in the April 2020 HOA Board newsletter. The entire building has worked perfectly until, for whatever reason only the ballrooms stopped working recently. This problem was addressed and corrected as of March 16, 2022. We will continue to monitor the sound system performance.

Marsalis Culvert Damage:

Q: AS WE HAVE MANY MORE CULVERTS AND DRAINAGE "SYSTEMS" IN CP, WHAT PROCESSES WITH RESPONSIBILITIES ARE BEING PUT IN PLACE TO MITIGATE A FUTURE OCCURRENCE AND ASSOCIATED UNPLANNED REPAIR COSTS, SUCH AS THOSE ENCOUNTERED WITH THE MARSALIS CULVERT DAMAGE? SHOULD AN ADDITIONAL LINE ITEM BE ADDED TO THE RESERVE AND/OR OPERATIONS FOR UPKEEP OF CULVERTS?

A: There is a system in place for stormwater and slopes maintenance and repairs along with retaining wall inspections every 5-7 years, which also includes budgeting for such maintenance and repairs. The Marsalis Culvert occurrence was out of the ordinary due to the severe storm and heavy rains we received at the beginning of this year. Right now, we are still in the research stage and working with several governing entities which takes time. The Board will provide updates of the Marsalis project as we work through the process.

CP NEWS IN BRIEF

April 2022

MONTHLY UPDATES

Vol 1 Issue 3

CLUB EXPRESS RENTAL/OWNER SURVEY

By Judy Nixon

The Board sent out a survey regarding the rental/owner occupancy topic on March 5, 2022, with all submissions due by March 19, 2022. Submissions were not limited to one per household, but rather, everyone registered with Club Express was provided the opportunity to respond because the purpose was to provide the Board with information, not a vote. Two thousand one hundred (2,100) surveys went out, of which, a total of 393 submissions were received, a 19% response rate. Thank you to everyone who took the time to complete the survey. Results will be reported at the May 3, 2022, HOA Community Meeting. For future information, if you decided to not have your email listed in the resident directory or opted out of receiving CP HOA emails, please reconsider. Your ability to vote in elections, vote on community issues and receive important HOA information, such as this survey, is limited if you choose to opt out. You can always opt back in at any time by editing the Privacy Options in your website profile.

BRADFORD HALL OPEN TO GUESTS

Starting April 1, 2022, residents can bring guests into Bradford Hall, however, there will not be any kids swim at this time. Be sure to pick up your 2022 guest wrist bands at the front desk. There are 30 bands provided to each household. If you run out, you can purchase additional guest passes in the future. Please remember, although guests are now allowed, COVID is still with us and most likely for the foreseeable future. If you or a guest feel ill, please stay home. If you or a guest is waiting for test results, please stay home until you receive your results. We want everyone to have a safe and enjoyable time at Bradford Hall.

STRATEGIC PLANNING BEGINS NOW

Strategic Planning was first instituted successfully in 2018 with the goal of improving Carolina Preserve for its existing residents and attracting new residents. It's now time to update that plan. There will be focus groups that include Kuester staff, real estate agents and current residents. Staff will provide hands-on information about what is needed and suggestions on how to improve. Real estate agents will provide information on how CP compares to other 55+ communities and can continue to be competitive in that demographic real estate market. Residents will provide information on how they see CP moving into the future, through physical and social infrastructure. After all the focus groups provide input, the Board in conjunction with Management staff will review the suggestions pertaining to liability, insurance, Town of Cary restrictions, costs, and impact to CP's governing documents, to pare down suggestions to those that are feasible based on the foregoing criteria. Projects will then be prioritized based on existing resources and projected out over 2023-2025. This information also will be used to create the 2023-2025 budgets. At the 2022 Annual Meeting, you will be presented a recap of the new Strategic Plan along with estimated timeframes for each project. There's a lot of work to do and we need your input. Space is limited so look for registration in the Lifestyle Newsletter or go to Governance - HOA/Committees Calendar to be a focus group participant. Sign up early and get on the waiting list if it shows registration is full; we may add participants to the respective focus groups depending on resident interest. Let's get this done together!

RESIDENT AND GUEST CONDUCT RULES

Now that things are opening fully at CP and people are attending meetings, club gatherings and other events, it's time to revisit CP rules and expectations for resident and others' conduct. The Facility Use Policy, which applies to all CP amenities, facilities (including website), clubs, events, programs, etc., requires that everyone conduct themselves in a courteous and respectful manner. Conduct that interferes or jeopardizes with the rights and privileges of others, including but not limited to the use of profanity or abusive or disruptive behavior, is prohibited. If a resident, guest, or others is asked to leave by Management Company Staff for not adhering to the rules, that person must leave immediately. Failure to follow the rules may result in the Board imposing sanctions, which can include suspension of CP facility privileges. Enjoy yourselves but respect your neighbors. For more information, look at Facility Use Policy Section 2.2 for "Conduct of Residents and Others," which can be found on the website under "Governance."

TASK FORCE UPDATES:

There are several task forces working on discrete projects. The Beckingham Loop Park Task Force is looking at how to improve and refurbish that park for the enjoyment of all residents. To improve curbside appeal, the Signpost Mailbox Task Force is looking at ways to prevent and remedy damage to our community's posts from landscaping tools. The Pickleball Court Expansion Task Force is looking at the feasibility of whether to construct additional pickleball courts. During April, the Board anticipates receiving Task Force recommendations or more substantive updates regarding these projects to be able to report to the community. Please attend the May 3, 2022, Community Meeting, which will be held virtually, to learn more about the Task Forces' recommendations and progress.

2022 Financials at A Glance

Operations (\$000's)

	February YTD			Full Year
	Actuals	Budget	B / (W) Budget	Budget
Income	688	684	4	4,194
Uses				
Reserves	(83)	(83)	.	(616)
Expenses	(563)	(597)	34	(3,563)
Net	42	4	38	15

Note B/(W) budget means: B is a positive number: higher income or lower expenses
(W) is a negative number: lower income or higher expenses

Reserves (\$000's)

	Replacement	Villa	IIF	Painting	Operating Contingency
12/31/2021	1,016	303	42	66	528
Contributions	45		28	10	
Interest	1				
Expenses	(151)				
2/28/2022	911	303	70	76	528

By Jerry Warren, HOA Treasurer



Treasurer's Comments

By Jerry Warren, HOA Treasurer

February income was \$347K, \$5K above Plan levels (primarily seminar revenue (\$4K) and expenses were \$15K below Plan (lower utilities (\$4K), maintenance expenses (\$6K), and landscape expenses (\$5K). This resulted in a monthly surplus \$20K greater than Plan (YTD surplus of \$38K). As it is only the second month of the year, it is still hard to tell if this favorability will carry on for the year or just be a normal monthly variance.

Resale fees were near Plan levels (3 homes sold) after a slow January.

Replacement reserves were down \$34K for the month to \$911K, after \$49K of expenditures. This situation should change as greater monthly income is budgeted for the remainder of the year. However, we still need to keep in mind the (at this point) unknown cost of the Marsalis project. We are trying to have the Town of Cary share in expenses for the repairs, but we may need to front the cost until a resolution is confirmed.





It's time to share your thoughts and suggestions to build on the future success of Carolina Preserve. Register for one of the following Strategic Plan Focus Groups and let's discuss fresh, new ideas openly – big and small. We'll think outside the box and create a plan for the next three years.

Tuesday, April 12 | 10am – 11:30am



Wednesday, April 13 | 7pm – 8:30pm



Thursday, April 21 | 3pm – 4:30pm



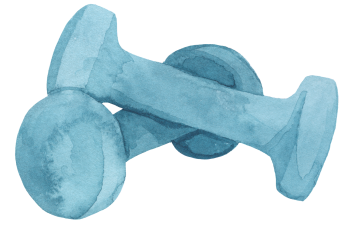
Kindly register for one slot per person to allow other residents to attend.

Questions regarding registration?

Contact: Glenda Hunter officeadmin@cpamberly.net

Fitness Survey Results

By Annette Young, Lifestyle Advisory Committee



The Lifestyle Advisory committee conducted the biennial fitness survey in February. The majority who responded were mainly females. The age group who had the most respondents were in the 71-80 group which also is a direct correlation with the majority of residents in CP. People who have lived in CP longer than 8 years provided over 50% of the results. The total number who responded were 410 residents.

Overall, residents are satisfied with the types of classes and instructors being offered but COVID is still a concern for many. There were comments asking for easier classes but also some asking for more intense workouts. Tai Chi, Balance and Yoga are some suggestions for classes. These types of classes are less strenuous and might be welcomed by residents. Times and days seem to be fine with most residents, although late morning classes might work for some. CP residents are using Bradford Hall more than any other facility but question why classes are free at Amberly and not at BH. The instructors, as a whole, are well liked. The video library is available for those that prefer to work out from home. It is a suitable alternative to the previously enjoyed Zoom classes. Residents are utilizing the pool although finding available time slots is somewhat of an issue. The air and pool temperature are cooler than most would prefer.

The treadmills, resistance machines and free weights are the most utilized equipment in the fitness center. The busiest time of day is between 9:00-12:00. There might be a need to refresh or add some equipment based on residents' comments, especially another rowing machine, which seems popular. Again, COVID is a concern for those that have previously enjoyed the fitness center. Fitness events do not seem to be of interest to most. Jingle Bell walk was a fun event that got residents moving at a festive time of year and one most would do again.

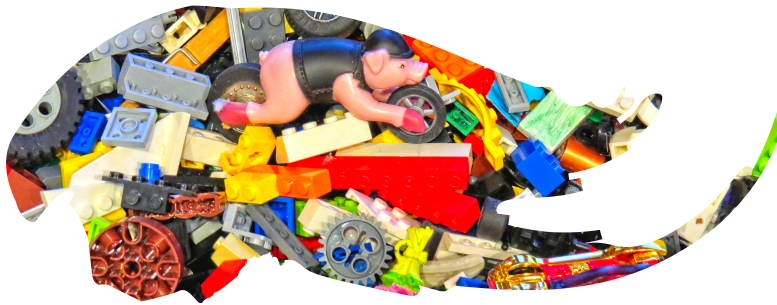
David Womble won a \$25 gift certificate and Frank Patrey won the fitness pass. We appreciate the residents who took the time to fill out the survey. The information will be useful to Keri for future planning.

Lastly, with COVID numbers on the decline, we hope residents will feel confident returning to Bradford Hall to utilize the amenities that we have available. We hope we are offering activities and programs that keep us vibrant and healthy and get us up and moving.

CP Funday

By Jeff Diton, Lifestyle Advisory Committee

This past Saturday, 111 residents attended a new Lifestyle Activity - the first annual CP Funday. CP Funday was the brain child of resident artist Genie Lazcano, who envisioned a day of creativity where CP residents could show off their talents, learn new skills, and release their inner child. The day was literally a five-ring circus of creativity with special events, sessions, and classes occurring in all three ballrooms and two activity rooms. In addition to the leader-led sessions, attendees had the opportunity to relax with Zen Drawing, and express their inner child with Lego Building Blocks. Thanks to the CP grandchildren who donated their toys for the day!



The event took over six months of planning, and endured one Covid postponement. Session leaders brainstormed ideas, planned logistics, developed activities, and procured necessary supplies to make the day a huge success. The team was operating on a small budget and relied heavily on resident donations, creative solutions (no pun intended!) and a timely donation from Office Depot.



Special thanks to all the activity leaders who provided an amazing assortment of creative sessions – Dave Traini (Improv Games), Lynn Sides (Clowning), Joel Glassman (Create a Song), Alan Hariton (Build a Story), Mary Ritter (Tiling the Masters), Matt Hirsheimer and Dick Borkowski (Guilt-free Graffiti), Amy Hariton and Andrea Frank (Patriotic Pin Making), Sab Sides (Sketching), Kathy D'Aurelio (Book Sculpture), Mary Beth McDermott (Textile Collage), Joe Valvona and Joel Glassman (Sports Games and Trivia), Jeff Diton (Digital Storybooks), Carol Davis and Joyce Poynton (Home Updating) and Judy Carrino (Live Floral Design). In addition, Yvonne and Ruben Gardner, Lila Gonzales, and Ruth Poley provided culinary expertise at the Rejuvenation Station.



In addition to a small army of willing volunteers, Genie was joined by a Steering Committee consisting of Sharon Valvona, Cathy Gottesman, Gayle Streifford, and Jeff Diton. This team proved that with great teamwork, great things could be accomplished. Behind the scenes, Linda Kelly, Bob Beckett, and Tom Freet were instrumental in helping to market the event. And no Lifestyle Event would be complete without the hard work of Lifestyle Director Deborah Badger, Event Manager Oscar Esperanza, and the entire Lifestyle Team.



Please visit the display cases in Bradford Hall to see a selection of masterpieces created during CP Funday. Also stay tuned for a Bradford Hall slide show of all the day's fun, put together by Dennis Curtin and several volunteers from the CP Photography Club.

One resident summed it up best when they said "the work that Genie and all the volunteers did today make Carolina Preserve...well... Carolina Preserve!" Kudos to all for a very special day.



ARC Makes it Easy For You

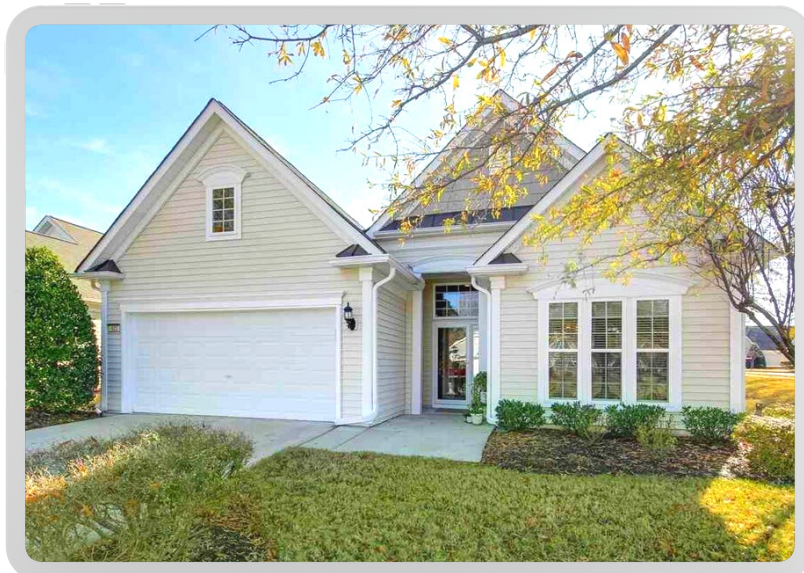
Understanding the Anomalies in the Design Guidelines

By Ken Merten, Architectural Review Committee

Homeowners that are considering changes or improvements to their yard or the exterior of their homes frequently get ideas from what they observe throughout the community. Other times they may ask neighbors or seek information through the community message board which is a good way to go about making a plan. Of course, the next important step is to look for the Design Guidelines on the CP website to understand what can or cannot be done and what the required process is to get the ball rolling. Nothing new here for homeowners that have been in CP for many years.

However, newer homeowners may not know the ins and outs of the Design Guidelines, but almost all questions can be answered by taking the time to explore them.

One issue for new or newer homeowners to understand is that many, many changes have been made to the Guidelines as they have evolved over several years. This means that you may see something that a homeowner did that was allowable under older versions of the Guidelines, but cannot be done under the current Guidelines. There a number of these situations that have been “grandfathered”, so what you may see is possibly a “grandfathered” change and not a violation. ARC also has a “Variance Policy” which can be found in the Guidelines, if a homeowner thinks an exception to the current Guidelines is justified. Many of the “regulations” that CP must abide by are established by the Town of Cary, and ARC cannot offer a Variance when there is a conflict with those TOC regulations. However, asking the TOC for a variance is an option for homeowners that feel strongly about an ARC denial that was the result of a TOC regulation.



Don't forget that the majority of the rules/policies in the Guidelines are not in place because of the TOC or other government entity, they are there because CP believes they are necessary to maintain the community's beauty and home values as well as preserving CP's reputation of excellence.

Please understand that ARC is not responsible for the enforcement of the Guidelines, that is the responsibility of Management, specifically, Robert Hamilton Facilities/Operations Director. However, ARC does do Post Audits after the completion of approved Modification Requests and Fast Tracks, and if something does not conform to what was specified in the MR/FT, that information is passed on to Robert Hamilton. For example, replacing a street tree with a tree that is smaller than the minimum requirements, or a variety that is not listed in the Guidelines.

Contacting ARC to help clarify issues is always an option, but please do your homework first by checking out the segment(s) of the Design Guidelines that address your project.



The Architectural Review Committee, or the "ARC," reviews plans and specifications for the construction or modification of improvements and administers and enforces the Design Guidelines within the Community.

ARC Design Guidelines: (pertains to your home: improvements, changes, etc.)

Note: If you have a problem with the hyperlinks in the document, try downloading it to your local computer and opening the file with the Adobe PDF Reader.

[DESIGN GUIDELINES VERSION 8.0 \(April 2021\)](#)

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.

Upkeep of Homes & Compliance of Governing Documents

By Christine Hast, General Manager

Well, it's Spring and you know what that means: home siding covered with mold, mildew, front and rear yards or mulch beds with too many decorative collectables, dead shrubs and plantings that didn't make it through the winter, sad looking or half dead street trees, big bare dirt patches in your front yard where grass won't grow anymore, banners, yard signs or flags that are not the permitted and using back patios or side yards as extra storage.

You don't want to receive a notice that your home and yard is not in compliance with the Protective Covenants and Conditions. Although I like to refer to them as love notes to community residents..... It is no fun to receive a notice and, trust me, it is no joy to perform inspections and send notices out. How can you avoid receiving a compliance notice? Take a moment to visit the CP website and review the Governing Documents and Design Guidelines under the Governance Tab. These documents are filled with so much fun facts and useful information that when you are finished – you will say...."Huh, I didn't know that!" Your brain will be so full of all the exciting new knowledge, it will be the talk of the table at your next dinner party..... You will want to share it with your new neighbors and friends at the next Tuscany Club event!

Next, take a field trip around the outside of your home. Really take notice of front, back and both sides. Get a spring spruce up plan together. Power wash your home, sidewalk and driveways, remove and replace old worn-out droopy plantings and shrubs, re-sod that spare looking lawn. Paint or replace your tired worn-out mailbox. Think of how you as a homeowner can improve the curb appeal of your home. Work with your neighbors, share vendor or contractor information and numbers.

Make Carolina Preserve shine!





Reminders for Bradford Hall

By Christine Hast, General Manager

It's been a long time and the world is now reopening and we are all awakening to a life adjustment, whether anyone will admit it or not, the world and peoples' lives will never go back to "normal"- a hard reality to swallow.

But do not fret, some things stayed the same and here's a few pertaining to Bradford Hall:

- All residents entering Bradford Hall must scan their ID badge upon entering. If you can't seem to locate it, a new replacement ID card is \$10.00.
- April first guests are permitted in Bradford Hall – all households will receive 30 guest passes. Residents may pick up their passes and sign for them at the front desk.
- Upon arrival, all residents must sign their guest in at the Bradford Hall front desk and the resident must accompany their guest(s) at all times.
- All residents are responsible for their guests' actions and behavior.

Faxing is still available at the front desk.

Copies are also available at the front desk. The first 10 black and white are free any copy after that will be 10 cents per page. Color copies are 25 cents a page, no free copies. This is a bargain compared to:

- Goin' Postal: 25 cents per page (B&W) 49 cents per page (color)
- FedEx: 18 cents per page (B&W) 69 cents per page (color) – self service
- Staples: 20 cents per page (B&W) 65 cents per page (color)
- UPS store: 25 cents per page (B&W) 55 cents per page (color)

When asking for help by phone or in person at the front desk, please be patient and kind. Remember, our dedicated and knowledgeable Front Desk receptionists are your neighbors!

Before you leave home – please check your email or the CP website for any changes, cancelations, or notices regarding Bradford Hall, activities, or fitness classes.

And last, but not least the one consistent normal and the most important in life is seeing the smiles on everyone's face.



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 | Claudia Clissold | Judy Dorezas
Joel Glassman | Cynthia Jackson | Linda Laurich
Marie Milazzo | 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

Strategic Plan Focus Group

April 12 | 10 am

Bradford Hall



Strategic Plan Focus Group

April 13 | 7 pm

Bradford Hall



HOA Open Working
Board Meeting

April 19 | 10:15 am

Bradford Hall



Strategic Plan Focus Group

April 21 | 3 pm

Bradford Hall



HOA Community Meeting

May 3 | 6:30 pm

GoToWebinar