

NOVEMBER 2022 ISSUE XXXVI

# CAROLINA PRESERVE

HOA NEWS

## INSIDE THIS MONTH'S ISSUE:

Autumn Strolls 1  
HOA President's Comments 2  
I Want to Know FAQs 3 - 10  
CP News Brief 11 - 13  
Financials At A Glance 14  
Treasurer's Comments 15  
ARC Makes It Easy For You 16  
ARC Submissions 17  
Getting to Know 18 - 19  
Your Kuester Staff  
Committee Members 20  
Board Members 21  
Mark Your Calendar 21



## AUTUMN STROLLS



Autumn allows us an opportunity to stroll the beautiful greenways, trails and our parks. Enjoying the beauty of the season, visiting with neighbors and just breathing it all in.



# HOA President's Comments

*by Judy Nixon*



Thinking about what to write this month, I kept coming back to what November brings. Autumn colors, crisp and cold mornings, soups and casseroles, things that I look forward to each fall. But most importantly, my favorite holiday, Thanksgiving. It's not the dinner or the shopping discounts that follow, but the gratitude I feel for the love that surrounds me with family and friends. This year that gratitude extends to the Carolina Preserve community. For everyone who has put themselves out there to help this community grow. For staff that goes above and beyond what is expected, even when it is not recognized as it should be. For volunteers who are integral to providing opportunities for all the community. For HOA Board members who tirelessly work to make this the community we love. For all the dog walkers I meet walking my dog and the camaraderie we feel in the rain, wind and sun spending time with our four-legged kids. But did you know that November also brings Veteran's Day, World Kindness Day, and Giving Tuesday? Let's all try to make this a month when we remember to be grateful for all that we have and not focus on what we don't have. Be grateful for those who have served our country in uniform to keep democracy alive, be kind and give to others who are less fortunate than we and remember those who are no longer with us but who have made us who we are today. I am grateful for all of you and the community we share that makes Carolina Preserve the wonderful place that it is. I wish you all a wonderful November and Thanksgiving.

# I Want to Know . . .

## Frequently Asked Questions

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

The following questions and answers are all related to the 2023 Budget.

**Q: RE-EXAMINE YOUR ASSUMPTION OF 7.5% INFLATION. I DON'T BELIEVE THAT THE CORE INFLATION RATE HAS EXCEEDED 6.5% AND IS MODERATING. AN ASSUMPTION OF 5 TO 6% INFLATION WOULD MAKE A LOT MORE SENSE.**

**A: The 7.5% inflation rate is an average for 2022 (which really reared its head in the latter half of the year and in some cases was much higher) and 2023. Also, it was only used as a guideline for a small number of accounts. Most of the Budget is based on actual contracts, in particular the new landscaping and stormwater control contracts. Additionally, payroll was based on a 4% inflation rate. These items make up the majority of the Budget forecast.**

**Q: IS THIS THE LARGEST ANNUAL INCREASE (18.1%) TO HOMEOWNERS' ASSESSMENTS SINCE THE BEGINNING OF CP 15 YEARS AGO?**

**A: This is the largest increase. While there were no or minimal increases for years while the community was relatively "new," unfortunately, conditions have changed drastically in the past year and our assets are getting older. As a result, we must prepare for ongoing expenses associated with aging infrastructure.**

**Q: YOU EXPLAINED EXPENSES FOR UNEXPECTED REPAIRS AND MAINTENANCE HAVE REDUCED RESERVES BY MORE THAN EXPECTED, YOU THEN INCREASED EMERGENCY RESERVES BECAUSE OF THESE UNEXPECTED EXPENSES, AND YOU THEN SET THEM UP AS RECURRING EXPECTATIONS. THERE SEEMS TO BE DOUBLE DIPPING CAUTION HERE. THE FACT THAT EMERGENCY REPAIRS HAVE TAKEN PLACE WILL REDUCE THE SCOPE OF FUTURE EMERGENCIES SINCE THE ALREADY OCCURRING PROBLEMS HAVE BEEN TAKEN CARE OF. A RESERVE STUDY WOULD RESTART THE CLOCK ON REPLACEMENT OF ASSETS WHICH HAVE BEEN REPAIRED AND REPLACED. I SUGGEST A MODERATION IN THE ASSUMPTION FOR FUTURE EMERGENCIES BECAUSE PAST EMERGENCIES HAVE ALREADY BEEN TAKEN CARE OF.**

**A: Many of the items in the budgeted forecast were included in the original replacement cost reserve done three years ago. These were not unexpected. However, the unexpected stormwater expenses occurring in 2022 only represent a small portion of the total number of possible future stormwater problems. Carolina Preserve occupies a very large area of land with many ponds and retaining walls; there is a strong possibility that we have only experienced a small portion of the issues that may occur going forward. The Board believes that we need to prepare for these if, in fact, this is just the beginning of future similar problems. Furthermore, when a new replacement study is done, it will likely forecast significant increases from the estimate three years ago, both for items that were within that previous study as well as for assets that have been added since then, such as the pickleball courts and the pavilion.**

**Q: WHAT IS THE EFFECT OF THIS LARGE ANNUAL INCREASE TO ASSOCIATION FEES WITH REALTORS AND PROSPECTIVE BUYERS OF CP HOMES?**

**A: This is, of course, unknown. However, having the CP property fall into disrepair would have a far greater negative impact.**

**Q: I SUGGEST THAT YOUR POLICY REGARDING HAVING A 15% CONTINGENCY BE REVISITED. IF YOU ARE PLANNING FOR EMERGENCIES THAT PREVIOUSLY WERE NOT PLANNED FOR, THEN THE LIKELIHOOD OF NEEDING TO TAP CONTINGENCY FUNDS BECOMES LESS. I SUGGEST THAT THE BOARD ALTER THE POLICY FOR CONTINGENCY FROM 15% TO 5% BECAUSE WHAT MAY HAVE BEEN CONTINGENCY ITEMS, IN THE PAST, ARE NOW ACCOUNTED FOR BY INCLUDING THEM IN THE BUDGET. I AM NOT AWARE OF ANY NC LAW THAT REQUIRES THIS CONTINGENCY TO BE SET AT A SPECIFIC PERCENTAGE.**

**A: You are correct that there is no law saying that there needs to be a 15% contingency reserve. However, when this financial policy was put into place quite a few years ago, studies showed that a recommended reserve for a community such as ours runs between 10% and 20%, and it was decided to go down the middle at 15%. It's never known what may arise, as was the case when we needed to re-build the clock tower last year for \$600,000. Also, you can see in this Budget that in 2023, the reserve falls to 11.7% and only gets back to 15% by 2025.**

**Q: CONSIDER OFFERING OPTIONS OF BREAKING DOWN A SPECIAL ASSESSMENT TO BE PAID IN TWO OR THREE PAYMENTS AND AVOID A ONE TIME PAID IN FULL BY HOMEOWNERS WHO MAY NEED TO STRETCH THE PAYMENT?**

**A: This is not a one-time paid-in-full special assessment; it is an increase in monthly fees based on future projected expenses**

**Q: I WOULD SMOOTH THE RESULTING INCREASE OVER A THREE-YEAR PERIOD SO THAT RESIDENTS WILL NOT PAY A LARGE UPFRONT ASSESSMENT INCREASE BUT WILL BE ABLE TO TAKE ADVANTAGE OF SOCIAL SECURITY ANNUAL COLA INCREASES TO PAY FUTURE ASSESSMENTS. A LARGE, UP FRONT, INCREASE PUTS THE BURDEN OF THE ASSESSMENT, THE BURDEN OF ENERGY INFLATION, AND THE BURDEN OF FOOD INFLATION ON THE RESIDENTS' SHOULDERS IMMEDIATELY. SMOOTHING THE HOPEFULLY SMALLER REQUIREMENT, OVER THE THREE-YEAR PLANNING HORIZON WILL ALLOW INCOME INCREASES TO OFFSET ASSESSMENT INCREASES FOR THOSE ON FIXED INCOME AND SOCIAL SECURITY**

**A: We will seriously look at this situation again next year when we see how expenses come in and what the new replacement cost study recommends. However, given everything mentioned above, we do not want to either (1) underestimate cost increases or (2) fall behind the curve and underfund our reserves. Therefore, as much as we would like to lower homeowner fees, we feel it would be unwise at this point to put in place only a small amount of the projected amount of revenue that will be required to fund Carolina Preserve's ongoing needs.**

**Q: INCREASING THE MONTHLY FEE ASSESSMENT, "BAKES IN" THIS INCREASE FOREVER AND ONGOING. WHAT THOUGHT HAS BEEN GIVEN TO A "SPECIAL ASSESSMENT" TO COVER THESE UNUSUAL COSTS (I.E. MARSALIS PROJECT) WHICH ARE ESTIMATES (AND MAY BE LESS THAN ANTICIPATED).**

**A: A special assessment would be appropriate if we believed these estimates are one-time only expenses. However, we believe these are continuing expenses that require ongoing funding. If we find this to not be true during next year's budgeting process, we will take another look at the situation. Additionally, a special assessment requires approval by a 2/3 vote of all lots and can be viewed adversely by future purchasers as a sign of a community's fiscal weakness.**

**Q: WHAT CONSIDERATION WAS GIVEN TO OTHER COMPARABLE OVER-55 COMMUNITIES ASSOCIATION FEES TO CP AND HOW DO WE COMPARE?**

**A: Through last year, CP's fees have been comparable to other HOA communities with similar assets and amenities, especially when you consider that our dues go to supporting amenities at both CP and Amberly. In fact, when looking at some similarly situated communities, i.e. with master association and clubhouse, our 2023 dues are less than their 2022 dues. It is currently unknown what other communities will be doing for the coming year.**

**Q: WE HEARD A LOT ABOUT INCREASING COSTS AT THE MEETING, WHAT THOUGHT WAS GIVEN TO OTHER POSSIBILITIES OF RAISING REVENUE OTHER THAN FROM HOMEOWNERS (I.E. SHARE IN PART OF THE MARSALIS REPAIRS BY, TOC, WAKE / CHATHAM COUNTY, FEDS ENVIRONMENT OR WILDLIFE DEPARTMENTS OR INCREASE COSTS FROM VENDOR FAIRS OR ADVERTISING ON CP WEBSITE OR INCREASE ENTRY FEE ON RESALES OF CP HOMES)?**

**A: We have and continue to try to get the town of Cary and others to participate in the funding of the Marsalis project. To date, that has been unsuccessful. As for other projects, they are the responsibility of the HOA. We also continue to charge for activities such as vendor fairs and advertising, but at a certain point, raising prices have diminishing returns.**

**Q: THE NEW 3-YEAR LANDSCAPE CONTRACT AVERAGES OUT 3 YEARS OF INFLATIONARY IMPACT ON LABOR, MATERIALS, AND EQUIPMENT. (A) CAN YOU RENEGOTIATE THE CONTRACT AND SPREAD SOME OF THE FIRST-YEAR LARGE INCREASE TO THE OTHER TWO FUTURE YEARS? TOTAL 3-YEAR COST IS THE SAME, BUT JUST SPREAD DIFFERENTLY. IF NOT, THEN (B), ASK OUR ACCOUNTANTS IF PART OF THE 1ST YEAR LARGE EXPENDITURE CAN BE CONSIDERED A PRE-PAID EXPENSE FOR THE FUTURE TWO YEARS INFLATIONARY INCREASES, THUS DEFERRING SOME OF THE FIRST-YEAR EXPENSE?**

**A: We sent out the landscape contract for bids and negotiated the best contract available that will provide the services the community demands. Additionally, we were able to obtain a three-year contract with a lock on the cost over those three years. Accounting is not the issue; there are no “real” savings for changes in accounting methods. No cash outlays would be deferred.**

**Q: PROMOTE LIFESTYLE ASSISTANT TO DIRECTOR AND DO NOT REPLACE ASSISTANT POSITION. THESE ARE HARD TIMES, AND PERHAPS WE CAN SAVE \$50 THOUSAND OR SO.**

**A: The former Lifestyle Assistant has been promoted to Lifestyle Director and existing employees have been tasked with additional duties until another Lifestyle Assistant can be found. The cost for all positions is already included in the budget. Additionally, the Board believes reducing staff that is already understaffed is not a solution to providing services to the community.**



**Q: ARE THERE ADDITIONAL COSTS THAT CAN BE ACCRUED IN 2022 AND NOT EXPENSED IN 2023? PAYROLL, SUPPLIES, BILLS YET TO BE PAID, ETC? IS THERE ANY ACCOUNTING RATIONALE THAT WOULD ALLOW IDENTIFIED AND DOCUMENTED 2023 COSTS THAT COULD BE ACCRUED IN 2022? THIS WOULD BRING DOWN THE SURPLUS FOR 2022, AND NOT HAVE ANY IMPACT ON 2023 END OF YEAR CONTINGENCY BALANCE. BUT IT COULD HAVE A \$40 THOUSAND FAVORABLE IMPACT ON 2023 FEES.**

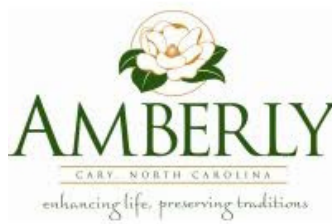
**A: As explained above, any accounting changes would not affect either our cash requirements or our need for homeowner fee revenue.**

**Q: WHAT IS THE EXPLANATION AND BREAKDOWN OF 3/4 OF A MILLION-DOLLAR EXPENDITURE FOR KUESTER.**

**A: The \$720,000 expense for management fees and payroll break down to: \$90,000 for our management contract with Kuester (unchanged from 2022), \$22,000 for office supplies and expenses (relatively unchanged from 2022), and \$608,000 for payroll of onsite full-time and part-time staff (up 4% from 2022).**

**Q: CAN CP RESIDENTS OPT OUT OF AMBERLY MASTER AMENITIES, ETC., THUS REDUCING THEIR HOA DUES BY THE AMBERLY AMOUNT?**

**A: Unfortunately, the answer is no, there is no mechanism to opt out of Amberly dues. Carolina Preserve is a sub-association of the Amberly Master Association. Therefore, under Section 9.13 of the Declaration of Covenants, every CP resident is obligated to pay their designated amount of Amberly dues regardless of whether they take advantage of the Amberly amenities and facilities.**



# CP NEWS IN BRIEF

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November 2022

MONTHLY UPDATES

Vol 1 Issue 10

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## **2023 BUDGET RATIFICATION BALLOT:**

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On October 18th, the HOA Board approved the 2023 Carolina Preserve budget. This followed the proposed budget being presented on October 11, 2022, in two meetings and the budget being posted on the website for comment. The next step in the HOA budget process is for you to ratify the Board approved budget. On November 4th, the budget and a paper ballot will be sent to every homeowner. You will have the opportunity to review the budget and vote whether to ratify it for 2023. If the budget is not ratified by a majority of a quorum of residents, the budget will revert to 2022 levels, the consequences of which will be very problematic. The HOA will have to draw down our reserves to meet the projected expenses for 2023, leaving us fiscally short to address any unanticipated expenses in the future. Our fiscal strength is Carolina Preserve's greatest marketing feature to potential buyers. Please review the budget, view the recorded [budget presentation](#) that explains the basis for the budget and read the FAQs addressing residents' comments and questions, all of which can be found on the website under the "Governance" tab. Then, vote to ratify.

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## **NOVEMBER 21, 2022, CAROLINA PRESERVE ANNUAL MEETING:**

Mark your calendars to attend the virtual Carolina Preserve Annual Meeting on November 21, 2022, from 6:30-8:00 pm. That meeting will be in lieu of the Board's Open Working Meeting normally scheduled for November 15th. Topics during the annual meeting include ratification of the 2023 Budget and introducing the new 2023-2025 Board members. You will have the opportunity via the chat function or by virtually raising your hand to address the Board with your questions or comments. Be sure to sign up for the meeting when the registration goes out.

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## **2023-2025 HOA BOARD ELECTION RESULTS:**

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The HOA Board election results will be announced on November 1, 2022. Newly elected Board members are invited to attend the remaining 2022 Board Meetings to get a feel for what to expect next year. On January 1, 2023, they will begin their two-year terms. We appreciate all who put themselves forward as candidates and we look forward to working with those the community elected. We also want to thank the Election Task Force volunteers who put in a lot of time and effort in planning and implementing the HOA election process.

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## **YARDNIQUE IS AWARDED LANDSCAPING CONTRACT:**

The HOA Board awarded the 2023-2025 Landscaping Contract to Yardnique after interviewing three commercial landscaping companies who submitted bids. Yardnique is very familiar with Carolina Preserve's landscaping needs having been the CP landscaping company for ten years before Bland. Its last year here, however, was problematic and that was explored in depth during the Board's interview with Yardnique's owner and management. The Board is satisfied that the factors that contributed to Yardnique's problems in its last contract year have been addressed and rectified. Yardnique's bid was not the lowest or highest of the other two bidders. We are confident based on qualitative factors its services will improve the overall health and vibrancy of CP landscaping to justify the additional cost. Starting in January 2023, you will see Yardnique landscapers in their signature orange shirts working in the community.



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## **THE 2023-2025 LANDSCAPING CONTRACT:**

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The following is a summary of some of the landscaping services that will be provided in the new 2023-2025 contract. In response to residents' comments and suggestions, every homeowner will have the opportunity to opt out of certain services, including all landscaping services, all mowing/edging services, pruning services, all chemicals and weed control, and mulching. Residents will be asked to submit their opt-out requests between late November and early January so look for that announcement. Because residents complained Bland did not follow opt-out requests, the contract includes monetary penalties to be assessed if that occurs in the future. Mowing will begin in April and end in October. Pruning will take place twice a year, starting in May and ending in October. Leaf removal will occur five times between November and February (once a month) with the final leaf removal being between March and April and Yardnique will clear storm drain inlets of leaves and debris weekly. All the foregoing services will be provided on an ongoing rolling basis to each development phase. Annual flowers will be planted in the Weycroft common area and replaced seasonally enhancing the curb appeal of that entrance. As with the opt-out process, monetary penalties can be assessed if other work is not performed as set forth in the landscaping contract, although we do not anticipate needing those remedies. The Board took your comments and concerns seriously and addressed them in the new landscaping contract to the extent possible.

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## **SIZE LIMITS ON EMAILS TO BOARD AND BOARD COMMITTEES:**

Recently, the Board found instances when a resident sent the Board an email with a large attachment and the email was never received by the Board. After investigation, research and testing, it was determined that emails sent to a @cpamberly.net email address that exceed 12 megabytes in size will not arrive at the mailboxes of the intended recipients. We also found that the sender is not notified when the emails are not delivered. Residents should be aware of this limitation when sending emails with large attachments to the Board of Directors or any Board Advisory Committees, for example the Architectural Review Committee (ARC). This issue is a limitation of our software and is not something that can be changed or fixed.

# 2022 Financials at A Glance

## Operations (\$000's)

	September YTD			Full Year
	Actuals	Budget	B/(W) Budget	Budget
Income	3,137	3,156	(19)	4,194
Uses				
Reserves	(452)	(452)		(616)
Expenses	(2,601)	(2,702)	101	(3,563)
Net	85	3	82	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	342	3	82	25	85	537
Interest	4	1				5
Expenses	(398)	(7)	(20)	(49)		(384)
9/30/2022	1,054	300	104	41	613	2,112

By Jerry Warren, HOA Treasurer



# Treasurer's Comments

By Jerry Warren, HOA Treasurer

September income was \$349K, \$10K under Budget with lower resale fees (\$6K) and Lifestyle income (\$4K). Expenses were \$17K under Budget with lower landscape expenses (\$15K work on retaining walls and other landscape projects), general admin expenses (\$4K), and miscellaneous other expenses (\$2K), offset by higher legal fees (\$4K). This resulted in a monthly income of \$7K, \$7K favorable to Budget for September and \$82K favorable YTD. Our re-forecast for the year shows that a portion of this YTD favorability will be reversed as the year progresses when some delayed spending occurs. In addition, the recent increased inflation in the country is beginning to affect our finances. A new landscape contract has been signed for a new 3 year contract starting January 2023; this contract represents a large portion of Carolina Preserve's annual budget.

Resale fees were \$6K below Budget in September as mentioned above (5 homes sold). We are \$28K below Budget on a YTD basis. So far there have been 8 resales in October month-to-date.

The Replacement reserve is now at \$1,054K, up \$40K from last month and \$38K for the year. We still need to keep in mind the unknown cost of the Marsalis project. Engineering has started and the costs of the project are exclusively those of Carolina Preserve and appear to be larger than originally anticipated. We also have some major repair projects anticipated for the 4th quarter such as the Bradford Hall indoor pool and locker rooms.



# ARC Makes it Easy For You

By Ken Merten, *Architectural Review Committee*

If you are a new homeowner or are considering a change to the exterior of your home or yard for the first time, please pay close attention.

All the information you need to submit a Modification Request for ARC's approval can be found in the Design Guidelines, which are on the CP website. Start with "Governance", then "CP Documents", then "ARC Design Guidelines". The Guidelines can be a bit overwhelming at times, but please take the time to search for the applicable information for your project. If questions remain after your investigation, that's the time to email ARC for additional help. ARC is more than willing to assist, but doing your homework first will expedite the processing of your request.

All too often, ARC is 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 shortcomings and assign ARC members to follow up with homeowners that have incomplete information. Actually, ARC receives the list of MRs from Kuester two days before the Friday meetings, so that each member of ARC can read through the MRs looking for problems. 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. Paying close attention to the "MR Requirements" in red at the bottom of each Guideline is essential.

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.



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# 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](mailto: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.**

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# Getting to Know Your Kuester Staff

By Tom Crotty

This space will continue to introduce our Kuester staff over the next several months. The board hopes this will provide informative information to our residents about our staff and who does what.

Introducing Robert Hamilton Jr., our Carolina Preserve Facilities Director Robert is married with three children and one grandson. He works hard supporting his family and likes to work out to stay physically fit. Robert has an extensive military career. He served 7.5 years in the United States Air Force as a structural specialist and 2.5 years in the Field Artillery Branch of the United States Army. Robert's area of expertise is maintaining facilities and overseeing project details. He has experience interviewing and hiring contractors and overseeing their work. Robert joined Carolina's Preserve (CP) 9.5 years ago. He was promoted to Facilities Director in 2017.

As Facilities Director Robert oversees the maintenance of CP common facilities and property. Assists the Community Manager and the CP HOA management team in providing an aesthetic environment of outstanding quality for the community. CP has an extensive storm management system of BMP's, drains, etc. Robert is certified in Stormwater BMP Inspection & Maintenance. Robert is a very busy person that starts his day at CP around sunup. His extensive list of duties includes:

- Monitoring of all Bradford Hall systems (security, HVAC, IT systems, utilities, etc.
- He daily grooms the tennis and bocce courts
- Performs daily building and grounds inspections and completion of Preventive Maintenance checklists
- Monitors maintenance vendor activity, contractors, and confirms that various vendors/contractors are performing per contractual specifications and expectations
- Performs boiler maintenance routines
- Maintains inventory controls for cost effective operations
- Participates in RFP and contract negotiations
- Project Management for all projects as requested by the HOA Board.
- Performs regular walk throughs with Storm water management company for repair consultations
- Performs community inspections for enforcement of ARC Design Guidelines
- His job requires him to be on call to provide 24-hour emergency maintenance service
- Backs up the General Manager

These duties only cover his normal functions. A community the size of CP always has something unexpected happening or breaking. Over the past 4-5 years the Board has asked Robert to take on critical special projects like Pickleball Courts, the Bradford Hall Tower Project, and now the Pavilion construction in addition to his normal duties. Robert has excelled in his role managing contractors and project management. These projects have all been managed efficiently and within budget.

Finally, Robert is the management company's liaison for the Architectural Review Committee (ARC) and performs the Covenant enforcement of our ARC rules. These duties include.

- Accepts and processes ARC Modification requests with committee
- Attends all ARC meetings
- Writes approves follow-up letters to residents
- Answers homeowners' questions
- Supervise and participate in community inspections in support of rules/violations
- Maintains violation tracking reports
- Sends and follows up on violation letters to homeowners.

As you can see Robert has a heavy workload and goes about his job in a professional manner. So next time you see Robert driving through the community in his white and black van give him a wave.

## **ROBERT HAMILTON**

Facilities Director



# 2022 Committees

## Architectural Review Committee

Steve Botha | John Bongino | Elizabeth Diton  
Bill Gurecki | 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 Stolzenhaler | 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: Terrie Murray

# 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 Annual Meeting  
**November 21 | 6:30pm**  
GoToWebinar

