

JANUARY 2023 ISSUE XXXVIII

CAROLINA PRESERVE

HOA NEWS

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JUMP INTO JANUARY

Jump into January CP



COMPLIMENTARY FITNESS CLASSES | JAN 9 - 21

Mark your calendar for Jump into January, two weeks 9 - 21 where you have an opportunity to try out complimentary group fitness classes and start off the year on a strong footing.





HOA President's Comments

by Judy Nixon



Happy New Year! With every new year we let go of what has passed and welcome new opportunities and new beginnings. Today, we say goodbye to 2022 Board members, Tom Crotty, Margaret Horst and Jill Poston. Because of their vision and that of other CP volunteers, the Carolina Preserve Pocket Parks and the Bradford Hall Pavilion exist providing all CP residents great places to gather with friends and family, to name just a couple accomplishments. We appreciate their hard work on behalf of the community. We welcome new 2023 HOA Board members, Jeff Diton, David Jackson and Ron Oliveri and welcome back, Bob Griffith for his third term.

In the beginning of a new year, we also reflect on when we may have fallen short in our aspirations and how to do better in the new year. We set new goals for ourselves personally and, as Board members, for the HOA. In 2023, we look to enhance CP physical infrastructure, such as the indoor pool, spa and main level locker rooms and work to bring to the community improved social media access and information. There's a lot of work ahead but as a community we will get it done. The HOA Board wishes all of you a safe, healthy and happy 2023.

2023

I Want to Know . . . Frequently Asked Questions

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

Q: IS IT TRUE THAT THE TENNIS COURTS ARE NOT OPEN TO CP RESIDENTS AND THEIR GUESTS WHO WISH TO USE THE TENNIS COURTS?

A: That is not true. A resident is NOT required to be a club member to access the tennis or pickleball courts or any other amenity. All amenities, including the tennis courts, pickleball courts, bocce courts, swimming, etc. are community amenities and are open to all residents and their guests. However, there are times when their availability is limited due to classes or club events and the number of guests homeowners may invite is also limited. For example, the tennis courts and pickleball courts limit guests to three per household during specific times. The foregoing availability and guest restrictions are due to limited court availability for those amenities. Please consult the court reservation calendars for specific times and guest limitations and the Facilities Use Policy for more information.

Q: WHY ARE THE TENNIS COURTS LOCKED AND THE PICKLEBALL COURTS ARE NOT LOCKED?

A: Both tennis and pickleball courts are locked when not in use. Securing the courts is to protect those amenities against vandalism and unauthorized use by nonresidents. To obtain the lock combinations for the courts, a resident can contact the Bradford Hall front desk or an officer of either club.

Q: WILL THERE BE SOME FORM OF ACCOMMODATION SUCH AS SUBSIDIZING RESIDENTS AT THE UNC WELLNESS CENTER, WHILE THE BRADFORD HALL INDOOR POOL IS BEING RESURFACED IN JANUARY AND FEBRUARY?

A: The Board is aware resurfacing the indoor pool and spa during January and February unfortunately will disrupt some aquatic exercise classes and resident use, but CP does not subsidize resident activities when amenities or facilities are undergoing maintenance. This has been true when the tennis courts, spa, exercise studio, etc. also have been unavailable.

Q: WHY WILL THE INDOOR POOL BE OUT OF SERVICE FOR SO LONG JUST FOR IT TO BE RESURFACED?

A: While it seems a long time to resurface the pool, it is important to understand that there are several things that are going to take place. First, both the spa and indoor pool are being resurfaced. They must be drained, resurfacing done, the resurfacing work must cure and then both are refilled. After refilling, the water must be tested over a period of time to ensure there is no leaching of the resurfacing materials into the water. The work must also be inspected by the appropriate governmental authorities. Additionally, some of the ladders and the pool and spa indoor decking are being repaired/replaced, which takes additional time. Once all the work is complete, which is projected to take about two months, then the pool and spa can reopen.



CP NEWS IN BRIEF

January 2023

MONTHLY UPDATES

Vol 2 Issue 1

NEW HOA DUES EFFECTIVE JANUARY 2023:

As reported previously, Carolina Preserve residents ratified the 2023 HOA Budget. Therefore, effective January 1, 2023, HOA dues will be \$287.00 for single family dwellings and \$307.00 for Villas. If you have your HOA payments set up to be automatically drafted, please be sure to contact your financial institution to update the correct HOA dues amount. You can also set up automatic withdrawal by Kuester by going to <https://kuester1.formstack.com/forms/dd>. If you have any questions or concerns about your annual assessment rate or need assistance accessing the web portal or Kuester Connect App, please contact the Kuester community support team by email at support@kuester.com or by phone at (888) 600-5044.

INDOOR POOL, SPA AND INDOOR DECKING REFURBISHMENT:

Mark your calendars for January 15, 2023. That is when the indoor pool and spa will be closed to begin work to resurface those amenities. It is projected to take a full two months to complete all the work necessary to resurface the pool and spa and to repair/replace the indoor pool and spa decking and pool ladders. Residents have options available to access nearby swim facilities. One option is Triangle Aquatics Center, 919-459-4045, where it provides a Senior/Silver Sneakers fee of \$3.50 per day and a monthly fee of \$30.00. Another option is UNC Wellness Center, 919-759-5900, where it is \$76.00 for a monthly membership, which we understand includes Water Aerobics classes and other activities. For more information and to confirm those fees, go to <https://www.triangleaquatics.org/facility/hours-and-admissions> and/or <https://uncwellness.com/northwestcary>. Pursuant to Section 9.7(a) of the Declaration of Covenants, the HOA does not subsidize resident fees while needed amenity maintenance and repairs are being done.

CLUB OPERATING MANUAL REVISIONS:

During the Open Board Working Meeting on December 20, 2022, the HOA Board approved revisions to the Club Operating Manual (COM). The revisions were presented to the Community during the October Open Board Working Meeting for resident comments. As of the December 20th meeting, no comments were submitted. As a result, the revisions were approved. If you are a member of a club and/or an officer of a club, be sure to review the revised COM, which will be posted on the CP website soon.

LEAF REMOVAL UPDATE:

Management and the Board are aware that leaf removal throughout CP has been slow and many areas are still not cleared satisfactorily. Bland lost several days in November and December due to freezing temperatures and wet weather in removing leaves. Yardnique begins work the first week of January and will continue leaf collection/removal through January, February and March. A reminder to all residents, that although the landscaper is supposed to collect and remove leaves, ultimately, residents are responsible for keeping drain grates on their property clear of leaves, mud and debris to prevent drainage clogs. For more information about resident responsibilities pertaining to storm drainage maintenance, please refer to the CP Storm Water Management Policy located under the "Governance" "Policies and Procedures" tabs on the CP website.



2022 Financials at A Glance

Operations (\$000's)

	November YTD			Full Year
	Actuals	Budget	B/(W) Budget	Budget
Income	3,843	3,851	(7)	4,194
Uses				
Reserves	(559)	(559)		(616)
Expenses	(3,158)	(3,295)	136	(3,563)
Net	126	(3)	129	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	446	6	82	25	126	685
Interest	6	2	1			9
Expenses	(421)	(7)	(21)	(49)		(498)
11/30/2022	1,047	304	104	41	654	2,150

By Jerry Warren, HOA Treasurer



Treasurer's Comments

By Jerry Warren, HOA Treasurer

November income was \$351K, \$4K over Budget with higher resale fees (\$4K). Expenses were \$35K under Budget with lower landscape (\$27K stormwater/retaining walls and delayed tree replacements), maintenance (\$5K primarily pool), and miscellaneous other small variances. This resulted in monthly income of \$37K, \$39K favorable to Budget for November and \$129K favorable YTD. Our re-forecast for the year shows that a portion of this YTD favorability will be reversed in December when some delayed spending occurs.

Resale fees were \$4K above Budget in November as mentioned above (6 homes sold), making up some of the previous resale shortfall. However, we are still \$17K below Budget on a YTD basis. So far there have been 2 resales in December month-to-date.

The Replacement reserve is now at \$1,046K, down \$48K from last month but up \$31K for the year. This month's major expense items were the deposit for the resurfacing of the indoor pool, repairs for mailbox posts, and the Marsalis project. The major portion of the Marsalis project is still ahead of us.



ARC Makes it Easy For You

By Ken Merten, Architectural Review Committee

Are The Design Guidelines Confusing or Intimidating for You?

During the winter months when projects around the outside of your home are on hold, it's a good time to do some exploration of the Design Guidelines. While ARC makes numerous revisions to help clarify or more easily understand the Guidelines every few years, we are clearly aware that it is difficult for many of you to find the answers that you are looking for. So, on some of those cold, boring days, keep your mind active while becoming more familiar with the intricacies of the DGs.

Keep in mind that ARC is the resource you need, not Management or Kuester or the Front Desk. Everything you need including forms is on the Community website under "Governance", "CP Documents", "ARC Design Guidelines". In addition, Fast Track and Modification Request forms are available at the Front Desk. Check it out and simplify your next project.

Here are some helpful hints:

Start with section 1.4 BEST APPROACH TO REVIEWING DESIGN GUIDELINES. This will help you navigate the DGs in the easiest way.

Then move on to sections 2.2 ITEMS WITH NO APPROVAL REQUIRED; 2.3 ITEMS ON FAST TRACK APPROVAL; AND 2.4 PROHIBITED MODIFICATIONS. This provides a good foundation as to what you can and cannot do, and will form a solid background for moving on to research the particular project that you are considering.

Next, when looking at the index, keep in mind that everything in section 3 deals with landscaping and everything in section 4 deals with modifications to the residence structure. This will save time so you aren't looking for a structural project in the landscape section.

Many of you already know that ARC encourages communication with ARC, BUT only after your due diligence with the DGs. If you ask ARC a question before researching the DGs, we will simply direct you back to the proper section of the DGs for you to look for the answers. If questions remain, then contacting ARC is encouraged. ARC always has a member "on call" to respond to questions.

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.

Getting to Know Your Kuester Staff

By Jeff Diton

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.

This month we are introducing Glenda Hunter, the Carolina Preserve Web Administrator, Lifestyle Assistant, and Office Administrator.

Glenda is a rare local who was born and raised in Raleigh. She studied Mathematics at UNC Chapel Hill, and after graduation entered the Travel Industry as a Travel Agent. Glenda spent 30 years working at various agencies in the area focusing on Corporate Travel, and rose to the position of Corporate Team Leader. Glenda took a brief interlude while she worked for Delta Airlines in Reservations in the Dallas area.

Glenda returned to Raleigh to raise her nephew, and now has a beautiful seven-year-old granddaughter who is her pride and joy. When Glenda is not spoiling her granddaughter, she can be found either reading or crafting. During the pandemic, she expanded her crafting skills to soap making, quilting, and now canning the vegetables her nephew grows in his home garden. Glenda also loves to cook, and her favorite local restaurants are Vin Rouge in Durham and Poole's Diner in Raleigh.

GLEND A HUNTER

Office Administrator



Glenda had worked with our Lifestyle Director Terrie Murray several years ago, and last year Terrie reached out to Glenda regarding our Web Administrator position. After a successful interview process, Glenda started on December 6th, 2021 and recently celebrated her one-year anniversary. As an Office Administrator, Glenda is responsible for providing support to our General Manager Christine Hast. As the Web Administrator, Glenda is responsible for Club Express updates (she is also the Staff Liaison for the IT Committee), and provides general tech support to our residents. As the Lifestyle Assistant, Glenda works directly with Clubs on their charters and updated web pages, and supports Terrie with planning events. A typical day for Glenda includes:

- Reconciling front desk sales
- Processing invoices for Kuester
- Sending out community emails
- Assisting with the weekly Lifestyle Newsletter
- Making club admin and web page updates
- Collecting and updating community photos for the Bradford Hall monitors
- Setting up and administering the HOA Board's Virtual Meetings, and Meet the Candidate activities
- Administering the voting process for the community on topics such as the Eighth Amendment and our recent HOA Board elections

As you can see, Glenda has many roles and responsibilities. Carolina Preserve is very fortunate to have such a skilled professional in such an important role. So next time you visit Bradford Hall and see Glenda, please say hello and thank her for all she does for our community.



2023 Committees

Architectural Review Committee

Steve Botha | John Bongino | Elizabeth Diton
Bill Gurecki | Claire Hammitt | Ken Merten | MaryJane Slusser

Board Liaison: TBD | Staff Liaison: Robert Hamilton

Club & Group Advisory Committee

Wanda Abel | Claudia Clissold | Joel Glassman
Cynthia Jackson | 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
Margaret Horst | Amy Levine | Robert Willenberg

Board Liaison: TBD | Staff Liaison: Glenda Hunter

Lifestyle Advisory Committee

Harlean Botha | Alora Burton | Linda Laurich
Jackie Millslagle | Louise Stanley | David Streifford

Gayle Streifford | Lynnette Womble

Board Liaison: Jeff Diton | Staff Liaison: Terrie Murray

2023 Board

Jeff Diton



Robert Griffith



David Jackson



Judith Nixon



Ron Oliveri



Sharon Valvona



Jerry Warren

Officers will be chosen in January

Mark Your Calendar

HOA Board Meeting

January 17 | 10:15am

GoToWebinar



HOA Board Meeting

February 21 | 10:15am

GoToWebinar