



October 2023 XLV
Carolina Preserve
HOA NEWS

**INSIDE THIS MONTH'S
ISSUE:**

- Signs of Autumn 1**
- HOA President's Comments 2**
- CP News in Brief 3**
- Financials At A Glance 5**
- Treasurer's Comments 6**
- ARC Submissions 7**
- Go Green Task Force 8**
- Volunteer Task Force 9**
- CP Dedicated Volunteers 10**
- Board Members 11**
- Mark Your Calendar 11**



Signs of Autumn



HOA President's Comments

By Judy Nixon

Merriam Webster's Desk Dictionary defines "Change" as "To make or become different; to replace with another". Carolina Preserve is in a constant state of change, whether it is refurbishing existing amenities, adding new recreational facilities, and seating new HOA Boards, committees and clubs every year. Those changes may be uncomfortable for some because they bring with them different perspectives and approaches. But change can also be an opportunity to grow and maybe change how things have always been done by pursuing new ways, technologically and experientially, that enhance our overall experience. The Board is now asking you to accept another change.

Christine Hast submitted her resignation to be effective October 31, 2023. She has been a part of Carolina Preserve for over nine years in various roles, her most recent position as General Manager. She and her staff have guided the community through good and difficult times. The community has seen change in its physical infrastructure such as development of the pocket parks and construction of the pickleball courts. Under her tenure the community is now looking at being able to hold hybrid meetings that will extend the reach of HOA information and experience to more of the community. She has provided guidance to multiple HOA Boards and committees in representing the CP community. We will miss Christine and we will always be grateful for her years of service to Carolina Preserve.

Kuester is actively engaged in a candidate search for a new General Manager (GM). A new GM, in conjunction with a new Facilities Maintenance Manager and Regulatory/Compliance staff member may bring some change in style and capabilities to the management of Carolina Preserve, but as stated above, change is not a bad thing. The new management hires will round out our strong and dedicated Lifestyle and Resident Services staff of Terrie Murray, Glenda Hunter, Laurene Adkins, Oscar Esperanza, Brian Kelly, Keri Diacumakos and all the front desk staff who greet each of us every day with a smile and are always there to help. Applications are coming in and we hope to have these positions filled as soon as possible. Meanwhile, the Board wants to thank Claire Hammitt who is assisting in processing Architectural Review Committee (ARC) modification requests and Claire Blackwelder, Irv Spinak and John Hauss for helping to monitor the tennis court conditions daily to determine whether they should be open for play. We also want to recognize you, the community, for your patience and support. Thank you!




CP News in Brief

October 2023

MONTHLY UPDATES


Vol 2 Issue 10

Meet the HOA Board Candidates




Mark your calendars for October 3, 2023, at 6:30 pm to listen to all the HOA Board Candidates respond to your questions! The slate of candidates, in alphabetical order are: John Kasarda, Stanley Levine, Ron Madl and Sharon Valvona. Since first publishing the candidates, two candidates have withdrawn their applications. The Election Task Force (ETF) has been compiling all the questions you submitted about information that is important to you and will get to as many of them as possible in the hour and a half allotted for the meeting. This is your opportunity to hear the candidates respond live to your questions and for you to evaluate them and develop an informed opinion about each candidate's qualifications, experience and vision for Carolina Preserve based on their own presentations. Residents also will have the opportunity to submit questions in real time during the Meet the Candidates event, which will be held virtually. If you can't make the actual event, it will be recorded and available to view before you vote.

Community Guest Policy Reminder



Carolina Preserve (CP) offers a host of community amenities and facilities for residents and their guests to use. Due to some confusion recently, this article is to remind residents of the CP guest policy. Households (not per resident) are allowed to have four guests, with the exception of some facilities that have guest limitations due to limited availability, such as the pool, tennis and pickleball courts. Be sure your guests are with you when you sign them in at the front desk. All guests must be accompanied by their sponsoring resident at all times and must wear a guest wristband. Guest wristbands **cannot** be reused. If you need more, you can purchase them at the front desk for \$3/band. Unaccompanied guests are not permitted to use any of the recreational facilities. Clubs are entitled under the Club Operating Manual to determine their own guest policies for club events and activities and are responsible for all guests who attend club events and activities. If you see or believe a resident is violating the CP guest policy, please bring it to Management's attention, do not take it on yourself to confront someone. For more detailed information, please familiarize yourself with the guest policies in the Facilities Use Policy, Section 3.2 and the Club Operating Manual Section 5 H and I. Both documents can be found on the CP website at "Governance" "CP Documents" "Policies and Procedures".

Club Compensation Policy



Recently, the Board was presented with a question about whether club members who teach classes for their club can be compensated with free materials or certificates to allow the holder to purchase free materials. The answer is no. Section 4 F of the Club Operating Manual states:

Under **no circumstances** (emphasis added) shall any officer, leader, or Club member receive compensation in the form of cash, discounts, free goods or services, or any other kind of remuneration from Club finances, contractors, or vendors. The only exceptions



CP News in Brief



are flowers given to performers/directors or a once a year [sic] lunch or dinner for volunteers not to exceed \$20/person. Clubs may provide an honorarium to a speaker from outside the Association Club. Members may use their personal monies to present their volunteer leaders with parting gifts at the conclusion of their tenure.

Club leaders and members, please be sure to review and ensure this rule is being followed.

Proposed Revision to Club Accounting Procedures:

The Finance Committee has proposed a revision to the Club Operating Manual's finance reporting requirements to streamline club accounting procedures for clubs with checking accounts. The following proposed revision will be presented at the October Board Open Working Meeting:

Starting on January 1, 2024, all clubs with a CP checking account (as described in the club operating manual) will be required to use the "Monthly Package" (as provided by the Finance Committee) to record club transactions and submit their monthly CF1 (Report of Operations), and CF6 (sales tax on events).

The Finance Committee describes one of the advantages of using the "Monthly Package" as standardizing data and reports, making it easier for the Finance Committee and HOA to evaluate accurate data submissions. The Finance Committee would ensure that the "Monthly Package" is available to all clubs with checking accounts and provide club treasurers with any training or assistance, if necessary.

Indoor Pool Upcoming Maintenance

As many of you who use the indoor pool may have noticed, the fabric "air sock" that connects to the metal air ducts became disconnected from the latter. According to information Management has provided to the Board, the disconnect occurred when a metal band holding the two together broke due to metal fatigue in the metal duct work. Repair work on the air sock was scheduled to take place on Friday, September 29, 2023. By the time you read this, the work should be completed. Additionally, the HVAC contractor recommended maintenance be done on the Pool Pak due to aging parts and to replace the compressor coil, the latter of which is under warranty and has been ordered. It is projected that work on the Pool Pak maintenance will take place in about 2-6 weeks. Management will keep the community informed as to when that work will take place.

2024 Budget Presentation

On October 11, 2023, Jerry Warren, the HOA Treasurer, will present to the community the proposed 2024 Budget for Carolina Preserve. There will be two meetings held, one virtual, the other in-person. The in-person meeting will take place at Bradford Hall at 10:00am. The virtual presentation will take place from 6:30-8:00 pm and will be recorded for future resident viewing. Jerry will answer your questions during these meetings. We will also, as we did in 2022, put together FAQs dedicated to answering resident budget questions and post those Q&As to the website along with the proposed budget for resident information. Important information will be presented on October 11th and you will have an opportunity to ask questions. Please plan to attend.

2023 Financials At A Glance

By Jerry Warren, HOA Treasurer

OPERATIONS (\$000'S)				
	August YTD			Full Year
	Actuals	Budget	B/(W) Budget	Budget
Income	3,302	3,268	34	4,900
Uses:				
Reserves	(529)	(510)	(19)	(875)
Expenses	(2,745)	(2,784)	39	(4,046)
Net	28	(26)	54	(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	490	-	27	12	28	557
Interest	15	5	-	1	-	21
Expenses	(477)	(20)	(111)	(7)	-	(615)
8/31/2023	1,078	295	18	47	666	2,104

Treasurer's Comments

By Jerry Warren, HOA Treasurer

August revenues were \$421K, \$11K over Budget primarily due to higher Lifestyle income. Expenses were \$6K over Budget due to \$9K higher Lifestyle expenses (offsetting higher Lifestyle income) and \$3K higher landscape expenses, offset by \$5K lower maintenance expenses and \$1K lower miscellaneous. This resulted in monthly net of \$5K, \$5K over Budget for August and \$54K favorable YTD. As mentioned previously, 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 slightly above Budget.

Resale fees were on Budget in August with six home sales. Resales are also on Budget on a YTD basis. So far there have been five resales in September month-to-date.

The Replacement reserve is now at \$1,078K, up \$35K from last month. This month's major expense items were \$25K for stormwater management, \$22K for the deposit on the renovation of the Bocce courts, \$11K for neighborhood signpost inventory, and \$4K for tennis court repairs.



Architectural Submissions

Everything you need to know for Architectural Submissions

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.

GO GREEN



The Go Green Task Force presented its final report to the HOA Board and the community on Monday, September 18. This report will be posted on the Carolina Preserve website.

Going Green means many things to people. Simply put, Go Green is a way to become more environmentally friendly. The Executive Summary of the report provides a concise description of the five major areas the task force studied. Additional details are presented within the document. We hope everyone will read at least the first section to gain an overview of the various topics we embraced. The recommendations are forward-thinking and most of them do not have a financial impact on the community. Each of the 24 recommendations will need to be approved by the HOA Board after their evaluation before implementation.

The Task Force solicited information from CP residents, and several of those comments and suggestions were incorporated into the final list of recommendations. Please continue to share your opinions and ideas. Responses from the Task Force will appear in future Lifestyle Newsletters. Send your comments to:



go.green@cpamberly.net

The Volunteer Task Force (VTF)

By Liz Diton & Carole Katz

The Carolina Preserve VTF was established by the Board to “research and evaluate the decline in resident volunteering and to recommend methods, programs, and improvements for recruiting and retaining CP volunteers.” The team of Liz Diton (Chair), Bernadette Spampinato (Secretary), Melva Brown, Carole Katz, Marie Milazzo, Ron Oliveri (Board Liaison), and Christine Hast (Management Rep), commenced in April 2023 and completed their work with a presentation to the HOA Board of Directors in July. All recommendations were accepted and approved.

Our process involved two phases of research:

- I. Qualitative interviews with a broad range of 30 CP constituents that were used to formulate a community wide survey.
- II. Distributed over 1800 surveys to the entire community. The close to 300 responses mirrored many of the observations in phase I.

Lessons learned:

The primary reasons for volunteering included the desire to contribute to our community and to meet new people. The reasons for not volunteering were burnout, other activities, family commitments, too many complaints from those who do nothing, and a perceived lack of skills.

We also discovered that those “newer” residents here at CP less than four years were more likely to volunteer and even consider leadership positions.

Recommendations:

Reimagine the online Volunteer Form into a more skill/experience database to serve as a repository of potential volunteers. These positions may be for the HOA Board, Committees, Task Forces, but also to support any of the above with ad hoc projects. Completing this form is not a commitment to volunteer.

Conduct an annual reception for residents to learn about the roles and responsibilities of the various opportunities where they may feel they want to contribute to the betterment of CP.

Communication and education including ongoing recognition of volunteers with a focus on the specific accomplishments as they benefit the community. Newsletters, thank you notes, videos in Bradford Hall, special volunteer events are but a few of the “pats on the back” to show appreciation.

Reconnect with “newer” residents to review the importance of the new database and to review all of the opportunities for involvement in our CP lifestyle.

Please take a look at the more complete presentation given at the September Community Meeting, a recording of which is now available on the CP website.





CP Dedicated Volunteers

By Jeff Diton



Continuing with the Volunteer Task Force's recommendation to acknowledge residents who have gone above and beyond for our community, this month we'd like to recognize the **Carolina Preserve University (CPU)** sub-committee of the Lifestyle Advisory Committee (LAC). One of the responsibilities in the LAC charter states, *"Introduce at least six new lifelong learning class / lecture series that span a range of interests."* A sub-committee of the LAC was formed several years ago specifically to address this responsibility, with members changing each year. This group has historically done a great job bringing interesting and diverse classes to Carolina Preserve at a reasonable cost. The pandemic unfortunately slowed things down for CPU, but they bounced back in 2022 with a then record nine course offerings for the year. But this year's CPU committee has outperformed the high expectations set by previous committees by offering a record 17 courses this year (with more coming)! That's why the HOA Board would like to recognize the 2023 CPU sub-committee of **Gayle Streifford (sub-committee lead), Dave Streifford, and Marianne Frisch** as this month's dedicated volunteers.

There are several areas where this year's CPU team has gone above and beyond all expectations. The first is not just the number of courses, but the diversity of courses as well. Besides the usual favorites of Great Decisions and Wine Classes, courses this year have included topics as diverse as British Explorers, Artificial Intelligence, Climate Change, Dutch Masters, Ethics, and the Wizard of Oz to name a few. While many recommendations come in from residents, the CPU team spends considerable time brainstorming potential topics. Then the real work comes in as they must track down qualified speakers to present these topics. Next, working with Terrie Murray, our Lifestyle Director, they plan the logistics for each course. This is an amazing amount of work, but judging from the feedback received from the many residents who have attended courses this year, their efforts have provided a major enhancement to our community. Thanks not only to Terrie, but also Oscar and Brian who spend a considerable amount of time setting up and breaking down the rooms and working with many instructors on audio/visual setup,

The second area this year's CPU team has excelled in is the type and format of courses. This year the team has introduced evening classes, special one-session lectures for those residents who can't commit to multiple-week classes, morning and afternoon courses on the same topic to provide greater flexibility to residents, and even a multi-week course on different but related topics. By the end of the year, it is estimated that over 1500 residents will have attended CPU courses, an amazing number and due in large part to the diverse courses and the flexible logistics this year's CPU team has been able to provide.

Congratulations again to our Dedicated Volunteers - **Gayle Streifford, Dave Streifford, and Marianne Frisch**. Your hard work and dedication have provided a tremendous "amenity" to this community, and you can take pride in knowing that you have enriched the lives of so many residents at CP. Thank you for volunteering and delivering a job well done.

2023 Committees

Architectural Review Committee

Steve Botha | John Bongino | Elizabeth Diton | Bill Gurecki
Claire Hammitt | Ken Merten
Board Liaison: David Jackson | Staff Liaison:

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 | 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
Margaret Horst | Amy Levine | Robert Willenberg
Board Liaison: Sharon Valvona | Staff Liaison: Glenda Hunter

Lifestyle Advisory Committee

Harlean Botha | 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

Election Task Force presents
Meet the Candidates
October 3 | 6:30pm, Virtual

2024 Budget Presentations
October 11 | 10am-11:30am
In Person

October 11 | 6:30-8pm
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