



August 2023 XLV
Carolina Preserve
HOA NEWS

INSIDE THIS MONTH'S ISSUE:

Dix Park Sunflower Fields 1

HOA President's Comments 2

I Want to Know FAQs 3

CP News in Brief 7

Financials At A Glance 10

Treasurer's Comments 11

ARC Makes It Easy For You 12

CP Dedicated Volunteers 13

Information Technology Committee ITC¹ 13

CERT: Emergency Resources in Bradford Hall and Common Areas 15

Committees 18

Board Members 18

Mark Your Calendar 19





HOA President's Comments

By Judy Nixon

With the HOA Board election around the corner, I think about what prompted me to be a candidate for the 2022 Board. I wanted to make a positive contribution to the community in whatever way I could. I did not have a personal agenda to push, and I still don't. My only agenda then and now is to do what is in the best interest of the whole community. To be a Board member, one must do the hard work and make the hard decisions on behalf of the whole community. It also requires very thick skin, because saying "no" or making a legally well supported decision in the best interest of the community can trigger backlash if the decision is contrary to what an owner is seeking. But it is worth it because it is for the greater good of the community. Carolina Preserve is a microcosm of society in its diversity of views and backgrounds and that is what makes it a vibrant community in which to live and to what I have dedicated much of my time since 2022. This leads me to say that I will not be seeking reelection to the 2024 Board because I want to focus my time on continuing and hopefully finishing the work that was started during my Board term without distractions as a candidate.

For those who may be considering running for the HOA Board this year, go for it! We need candidates who put the entire community first. There are three open Board positions for 2024-2025 but we need more than three candidates to fill those positions. If there are only three candidates for the three open positions, there will be no opportunity to weigh each candidate's credentials, their incentive for running and whether they are who you want to represent you. They essentially will be Board members without a competitive vote. Moreover, the Board may have to consider reducing the number of Board members if owners are not interested in throwing their hats into the ring. With a community population of over 2,200, we have a talent and experience pool that is awesome so let's put it to good use. Get out your calendars and mark August 15, 2023. From 6:30-8:00 pm that day in the Varsity Room, there will be an HOA Informational Presentation to explain the role of the Board of Directors, each position, what the HOA's responsibilities are and more. Learn how you can contribute positively to this great community, and that's not hyperbole. People would not be clamoring to live here if it was anything else. See you on August 15th!

I Want to Know... Frequently Asked Questions

This recurring HOA Newsletter article addresses frequent questions by Carolina Preserve Residents. This edition spotlights responses from Cary's Mayor, Harold Weinbrecht, Councilmember Ryan Eades and Councilmember Lori Bush during the State of Cary event at Carolina Preserve on July 6, 2023.

1. What corporate headquarters are planning to move to this area in the near future?

Corporate headquarter relocations are complicated transactions, which requires a lot of time and a number of public and private entities working together, often under the direction of non-disclosure agreements. In Cary, we typically have between 2-4 formal relocation inquiries in the pipeline at any given time. These are mostly portions of a company relocating a division, not the entire HQ. These formal inquiries are also looking in other states in addition to Cary. The Town of Cary partners with the Cary Chamber to formally manage and recruit companies to Cary through their Vice President of Economic Development.

2. What developments are happening in the area, particularly related to retail and Parkside Commons?

The Parkside Town Commons shopping center originally received development plan approval in 2008. This approval allowed construction to begin on the site. Now that the shopping center is built, the owner and management of the center are responsible for selecting and signing leases with individual retail tenants. Permitting for new retail tenants is required through the Town of Cary. Regarding new developments in the area, there is currently a rezoning application in process across from Parkside Town Commons at the corner of O'Kelly Chapel Road and NC 55 Hwy (case number 23-REZ-01). This request is to rezone 46.29 acres to the Mixed-Use District (MXD) zoning to allow a mixed-use development which will include office, commercial, multi-family, and hotel. More information can be found on Cary's website:

<https://www.carync.gov/connect-engage/transparency/public-hearings/public-hearing-cases/rezoning-cases/2023-rezoning-cases>



3. Information about street lighting.



Streetlights can be added to any street and are routinely done so through a variety of methods. Typically, streetlights are added during the development process when a private development widens streets to meet our Cary Community Plan street widths requirements. Additionally, Cary has a street lighting program pertaining to the installation of streetlights along existing streets for the purposes of traffic safety.

Wherever streetlights are requested, Cary staff work with Duke Energy to develop a design plan and construction schedule for installation of the poles and lights. Duke Energy hires a private contractor to install the poles once all of the plans are completed.

To request installation of street lighting, you can email Kimberly Baker, Senior Right of Way Technician, or call (919) 481-5098.

Here is the website to view the street light program: <https://www.carync.gov/projects-initiatives/project-updates/street-light-program>

4. My name is Larry Agler, and I asked the mayor the question about what are the future plans for the extension of McCrimmon Parkway from Rt. 55 to McCrimmon Parkway in Morrisville. What is the timeline, and is it funded yet?



The extension of McCrimmon Pkwy is part of the Town's long range plan. Unfortunately we do not have funds for design and construction at this time. McCrimmon Pkwy is a state road, I hope state funding will become available in the future to complete this gap in the road. We do request this street extension when NCDOT

is evaluating future projects. This corridor will also require a bridge over the CSX railroad as CSX no longer allows new at-grade railroad crossings directly across their tracks, unless 2 to 3 existing at-grade crossings at different locations are closed. We hope to work with NCDOT to find funding for the road in the future.

For more information about the feasibility study, click here: <https://www.carync.gov/projects-initiatives/project-updates/street-projects/mccrimmon-parkway-extension-feasibility-study>

5. Can we have information about street lighting on O'Kelly Chapel Road/55 and when it can be installed?

Street lighting is present along most of NC 55 and O'Kelly Chapel Road in the vicinity of this intersection. The western leg of O'Kelly Chapel Road is missing lighting along the Hawthorne development frontage as well as the undeveloped property north of the street. Many of the required improvements that Hawthorne would have provided along O'Kelly Chapel Road were relieved based on a single payment in lieu. With these funds already secured by Cary, the additional improvements along their frontage, which would include street lighting, would be provided once the remainder of O'Kelly Chapel Road is constructed through the development of adjacent parcels. Street lighting along the undeveloped property will be provided with their development plan. This parcel is currently in for review for development.

6. How can one travel from Carolina Preserve to the Downtown area without driving?

GoCary, Cary's Transit program, offers Door to Door service for any Cary resident aged 60 and older. GoCary Door to Door is a shared ride, reservation-based service.

More information about how to ride is available on our website: <https://gocary.org/about-gocary-door-door-service>

7. Can we obtain information about future growth in Cary and how the Town addresses infrastructure needs, especially streets?

In 2017, the Town Council and community members created the Cary Community Plan that sets the vision for our community's future. Within this plan, council and the community members addressed the growing population and how it will put pressure on transportation infrastructure. From the plan:

As development and redevelopment occur throughout Cary, it is important to continually reevaluate the transportation network and services to ensure the system functions and provides adequate access to the locations that people desire to go to.

New growth will have positive impacts on many aspects of the community but also places pressure on the transportation infrastructure to continue to function effectively and efficiently with the additional users.

Each development that is built in Cary, residential and commercial, has to go through a strenuous review by our planners and traffic engineers. These reviews include traffic flow, light schedule, and capacity of streets with projected growth. These reviews often result in improvements by developers. If there is a particular street you are concerned about, our staff is happy to talk with you about what developments may be happening or not happening in the area related to street improvements.

The MOVE Chapter within the Cary Community Plan replaced Cary's previous Comprehensive Transportation Plan.

To view the full Cary Community Plan, visit: <https://www.carync.gov/projects-initiatives/cary-community-plan>

8. Information about the BRT (Commuter Rail) in the area.

The Wake Bus Rapid Transit (BRT): Western Corridor is approximately 12 miles long, extending from downtown Raleigh to the future Multi-Modal Center in downtown Cary. The preliminary design phase (0 to 30 percent) for the Western Corridor is underway. The final location and number of BRT stations along the corridor, which will include both mixed traffic and dedicated transit lanes, will be determined during this preliminary design phase. As of Summer 2022, the Western Corridor project has reached the 10% design milestone.

To learn more about BRT in our area, visit: <https://www.carync.gov/projects-initiatives/project-updates/facilities-projects/western-brt#:~:text=Project%20Overview,Modal%20Center%20in%20downtown%20Cary.>

9. Information on how the Town manages the power grid and handles the area's growth.

Duke Energy oversees the power grid in the Cary area, and they have a devoted website on this topic: <https://www.duke-energy.com/our-company/future/strong-grid?jur=NC02> . This website shares the ways that they are working to build a stronger and protected network.

If you have any further questions that we can relay to our Duke Energy District Manager, please submit them to 311@carync.gov.

10. Information about the EPA study featured on WRAL regarding PFAS in drinking water.

Cary is committed to providing high-quality, safe drinking water and closely follows the scientific study of contaminants of emerging concern. Each year Cary tests your drinking water over 100,000 times for many substances, including the contaminants of emerging concern: Per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane. Cary's drinking water already meets the proposed Maximum Contaminant Levels (MCLs) today because we operate an advanced water treatment facility with multiple-barrier processes, such as ozonation and powdered activated carbon (PAC) treatment.

To learn more about water treatment and emerging contaminants, visit:

<https://www.carync.gov/services-publications/water-sewer-stormwater/water/water-treatment/emerging-contaminants>

11. Written copy of the Mayor's State of Cary

The Mayor's State of Cary address, originally given in January 2023, is available here:

<https://www.carync.gov/mayor-council/town-council/state-of-cary>





CP News in Brief

August 2023

MONTHLY UPDATES

Vol 2 Issue 8

Carolina Preserve's Town of Cary Town Hall

On July 6, 2023, the Town of Cary mayor, Harold Weinbrecht and two councilmembers, Ryan Eades (District D) and Lori Bush (At-Large), met with the Carolina Preserve community. What a turnout; over two hundred residents attended! Mayor Weinbrecht presented a State of Cary report and fielded CP residents' questions. Afterwards all three were available to speak individually with residents. Mayor Weinbrecht also promised to respond to residents' questions in writing and his responses are the FAQs for this issue of the HOA Newsletter. His powerpoint presentation is also on the CP website to view for those who could not attend. Thank you to Management staff, the Board and most of all the residents who helped to make this Carolina Preserve Town Hall a success!

Sidewalk and Safety Task Force

The Board presented its intention to reinstitute a Sidewalk and Safety Task force to address community concerns at the June 2023 Open Board Working Meeting,. It would be more of a resident advocacy group than an HOA task force because the issues of concern are all within the Town of Cary's (TOC) jurisdiction, such as sidewalks, speeding, and additional crosswalks. Due to the heat, creating the group will be delayed until there is cooler weather. But that does not mean addressing these concerns is on hold. After the Town Hall in July, the CP Board President spoke with Councilmember Eades, who represents Town of Cary District D, which encompasses Carolina Preserve, about the foregoing safety issues. The next week he responded to inform us that he met with his staff and is currently devising a plan to address eighteen miles of sidewalks in CP. He asked the Board and Management to prioritize what streets to address first and then the plan would phase in additional sidewalk replacement/repairs throughout CP. The Board and Management recommended prioritizing CP's main arteries, Del Webb and Allforth because of their visibility and heavy pedestrian traffic. Also discussed was speeding and the lack of enough crosswalks in CP. The proposed plan is that TOC staff will identify areas where additional crosswalks may be created when identifying needed sidewalk repairs. Adding crosswalks will also hopefully address some of the speeding issues because when crosswalks are created it includes traffic signage. He explained his own community experienced similar speeding issues, which were mitigated to some extent by the addition of crosswalks and signage. When the CP task force is reconstituted, the goal is to facilitate TOC identifying sidewalks where replacement/repairs are needed. This is the proposed plan but remember this is also a governmental entity and it can take some time, so please be patient. Based on our communications, the Board is confident in Councilmember Eades' commitment to address CP's safety issues sooner than later.



If You See Something, Say Something

Carolina Preserve is one of many subassociations that comprise the Amberly Master Property Owners Association. Residents from surrounding neighborhoods enjoy walking and bicycling along public areas such as the Green Way and walking through the CP neighborhood just as CP residents do the same through their neighborhoods. But because of the overall open nature of our community, there are times when kids, teenagers or others trespass onto CP private property or use CP outdoor amenities. No amount of fencing, locks or signage will stop those who are intent on trespassing or using CP outdoor amenities. Over the years, Management has gotten resident emails after an incident has taken place or calls at 10:00 pm about kids who climbed over the tennis court fence or are in the tennis court riding bikes or skate boarding on the courts or using CP pocket parks. Recently, teenagers entered and were found playing on the pickleball courts because it appears the emergency exit gate, which is to be used only for emergencies, had been left open. Despite many email blasts sent to the CP community advising that “if you see something, say something”, owners and residents are only reporting it to Management, often after the fact and leaving Management with very little they can do. But every CP owner and resident is responsible for their own safety and the safety and integrity of the CP community. As an owner and resident, you can call the police non-emergency number or contact the neighborhood watch block captains if you observe something you believe should not be occurring or a nonresident is trespassing on CP private property (which **does not** include sidewalks, roads and the Green Way). The TOC police non-emergency number is 919-469-4012. A no-trespassing agreement is in place with the TOC police that permits owners and residents to report suspected trespassing. **If you see something, say something.** It is a CP community responsibility.





Volunteerism Task Force

On Tuesday, July 18, 2023, the 2023 CP Volunteerism Task Force presented to the Board in Executive Session the results of their research and evaluation into the decline in resident and owner volunteering. The Task Force also presented its recommendations for improvements in recruiting and retaining CP volunteers. Their research has been extensive, including interviews and a community survey to identify and understand the themes affecting CP volunteerism. The Board believes many of the recommendations presented can be implemented quickly. The Board invited the Task Force to present their results and recommendations at the September 18, 2023, Board Community Meeting. We hope you will be as impressed with their work as was the Board. Our sincere thanks to the volunteer members of the 2023 CP Volunteerism Task Force, **Carole Katz, Bernadette Spampinato, Marie Milazzo, Melva Brown and Elizabeth Diton as well as Ron Oliveri, Board liaison and Christine Hast, Management liaison.**

Board of Directors Hybrid Meeting Test

A new hybrid technology, Logitech, was tested at the July 18, 2023, Open Board Working Meeting. Although it was the first in-person meeting in several years, over 60 residents and owners registered to attend the meeting virtually. Those attending virtually were asked to submit feedback on their virtual meeting experience. Overall, the feedback was positive as to the video aspect, but the sound needed improvement. Most of the sound issues appear related to Board members needing microphone training and in-person attendees not speaking directly into the microphones. What was also clear from the virtual attendee feedback is that a significant number of owners and residents want to attend virtually, for a variety of reasons. All in all, it appears we are on a positive track and we will focus on the sound issues. As explained at the Board of Directors meeting, the importance of the hybrid technology is not just for Board meetings. It is to expand the Carolina Preserve experience and HOA opportunities to more of the CP community, which from the feedback is welcomed and encouraged. We will keep moving forward to meet those goals.

Have You Updated Your Email Address with Kuester?

As explained in the July HOA Newsletter and a subsequent Eblast, it is very important that you update your email address with Kuester and unblock receiving HOA emails, if you have a block. By not receiving HOA emails, you are limiting your ability to stay informed, vote in HOA elections and ratify HOA budgets, or other matters. If you have not yet done so, please go to <https://kuester.com> to update your email address, unblock it or register it for the first time.

2023 Financials At A Glance

By Jerry Warren, HOA Treasurer

OPERATIONS (\$000'S)				
	June YTD			Full Year
	Actuals	Budget	B/(W) Budget	Budget
Income	2,469	2,448	21	4,900
Uses:				
Reserves	(334)	(315)	(19)	(875)
Expenses	(2,079)	(2,157)	77	(4,046)
Net	55	(24)	79	(21)

Note B/(W) 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
12/31/2022	1,050	310	102	41	638	2,141
Contributions	300	-	25	9	55	389
Interest	11	3	-	1	-	15
Expenses	(373)	(11)	(111)	(7)	-	(502)
6/30/2023	988	302	16	44	693	2,043

Treasurer's Comments

By Jerry Warren, HOA Treasurer

June revenues were \$422K, \$12K over Budget due to higher resales fees (+\$5K), Lifestyle fees (+\$4K), occupant fees (+\$2K), and interest income (+\$1K as we get more income from higher yields on our investment CD's). Expenses were \$8K under Budget due to -\$5K Services (mostly -\$2K audit fee not yet billed and -\$2K legal fees), -\$4K Villa expenses (\$11K sprinkler maintenance expense was charged to the reserve), -\$3K utilities, and -\$3K miscellaneous offset by +\$7K higher landscape costs (catching up on outdoor projects). This resulted in monthly net of \$19K, \$20K over Budget for June and \$79K favorable YTD. As mentioned last month, these variances are primarily due to timing differences as they swing positive and negative month to month. Our re-forecast for the year is now trending slightly favorable to Budget.

Resale fees were \$5K above Budget in June, continuing a favorable trend with nine home sales. Resales are now \$1K above Budget on a YTD basis. So far there have been six resales in July month-to-date.

The Replacement reserve is now at \$988K, up \$60K from last month. This month's major expense items were \$13K for stormwater management, \$7K for the Marsalis project, \$7K for fitness equipment maintenance, \$2K for the indoor pool renovation, and \$3K for other miscellaneous projects. In addition, \$11K was spent on sprinkler maintenance within the Villa reserve.



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 on the 2nd & 4th Wednesdays

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.



CP Dedicated Volunteers

By Jeff Diton

Our Task Force on Volunteerism recently gave a preliminary presentation to the HOA Board. They presented many opportunities for the Board and CP Community in general to foster and promote volunteerism. These will be presented to all in the Community Meeting in September. There were a few opportunities that were “quick wins”: in other words items that could be implemented quickly and easily. One of the quick wins was for the HOA Board to do a better job recognizing the residents who have gone above and beyond by volunteering their time to do something wonderful for the community. We’d like to welcome you to a new feature in our HOA Newsletter – CP Dedicated Volunteers – and we’d like to recognize the **Mailbox and Signpost Task Force** as this month’s dedicated volunteers.

The task force consisted of **Tom Croft, Jackie King, Ron Madl, and Ted Young**, and was supported by HOA Board member **Sharon Valvona**. The trials and tribulations of the task force have been shared with all in the May Community Meeting. There were several qualities the task force demonstrated that deserve special merit. The first is perseverance. There were several options that were investigated initially that were deemed unacceptable. A promising plastic clamshell option was trialed on several mailboxes, only to present unsightly holes after the first landscaping mowing. When the project was seemingly doomed, a new solution emerged at the eleventh hour, and a Fence Armor metal cover became the solution of choice. Perseverance was also demonstrated in a lengthy search for a handyman partner. Several businesses declined to respond, and several more refused to quote. Finally, a local realtor/handyman agreed to take on the project at a reasonable cost.

The second quality demonstrated by the task force was creativity. While none of the task force members had experience in this kind of project (who does?), they worked their way through different types of mail posts, different types of options, different landscaping arrangements underneath mailboxes, and even fire ants(!) to find a solution that worked for the majority of the community.

Finally, the team exhibited outstanding project management skills to navigate this year long project, delivering a solution for over 1100 mailbox posts and 100 street signposts, while providing a final inspection on each and every one of the installations. Timing worked out well for the team as the HOA Board was in the process of negotiating a new Landscaping contract, and was able to hold the new landscaping firm accountable for any future damage they may cause.

Congratulations again to our Dedicated Volunteers - **Tom Croft, Jackie King, Ron Madl, and Ted Young**. You can take pride in knowing that you have improved the “curb appeal” of our entire community, and have provided a sustainable solution that will last us many years to come. Thank you for volunteering and delivering a job well done.



Committee News

Information Technology Committee (ITC)

By Dennis Curtin

The mission of the Information Technology Committee (ITC) is to promote the best use of available Carolina Preserve HOA software applications and social media to residents through instruction, support, testing, observing, and communicating issues.

While the ITC meets quarterly to review current and proposed activities, individual members are busy year round – preparing and conducting special training sessions, responding to Carolina Preserve website issues and maintaining the functionality of software applications used by the residents.

The ITC routinely conducts several “in person” programs for the residents during the year, including quarterly website training workshops for new and long-term residents, administrative training class for 15 club officers, and staffing “walk-in Thursday help sessions” at Bradford Hall – a new program introduced in 2023

Throughout the year the ITC members remain busy managing both routine updates and adding new User Documentation and Help Files, such as the Quick Start Guides that are available on the Carolina Preserve website. The ITC has started creating “Tech Tips” based on the committee’s resolution of website login issues as well as hardware compatibility and settings that are required for video presentations at Bradford Hall. When an issue is brought to the attention of the CP Staff, ITC members frequently work directly with residents to help resolve the issue.





Emergency Resources in Bradford Hall and Common Areas

By Margaret Horst, CP CERT

Emergencies, by definition are unexpected and unplanned, so the time to prepare for them is now, BEFORE they occur. Carolina Preserve’s Community Emergency Response Team (CP CERT) offers training to all CP residents with the goal of making our community more resilient and able to take care of ourselves until professional first responders can arrive to help us.

Part of that training includes making the community aware of the emergency resources that are available to them in Bradford Hall and surrounding common areas. Every resident should know where these resources are and how to access them.

When an emergency occurs, our first thought is to **call 911** for professional assistance. Most of us carry a cell phone, and making that call should be our first action. But what about areas where we might NOT have our cell phone with us? Carolina Preserve has emergency phones at both the indoor and outdoor pools and the tennis courts. These phones offer a “panic button” that rings directly to the Cary 911 Center and gives the operator the location of the emergency (although the operator will ask you to confirm the address). Help will be dispatched immediately.

<p><u>Emergency phone</u> All you have to do is push the silver button to talk to the Cary 911 Center.</p>	<p>The Emergency phones are clearly marked.</p>	<p>The 911 operator will ask you to confirm the address and give details about the emergency.</p>
<p>The emergency phone at the indoor pool is on the wall with the locker rooms.</p>	<p>The emergency phone at the outdoor pool is on the wall next to the locker room doors.</p>	<p>The emergency phone at the tennis courts is on the shed behind the benches and clock.</p>



The expected response time for Wake County EMS is 11 minutes and 59 seconds at the 90th percentile. This means that 90% of all emergency calls will be responded to within 11 minutes and 59 seconds. The actual response time may vary depending on the location of the calls, the severity of the emergency, and the availability of ambulances. In 2022, the average response time for all calls was 10 minutes and 30 seconds. For life-threatening emergencies, the average response time was 8 minutes and 30 seconds.

So, it may be 8 – 10 minutes or more until EMS responders dispatched by the 911 Center arrive. Depending on the exact nature of the emergency, it may be crucial that residents with first aid or CPR/AED training provide help to an injured or sick person.



Basic first aid kits (“red bags”) are located on both levels of Bradford Hall, along with AED (automated external defibrillator) units. AEDs cannot be left outside where the temperature can get too cold or too hot, so if an AED is needed outdoors, someone must enter Bradford Hall to get one.

Anyone can use an AED. AEDs are designed to be easy to use, even by people with no medical training. The device will walk you through the steps of using it, and it will not deliver a shock unless it is necessary.

It is important to note that AEDs should not be used on people who are conscious or who are breathing normally. If you are not sure whether or not to use an AED, it is always best to call 911 and let the professionals advise you.

Using an AED can save a life. If you see someone who is unconscious and not breathing, please do not hesitate to get an AED from Bradford Hall and use it. It could make all the difference.



	
<p><i>AED and first aid red bag outside Activity Room 2 on upper level of Bradford Hall</i></p>	<p><i>AED and first aid red bag in Fitness Center on upper level of Bradford Hall</i></p>
	
<p><i>AED and first aid red bag outside dance studio on lower level of Bradford Hall</i></p>	<p><i>First aid red bag outside lower level outdoor pool locker rooms</i></p>

If you are interested in more information about free training that you can take to improve your ability to take care of yourself, your family and others in case of emergencies, see the CP CERT web page at <https://cpamberly.net/cert> or contact CP CERT at cpcert@yahoo.com.



2023 Committees

Architectural Review Committee

Steve Botha | John Bongino | Elizabeth Diton | Bill Gurecki

Claire Hammitt | Ken Merten

Board Liaison: David Jackson | Staff Liaison: Robert Hamilton

Club & Group Advisor Committee

Wanda Abel | Claudia Clissold | Joel Glassman | Cynthia Jackson

Cara Lehman | Francine McElhinney | Marie Milazzo

Paulette Shekell | Sandra Stein

Board Liaison: Robert Griffith | Staff Liaison: Laurene Adkins

Finance Committee

Dennis Curtin | Steve Harrison | Don Ferranti | 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 | Brian Dos Santos

Sally Longinotti | Margaret Horst

Amy Levine | Robert Willenberg

Board Liaison: Sharon Valvona | Staff Liaison: Glenda Hunter

Lifestyle Advisory Committee

Harlean Botha | Alora Burton | Marianne Frisch

Jackie Millslagle | Louise Stanley | David Streifford

Gayle Streifford | Lynnette Womble

Board Liaison: Jeff Diton | Staff Liaison: Terrie Murray

2023 Board

Judith Nixon
President

Robert Griffith
Vice President

Sharon Valvona
Secretary

Jerry Warren
Treasurer

Jeff Diton
Assistant Secretary

David Jackson
Member at Large

Ron Oliveri
Member at Large

Mark Your Calendar

HOA BOD Open Working Meeting
August 15 | 11:00am, Hybrid (In
Person & Virtual)

HOA Board Election Presentation
August 15 | 6:30pm, Varsity Room

HOA Community Meeting
September 18 | 6:30pm,
Ballrooms

2024 Budget Presentations
October 11 | 10am, In Person
October 11 | 6:30pm, Virtual

HOA BOD Open Working Meeting
October 17 | 11:00am, Ballrooms
(Board vote on 2024 budget)

HOA BOD Annual Meeting
November 21 | 6:30pm, Virtual

HOA BOD Open Working Meeting
December 19 | 11:00am,
Ballrooms