

SEPTEMBER 2022 ISSUE XXXIV

# CAROLINA PRESERVE

HOA NEWS

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## RELAXING SPOT



Bradford Hall's backyard is filled with relaxing locales to enjoy like the terrace, pool, bocce courts, pickleball courts, lawn, fountain and soon - the pavilion.



# HOA President's Comments

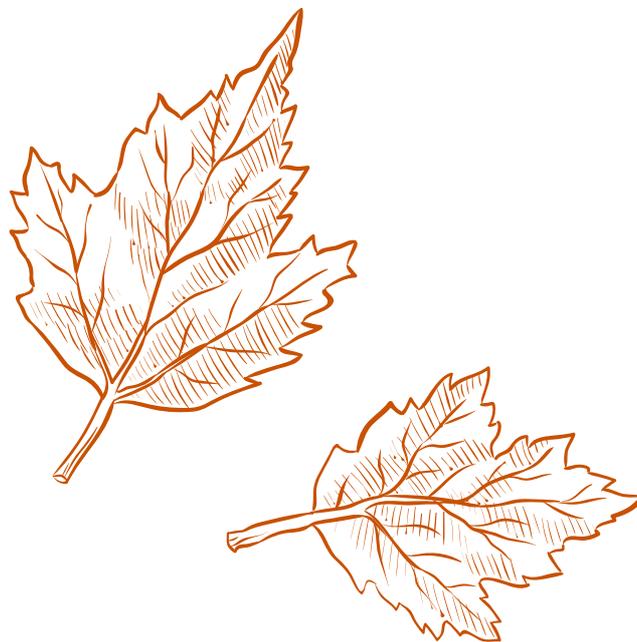
*by Judy Nixon*



Last month I said the summer was in full swing but, time flies and now we're heading into Fall and a busy budget, project planning, and election cycle. We need all of you to stay engaged and participate because what is decided over the next several months affects everyone. Mark your calendars for the next virtual Community Meeting scheduled for Monday, September 19, 2022, from 6:30 - 8:00 pm. At this meeting you will learn the results of the 8th Amendment vote, Marsalis repair update, Carolina Preserve strategic planning projects and much more. You also will have an opportunity to ask questions and/or comment on any topic you wish and do so verbally. We're looking forward to literally hearing from you at this meeting! And the Community Meeting is just the start.



During September and October, you will be receiving HOA Board candidate information. There will be candidate statements and Q&As posted and a Meet the Candidates forum. Learn all you can because you will be voting for four candidates for the 2023 HOA Board. And who can forget the 2023 budget? On October 11, 2022, Jerry Warren, Board Treasurer, will hold virtual Community Budget Meetings during which he will present the proposed 2023 budget for your information. This is a very important community meeting, and you will be able to ask Jerry questions directly. His virtual presentation will be in the morning and evening so more residents can attend; be sure to sign up when registration opens. The Board also will vote on the 2023 budget during its Open Board Working Meeting on October 18th and thereafter, you will have the opportunity to vote to ratify the budget via paper ballot that you will receive in the mail. Next up is the Carolina Preserve Virtual Annual Meeting on November 21, 2022, from 6:30-8:00 pm. During this meeting you will learn the results of the HOA Board election, 2023 Budget ratification results and upcoming 2023-2025 projects. Mark your calendars and buckle your seatbelts, the next few months will be fast paced, and we need you onboard!



# I Want to Know . . . Frequently Asked Questions

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

**Q: WHEN IT IS CONSTRUCTED, WHY CAN'T THE BRADFORD PAVILION BE RESERVED BEFORE 4 PM?**

**A: Because it should be available for all residents as much as possible, just like The Gathering Place at Arvada pocket park. After it is constructed, residents will have access to the Bradford Pavilion during the day. The Pavilion will then be open for reservations after 4:00 p.m. Specific reservation information will be available in the revised Facility Use Policy once it is finalized and posted to the website.**

**Q: CP GOVERNING DOCUMENTS STATE THAT QUESTIONS CAN BE ON ANY TOPIC, BUT YOUR OPEN BOARD WORK MEETING AGENDA STATES THAT QUESTIONS ARE LIMITED TO AGENDA ITEMS ONLY. WHERE IS THE AUTHORITY IN THE CP DOCS TO LIMIT QUESTIONS TO ONLY AGENDA ITEMS?**

**A: It appears from your question that you are confusing member meetings with Board of Directors meetings. You are correct that during Community and Annual member meetings residents can ask any questions or comment on any HOA topic. However, the Open Board Working Meeting is a Board of Directors meeting, not a member meeting and residents are invited as observers. The Board of Directors has the authority to structure how it conducts its own meetings and how observers can ask questions.**

**Q: NC LAW REQUIRES 10 DAYS WRITTEN NOTICE OF MEETINGS - BUT YOU ONLY SENT OUT THE AUGUST OPEN BOARD WORKING MEETING NOTICE 8 DAYS AGO, AND YOU ONLY UPLOADED THE SUPPORTING DOCS 5 DAYS THRU ONE DAY AGO. IS THIS A LEGAL MEETING?**

**A: Open Board Working Meetings are indeed legal, despite the premise of your question. As explained previously, it appears you are confusing a member meeting with a Board of Directors meeting. You might be referring to Section 55A-7-05 of the NC Nonprofit Corporation Act that provides the timeframes you describe in your question; that section relates to Annual, Regular, and Special member meetings where members are entitled to vote at the meeting. That criteria do not apply to Open Board Working Meetings, which are not member meetings and members, i.e. residents, do not vote at Open Board Working Meetings. Additionally, Open Board Working Meetings dates are announced on an ongoing basis in the HOA's various Newsletters.**

**Q: WHY IS THE BOARD REVISING SO MANY DOCUMENTS?**

**A: Under the Declaration of Covenants, the Board is responsible every two years for reviewing and if necessary, revising Carolina Preserve governing documents. This is because circumstances and state law can change, which can affect how Carolina Preserve runs. For example, state law changed in 2021 to allow electronic voting and meetings due to COVID, that necessitated revising the By-Laws to incorporate the applicable statutory language even though the existing By-Laws provided for remote meetings. Another example is that hopefully in October, we will have the Bradford Pavilion, which requires a revision to the Facility Use Policy on how reservations will be handled. Those are just two examples. It is important residents review all the revised CP governing documents to stay up-to-date and provide comment to all the revisions**

# CP NEWS IN BRIEF

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September 2022

MONTHLY UPDATES

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## **DEBORAH BADGER, LIFESTYLE DIRECTOR IS LEAVING CAROLINA PRESERVE:**

Deborah Badger, our Lifestyle Director, has been serving Carolina Preserve for over six years. Before Deborah joined CP, Lifestyle Directors were turning over on almost a yearly basis. She brought stability and innovation to Carolina Preserve but most importantly, she brought activity opportunities that contributed to CP being an award-winning community. She most certainly will be missed. But there is a silver lining, while we are looking for a new Lifestyle Director and transitioning that person, Deborah will work part-time and remotely from the west coast. Thank goodness for technology! We wish Deborah all the best in her new location and new journey.

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## **CAROLINA PRESERVE COMMUNITY MEETING - WE WANT TO HEAR YOU:**

On September 19, 2022, there will be a virtual HOA Community Meeting from 6:30 – 8:00 pm. At this meeting, residents will have an opportunity to speak and ask questions on any community topic. Residents will be able to virtually raise their hands and will be called upon in the order they raised their hands. Residents will have two minutes to comment and/or ask questions. Time limits are to provide more residents the opportunity to speak. The resident forum will be for twenty minutes. When attendance registration opens be sure to sign up!



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## **BRADFORD HALL WATERFALL FOUNTAIN:**

If you haven't moseyed to the back of Bradford Hall in a while, take a stroll. You will be greeted with the soothing sound of a fountain and tasteful landscaping adorning it. Sit down, take in the moment to relax on a bench that will soon be housed by the Bradford Pavilion. Listen to the happy sounds of pickleballs popping off paddles. Too much? Ok, just a way of saying the Bradford Hall waterfall fountain is up and running and it is really nice. Enjoy.

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## **8TH AMENDMENT TO DECLARATION VOTE RESULTS:**

Voting ended at 5:00 pm August 31, 2022, on whether to pass the 8th Amendment to the Declaration of Covenants addressing residents' concerns about CP rental properties. Results will be announced at the September 19th Virtual Community Meeting. Thank you to everyone who voted and to the volunteers who offered to get the vote out. Volunteers are the backbone of this community and voting is your community voice. Be an active part of the community.

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## **SIGNPOST AND MAILBOX POST PROJECT (TOM CROFT):**

Since our last update in June, the Task Force has made progress in addressing street signposts with damaged sleeves at the bottom. Perhaps you have seen one of us kneeling on the ground removing the cosmetic sleeve and painting the post. We are almost done addressing the 70+ signposts that needed attention. Carolina Preserve's curb appeal has just gotten even better. We also have continued our pilot efforts to address mailbox posts with similarly damaged sleeves. A metal product from Fence Armor is looking like the most promising solution due to its robustness and ease of installation. We are inquiring with several local handymen as to their interest in installing this product. The Task Force is planning to share a further update with the community during the upcoming September 19th Community Meeting.

# 2022 Financials at A Glance

## Operations (\$000's)

	July YTD			Full Year
	Actuals	Budget	B/(W) Budget	Budget
Income	2,436	2,442	(6)	4,194
Uses				
Reserves	(332)	(332)		(616)
Expenses	(2,018)	(2,109)	90	(3,563)
Net	87	2	85	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	230		82	20	87	419
Interest	2	1				3
Expenses	(259)	(7)	(10)	(49)		(325)
7/31/2022	989	297	114	36	615	2,051

By Jerry Warren, HOA Treasurer



# Treasurer's Comments

By Jerry Warren, HOA Treasurer

July income was \$353K, \$3K under Budget with lower resale fees (\$5K) offset by a one-time utility refund (\$3K). Expenses were \$1K over Budget with higher landscape expense (\$9K work on slopes and retaining walls) and other miscellaneous expenses (\$4K), offset by lower insurance expense (\$7K delayed invoice) and lower utilities (\$5K electricity and water). This resulted in a monthly loss of \$4K, \$4K unfavorable to Budget for July but \$85K 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 most probably going to begin to affect our finances moving forward. Bids are currently coming in from area landscaping companies for a new 3 year contract starting January 2023; this contract represents a large portion of Carolina Preserve's annual budget.

Resale fees, although still a reasonably good sales month, were \$5K below Budget in July as mentioned above (5 homes sold). We are \$19K below Budget on a YTD basis. So far there have been 4 resales in August month-to-date.

The Replacement reserve is now at \$989K, up \$50K from last month but still down \$27K for the year. This situation is improving as greater monthly income is budgeted to the reserve for the remainder of 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.



# 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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# 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

Community Meeting  
**September 19 | 6:30pm**  
GoToWebinar



2023 Budget Review  
**October 11 | 10am & 6:30pm**  
GoToWebinar



HOA Open Working  
Board Meeting  
**October 18 | 10:15am**  
GoToWebinar

