

JUNE 2022 ISSUE XXXI

CAROLINA PRESERVE

HOA NEWS

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SUMMER FUN IN THE SUN



Picture yourself here all Summer long. Bradford Hall's beautiful resort style outdoor pool is the perfect place to spend the long hot afternoons with friends & neighbors.



HOA President's Comments

by Judy Nixon



Community engagement and constructive input pertaining to the renter/owner matter bodes well for Carolina Preserve addressing potential rental issues here. At the May 3rd Community Meeting, the Board summarized the two issues of most concern to the community; decrease in property values and property maintenance due to rentals. Although the number of CP rentals (4%) is not an issue at this time, the Board recognizes based on community and realtor input that it is better to address this matter now, than in the future when it might become an issue. We proposed exploring with the CP HOA attorney two avenues for deterring rentals, increasing the lease term to twelve months from six months and setting a rental cap of 10%. Christine Hast and I met with the CP HOA attorney and discussed both those options as well as other possible rental deterrents. On advice of counsel, the Board has opted to pursue a third course of action, prohibiting rentals for a year from date of purchase with limited exceptions, which counsel explained was the best deterrent based on other communities' experiences.

Whether it is increasing the lease term, setting a rental cap or prohibiting rentals for a year from date of purchase, all of those options require amending the CP Declaration of Covenants and 67%-member approval. Some residents, me among them, believed increasing the lease term or setting a rental cap could be accomplished by amending the use restrictions thus avoiding having to amend the Declaration of Covenants. Unfortunately, that is not the case, but I won't go into a legal wonk explanation; suffice to say both would still require 67%-member approval to avoid lawsuits. We hope to have the draft amendment language available for community comment by the June 21, 2022, Open Board Working Meeting. This deterrent approach will also be discussed at that meeting and questions addressed at the time. Regardless of which rental deterrent approach, we need your continued and increased engagement to achieve 67%-member approval. Attend the June 21, 2022, Open Board Working Meeting to hear more.

I Want to Know . . .

Frequently Asked Questions

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

Unanswered Community Meeting Questions:

Q: PERTAINING TO THE BECKINGHAM LOOP PARK RECOMMENDATION, WHAT ARE THE BOARD'S THOUGHTS ON THE POTENTIAL FOR PARKING ISSUES?

A: The Board will finalize the Beckingham Loop Park plans after receiving community input. Depending on the final plans, the Town of Cary may require additional parking, but at this time it is unknown whether that will be the case.

Q: REGARDING THE RENTAL/OWNER MATTER, DO WE KNOW WHAT THE AVERAGE LEASE TERM IS HERE IN CP?

A: Most, if not all lease terms here in CP are for twelve months. In fact, we do not know of any less than twelve months.

Q: ARE THERE PLANS TO REPLACE THE EQUIPMENT LOCKBOX AT THE ARVADA POCKET PARK, WHICH WAS REMOVED DUE TO VANDALISM AND ARE THERE PLANS FOR AN EQUIPMENT LOCKBOX FOR BECKINGHAM LOOP PARK?

A: Currently, there is an equipment lockbox at the Arvada pocket park, however, to access it, residents must sign the key out at Bradford Hall. Unfortunately, it seems not only has there been potential vandalism, but residents are not taking care to store the Arvada equipment properly resulting in broken and wet equipment. To date, Arvada equipment has been replaced twice. The Board is researching more secure and watertight storage lockboxes for Arvada and the future Beckingham Loop Park. If an effective storage box cannot be found or misuse and improper equipment storage by residents continues, equipment may have to be signed out from Bradford Hall. Please take care of any equipment provided at all the pocket parks for the sake of the community and other residents' convenient use.

Q: WHAT HAS BEEN THE PROBLEM WITH THE POOL LATELY AND WHY CAN'T THE COMMUNITY BE TOLD THE REASON(S) WHY THE POOL OR SPA ARE CLOSED WHEN IT HAPPENS?

A: The pool and spa are about fifteen years old and are in operation 24/7. As a result, equipment breaks and repairs and/or replacements has to take place. Unfortunately, sometimes the repairs/replacement take longer than anyone wants because CP is subject to the same supply and distribution problems taking place around the country. The cause of any closure is not provided when the spa and/or pool is closed because often it is unknown until a service professional can evaluate the problem.

Q: ARE HOMEOWNERS RESPONSIBLE FOR REPAVING SIDEWALKS AND DRIVEWAYS, IF NEEDED, OR IS IT THE TOWN OF CARY OR CP HOA?

A: Sidewalks and streets are the Town of Cary's responsibility. Driveways are the homeowner's responsibility. The HOA is in regular contact with the TOC regarding street and sidewalk conditions and needed repair, but the TOC determines whether and when action is taken. For more information pertaining to driveway maintenance, see Design Guidelines Section 4.7.2 found on the CP website under the "Governance" section on the homepage dashboard. It would also be helpful if you submit any trip hazard on sidewalks or pot holes directly to the TOC and mark them with spray paint and submit on line to: <https://www.townofcary.org/projects-initiatives/street-maintenance>

Amberly Community Information:

Q: HOW CAN I LEARN MORE ABOUT EVENTS AND ACTIVITIES AT AMBERLY SO I CAN TAKE FULL ADVANTAGE OF MY CP MEMBERSHIP?

A: Great question. The best way is to register at Amberly Clubhouse and pay a one-time \$10 registration fee. You will then receive the Amberly magazine and emails about upcoming activities and events and be able to use the Amberly clubhouse facilities and pools. Another way is to sign up to receive the Amberly newsletter by registering at: amberlymaster.nabrnetwork.com. If you sign up for the Amberly newsletter, you can also access Amberly Community information on the CP website home page.

CP NEWS IN BRIEF

June 2022

MONTHLY UPDATES

Vol 1 Issue 5

RECORDING HOA BOARD OPEN WORKING AND COMMUNITY MEETINGS:

Residents have suggested on an ongoing basis and during the 2023-2025 Strategic Planning Sessions that HOA Board Meetings should be recorded. This would provide CP residents who are unable to attend meetings the opportunity to keep informed about community issues and the CP Board's activities. The CP Board strives to encourage resident participation and input pertaining to community issues, whenever possible. As a result, the Board agrees its Open Working Board Meetings and Community Board meetings, which include the budget and annual meetings, will be recorded and available for viewing for 30 days from the date of the respective meeting. Written meeting minutes will continue to be posted. Additionally, until we find a suitable hybrid modality, all open and community meetings will continue to be held virtually to encourage greater resident attendance and community information sharing.

BECKINGHAM LOOP PARK AND PICKLEBALL EXPANSION PROJECTS:

At the May 3, 2022, Community Meeting, the Beckingham Loop Park Task Force presented a comprehensive plan to refurbish and develop Beckingham Loop Park. Detailed diagrams and photos of the recommended work and designs were provided. Also presented was a proposal to expand on the existing pickleball courts, describing the proposed location, how the project would be phased and the benefits of the expansion. The Community Meeting was recorded, and residents can still view it until June 3rd. The meeting minutes are also available with a copy of the meeting PowerPoint containing photos, diagrams, and information regarding both projects. There is still time to view/read about both projects and submit your constructive input to the Board. To do so, email hoa.board@cpamberly.net with Community Meeting Input in the subject line. We want to hear from you.

IT'S THAT TIME OF YEAR AGAIN – HOA BOARD OF DIRECTORS ELECTION:

Wow, time seems to have flown since the last CPHOA Board of Directors Election! The Board election will take place this fall but there will be events coming up soon for those interested in running. There will be four open Board positions and newly elected members will be seated in January 2023. If you have an interest and commitment in working on behalf of the CP community, consider being a candidate for the 2023 HOA Board. If you have an interest in working on the Election Task Force, which is instrumental in running the election process, apply when the application process is announced. The CP community's volunteers are the backbone of its success and Board candidates and Election Task Force volunteers are critical to that success.

AMBERLY EVENTS:

By Judy Nixon

In the April HOA Newsletter I explained that your HOA dues not only go towards CP events and activities, but you get a twofer for your dues. Amberly events, programs and facilities are part of your HOA dues and available to you once you sign up at the Amberly Clubhouse and pay a one-time \$10 fee. The Amberly swimming pool with lots of fun additions, such as a kid's water slide, is open to you and perfect for bringing your grandchildren. Its hours are 10:00 am to 8:30 pm. If you are interested in outside lap swimming, that is available at the Amberly lap pool. Adult lap swimming is from 6:00 am to 10:00 am Monday through Friday and 8:00 am to 10:00 am Saturday and Sunday. You should also check out the monthly "Art and Soul Makers Market" at the Amberly amphitheater every month where you will find vendors, artisans, food truck(s) and sometimes performers. The next one is June 5, 2022, and the last one will be November 6, 2022. For more information about Amberly activities and events, go to the CP website home page and click on the Amberly Community Website. You also can register at amberlymaster.nabrnetwork.com to receive the Amberly newsletter and access their community website for event and activity information. Get more bang for your buck by taking full advantage of your HOA amenities and activities here at CP AND Amberly!

MAILBOX AND STREET SIGN IMPROVEMENT TASK FORCE UPDATE:

By Tom Croft

The Mailbox and Street Sign Improvement Task Force met with the Board and offered its proposal for technical solutions to address damage at the bottom of mailbox and street sign posts due to landscaping string trimmers. The Task Force presented an extensive evaluation of repair techniques and commercial materials both qualitatively and quantitatively, including cost estimates. Based on that presentation, the Board requested the Task Force to obtain contract quotes for materials and labor specific to implementing the repair strategies. If approved, the proposed repair work is expected to eliminate the visible “white damage” that is evident on so many mailbox and sign posts around Carolina Preserve. We all agreed that addressing this issue will further enhance Carolina Preserve’s curb appeal and help Carolina Preserve be the upscale-looking neighborhood to which we all aspire.

2022 Financials at A Glance

Operations (\$000's)

	April YTD			Full Year
	Actuals	Budget	B/(W) Budget	Budget
Income	1,372	1,377	(5)	4,194
Uses				
Reserves	(193)	(193)	.	(616)
Expenses	(1,113)	(1,176)	63	(3,563)
Net	67	8	58	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 + Equity (\$000's)

	Replacement	Villa	IIF	Painting	Oper Resv (Equity)	Tot Reserves + Equity
12/31/2021	1,016	303	42	65	528	1,954
Contributions	111		62	20	67	260
Interest	1					1
Expenses	(205)					(205)
4/30/2022	923	303	104	85	595	2,010

By Jerry Warren, HOA Treasurer



Treasurer's Comments

By Jerry Warren, HOA Treasurer

April income was \$340K, \$8K under Budget (\$6K lower resale fees) with expenses \$6K below Budget (lower maintenance (\$6K), Lifestyle (\$4K which will be spent in future months), audit fees (\$3K which will be billed in future months), and utilities (\$3K), all of which was offset in part by higher landscape expenses (\$10K reversing lower expenses in previous months). This resulted in a monthly \$0 net income (\$2K below Budget, but YTD net income remains favorable at \$58K above Budget.

Resale fees were \$6K below Budget in April (2 homes sold). YTD, we are \$13K below Budget. Resales continue to run under Budget, but on a good note, there are already 5 resales in May month-to-date. We will continue to keep an eye on this situation for re-forecasting purposes.

The Replacement reserve is now at \$923K, up \$27K from last month but down \$92K for the year. However, this situation should improve as greater monthly income is budgeted to the reserve 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.



ARC Makes it Easy For You

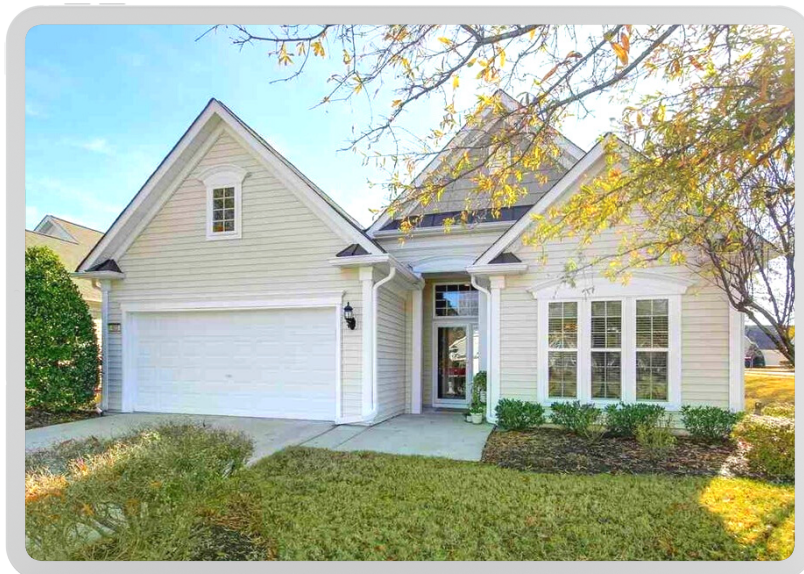
Understanding the Anomalies in the Design Guidelines

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 are 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.

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

HOA Board Meeting
June 21 | 10:15am
GoToWebinar



HOA Board Meeting
July 19 | 10:15am
GoToWebinar

