

September 2023 XLVI
Carolina Preserve
HOA NEWS

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"To be rather than to seem."

[Click here to learn about North Carolina's state symbols](#)



flag



Bird: cardinal



tree: pine

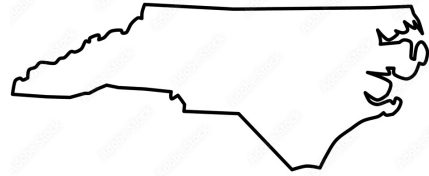


1

seal



flower: flowering dogwood



HOA President's Comments

By Judy Nixon

Fall is right around the corner and let's hope cooler weather follows! But right now, let's take stock of what we have. Traveling this summer made me appreciate even more Carolina Preserve and all it has to offer. Too often, some of us only focus on the negative, dead bushes, ants, brown grass, handrails that need painting, and the list goes on. But focusing on the larger picture, in addition to all the numerous programs offered, we have tennis, pickleball and bocce courts; pocket parks where we can enjoy time with our friends and family; billiards; pottery and exercise studios; indoor and outdoor pools and walking and biking trails. Does that mean we neglect what needs maintenance? Absolutely not. But the HOA does not have control over nature. Bushes and grass will fall victim to hot temperatures and lack of rain, frogs will sing/croak in retention ponds and ants and other insects will find homes in CP, after all, it is a nature preserve. There also are optimum times to replant bushes and trees, which may seem to some residents as if the dead foliage and its replanting are being ignored but that is not correct. Ongoing maintenance of a development our size takes time and needs to be prioritized, but maintenance is ongoing, everyone just needs to be patient. Which segues to the next topic.

Robert Hamilton, the Facilities and Operations Manager, will be leaving Carolina Preserve as of September 7, 2023. He has been working in Carolina Preserve for over nine years and has worked hard to bring to fruition the pocket parks and construction of the pickleball courts as well as other projects. We wish him well in his future endeavors. But that also means the HOA will be without a Facilities Manager until another is hired. The Board is working with Kuester to reimagine staff responsibilities to address concerns about resident compliance and also maintenance of HOA common areas and facilities. Please be patient while this process takes place. The Board always has the best interests of the CP community at heart and will make decisions to further those best interests.

I Want to Know... Frequently Asked Questions



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

Q: I am writing to request that you add a line item to the budget to cover the cost of exercise classes at CP. We are an active adult community that emphasizes a healthy lifestyle that includes regular exercise. There is no charge for Bocce, tennis, or pickleball. Many people in this community do not play these sports but contribute to their maintenance through our monthly dues. I think it is only fair that fitness classes be included in the monthly dues.

A: You suggest that exercise classes should be available to all CP residents just as tennis, pickleball, bocce ball & the fitness center are available free of charge. Please note that while use of these amenities is free of charge, the HOA does not pay for instructors at any of those amenities. For example, pickleball instruction is provided by volunteers and the tennis club in the past has brought in instructors at a cost to residents who want to learn tennis. The HOA Board will give consideration to your suggestion in formulating the 2024 budget.



Q: Does Carolina Preserve follow the governing documents requirement concerning accrual accounting in our financials?

A: Yes, for our audited financials at year-end. In fact, we leave the books open for an extended period of time each January to ensure that late invoices pertaining to the previous year are included. In addition, for large contracts and known amounts, we will accrue in a month even if the invoice has not arrived. However, in individual months within the year, we tend to enter smaller invoices as received and as the work is completed. Many invoices, the audit being one example, reflect services that span multiple months where we don't particularly know the amount of work accomplished in each of those months. Others are for services or goods where the exact final amount is not known until the final invoice is received. This methodology expedites closing the monthly books by eliminating the need to reverse estimated accruals and re-booking corrected amounts.



Q: How can a resident submit a request to have something put on the agenda for upcoming Board meetings?

A: While the Board includes some agenda topics based on matters residents have brought to the Board's attention, residents do not have direct input into agenda topics. Agenda items are prioritized based on the matters before the Board. The Board understands and is aware of residents' concerns via emails and other communications, but it is the Board's responsibility to develop the Board of Directors meeting agendas.

Q: Why can't a defibrillator be placed near the Pickleball and Tennis courts?

A: As has been explained in the past, most recently in the August HOA newsletter, Automated External Defibrillators ("AEDs") cannot be left outside where the temperature can get too cold or too hot. We strongly encourage residents to read the August HOA newsletter, specifically the article by Margaret Horst, on all the emergency resources at Bradford Hall and our common areas.

Q: Why were attendees at the Open Board Working Meeting in July only provided one (1) minute to ask question(s) or make comment(s)? In past in-person meetings, more time was given.

A: The July Open Board Working meeting was not just in-person, it was also a hybrid test. There were over 130 residents registered for the meeting, both in-person and virtual, with about 105 attending via both forums. The Board indicated in the agenda, which was shared with the community before the event, that resident questions would be limited to a 1-minute time allotment. This was to ensure all residents had a chance to ask questions or comment about an agenda item if they so desired. Remember, Open Board Working Meetings, are just that, working meetings for the Board with residents invited as observers. More time for resident comments and questions, not limited to agenda items, is provided during Board Community Meetings, Budget Presentations and the Annual Meeting.



Q: What are the CP rules for determining what topics are legally allowed in closed or executive sessions/meetings? Where can we find the agendas (with confidential info redacted) for those meetings?

A: The premise of your question is incorrect. There is no such thing as topics “legally allowed” in closed or executive sessions/meetings. This was explained in detail in the June HOA Newsletter FAQs. The applicable NC statutes, the CP governing documents and Roberts Rules do not limit topics a Board of Directors can discuss in general including in executive sessions or closed meetings. Executive sessions are solely for the Board of Directors and those agendas are not posted and minutes are not required to be kept. If there are votes on confidential matters taken in executive session, they are ratified during Open Board Working Meetings and made a part of those minutes. Motions from executive session on other matters are presented in open session along with a discussion of those matters and a vote is taken and reflected in the minutes of the Open Board Working Meeting. Generally, closed meetings are held to vote on matters that need immediate action, such as approving funding for a repair or a contract proposal with a deadline, and do not have agendas. Votes taken during closed meetings are ratified and minutes to closed meetings are approved at Open Board Working Meetings. The closed meeting minutes are then posted on the CP website under the “Governance” tab.



Q: If a complaint is made about a club, shouldn't the club leadership be informed before it goes to the HOA Board?

A: Not necessarily. Hopefully, if a club member or resident has a complaint about a club or how its leadership is running the club, they can bring it to the club board/leadership for discussion and resolution within the club. However, there are no rules or requirements that a resident must go to the club first before sending a complaint to the HOA Board about the club, particularly if it involves a community facility or amenity. All clubs and groups operate under the auspices of the HOA and therefore, Board oversight. The Board also has oversight of all community facilities and amenities. If a resident files a complaint with the HOA Board about a club, the Board is obligated to respond and if necessary, discuss the complaint and hopefully a resolution with the club. The Board, however, has the authority to take steps to resolve the complaint, if it finds such steps are warranted.

CP News in Brief

September 2023

MONTHLY UPDATES

Vol 2 Issue 9

Board Community Meeting

There will be a Board Community Meeting on Monday, September 18, 2023, from 6:30-8:00 pm. It will be held in-person, but whether it is offered virtually is undetermined at this time. If it is not offered virtually, it will be recorded for future viewing. The Board will report to the community on work and projects status that has taken place since the last Board Community Meeting in May 2023. Additionally, joining us will be District D Councilmember Ryan Eades, who will provide information about local matters that affect Carolina Preserve and other areas within the Town of Cary District D. Following his presentation, attendees can ask Councilmember Eades questions. The Board Community Meeting will also include reports from the Volunteer and Go Green Task Forces as to their research results and recommendations, among other topics. Attendees will have the opportunity to ask questions and comment on any topics at this meeting. Be sure to register when the notice goes out.

CPHOA Election Task Force

The CPHOA Election Task Force (ETF) held its first meeting on July 28, 2023, at which time it finalized its draft task force charter for Board review and approval. The Board approved the EFT Charter at its August 15, 2023, Open Board Working Meeting, with some revisions. EFT members are Tom Crotty, Yvonne Gardner, Margaret Horst (Secretary), Jacquelyn King (Co-Chair), David Streifford (Co-Chair), Judy Nixon (Board Liaison), and Christine Hast and Glenda Hunter (Staff Liaisons). The proposed ETF Charter was posted on August 10, 2023, to the supporting documents for the meeting. Despite some residents' concerns over the integrity of the CPHOA election process, since there has been owner elected HOA Boards here at Carolina Preserve (over eleven years), there have not been any complaints or allegations of election improprieties or of its integrity. The Board understands that in the current political climate, residents may have these concerns, but the facts do not support insinuations of improprieties or lack of integrity in the CPHOA election process. All eligible votes, as set forth in the Declaration of Covenants, are counted and the results reported to the CP community. Election materials, including ballots, amendments, and certification of results are retained permanently pursuant to the CPHOA Retention Policy, which is based on the applicable provisions of the NC Nonprofit Corporation Act.

Call for CPHOA Board Candidates

Carolina Preserve will hold its **next Board of Directors election on October 16 through October 27, 2023**. Three (3) Board positions will be filled, with terms beginning January 1, 2024. All three (3) Board positions will be for two-year terms. Serving as an elected volunteer on the Board of Directors of the CP Homeowners Association offers you an opportunity to share your experience and expertise and to actively participate in the management of your community. The Board's Election Task Force (ETF) encourages you to consider serving your community.



CP News in Brief

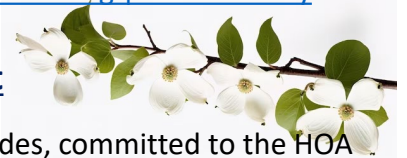
If you are interested in becoming a candidate, please click on the link below to complete your online application. The form is also available electronically on the CP Website. A completed application form, including a brief relevant biography and your personal vision for Carolina Preserve, **totaling no more than 1000 characters** (approximately 150 words) will be accepted through 5:00 pm on September 12, 2023. **Please note that you must be a current owner and in good standing** (i.e., current on dues and with no active violations) at Carolina Preserve to qualify as a candidate.

2024-2025 BOD Application

[Traffic Calming Project Application](#)

What is traffic calming? It is a process by which the Town of Cary addresses citizens' concerns regarding traffic speeds on local streets, the purpose being to determine if traffic calming devices are necessary/appropriate to address those concerns. Upon application and approval of the application, the Town of Cary will collect traffic data, including traffic volume counts, speed data and historical crash analysis. Once the analysis is completed, the TOC will notify the applicant, in this case CPHOA, whether a Traffic Calming Program (TCP) is supported. If supported, the CPHOA would be notified as to the TOC funding recommended for the traffic calming project (TCP), based on the collected speed data. If recommended, the TCP project manager will work with the CPHOA to identify the direct and extended influence areas, to determine who would be directly impacted by traffic calming devices, such as speed humps. The TOC can only move forward with a TCP Project if a certain percentage of residents within the direct area approve of the project and share of project funding, if applicable. In the case of CPHOA, that approval would be determined by a vote of HOA owners, pursuant to the HOA Declaration of Covenants. In short, this is a program that has the potential to address the speeding that takes place within Carolina Preserve, but the first step is applying for the TCP analysis. The Board believes it is worth applying for this program, which it voted to do during the August 15, 2023, Open Board Working Meeting. Based on TOC information the total process, if the application is approved, could take 18-24 months. Stay tuned and for more information about traffic calming, you can go to [Traffic Calming | Town of Cary \(carync.gov\)](#).

[CPHOA Sidewalk Repair Project](#)



We reported in the August HOA Newsletter, that Councilmember Eades, committed to the HOA that he would pursue sidewalk repairs/replacements in CP, but the TOC would first focus on priorities identified by the HOA because there are eighteen miles of sidewalks in CP. The Board and Management identified Del Webb and Allforth as first priorities because they are main arteries with high visibility and pedestrian traffic. We are pleased to report that the TOC evaluated and marked sidewalk panels needing replacement and repairs (grinding) along those streets. Work has begun and is nearing completion for this first phase. There will be a total of 41 joint grinds and 31 panel replacements. We will work with the TOC to implement a plan for evaluating the remaining CP street sidewalks for repairs and replacements. But this is a good start!

2023 Financials At A Glance

By Jerry Warren, HOA Treasurer

OPERATIONS (\$000'S)				
	July YTD			Full Year
	Actuals	Budget	B/(W) Budget	Budget
Income	2,881	2,858	23	4,900
Uses:				
Reserves	(431)	(413)	(19)	(875)
Expenses	(2,426)	(2,471)	45	(4,046)
Net	23	(26)	49	(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	395	-	26	11	23	455
Interest	13	4	-	1	-	18
Expenses	(415)	(20)	(111)	(7)	-	(553)
7/31/2023	1,043	294	17	46	661	2,061

Treasurer's Comments

By Jerry Warren, HOA Treasurer

July revenues were \$412K, \$2K over Budget primarily due to higher Lifestyle income. Expenses were \$32K over Budget due to -\$19K landscape expenses (-\$10K tree/shrub replacement catch-up and -\$9K stormwater/retaining wall expenses), -\$12K maintenance (primarily -\$11K HVAC repairs), and -\$1K miscellaneous. This resulted in monthly net of -\$32K, \$30K under Budget for July but \$49K 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 very close to Budget.

Resale fees were \$1K below Budget in July with six home sales. Resales are at Budget on a YTD basis. So far there have been four resales in August month-to-date.

The Replacement reserve is now at \$1,043K, up \$55K from last month. This month's major expense items were \$17K for the Marsalis project, \$15K for refurbishment of the CP front entrance, and \$10K for HVAC repairs. In addition, \$8K was spent on sprinkler maintenance within the Villa reserve



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.



Carolina Preserve Club Expo Membership Drive 2023

Friday September 15, 2023 - 3-5pm

**Bradford Hall-Ballrooms and
Activity Rooms**

All Carolina Preserve Residents are invited to learn about the 120+ Clubs that provide opportunities to pursue interest in Entertainment, Athletics, Hobbies, and Social Activities as well as Community Service Events.

Come Join Us!!!



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 **CP Community Park Task Force** as our CP Dedicated Volunteers. The task force consisted of **Debbie Merten, Carol Randall, Sam Koret, Tom Croft, Marian Siciliano and Dawn Schildhorn**, and was supported by last year's HOA Board member **Tom Crotty** and Kuester General Manager **Christine Hast**. Again, the trials and tribulations of the task force have been shared with all in the May Community Meeting and the intent of this article is not to repeat that. Instead, we're focusing on several qualities and attributes the task force demonstrated that deserve special merit, and their thoughts on volunteering and lessons learned from the project.

The first attribute demonstrated was an effective balance between individual work and teamwork. Each team member took the lead on one aspect of the project, such as picnic tables or landscaping. The entire team then came together to discuss each recommendation and "get on the same page". Each team member came to the table with ideas and research and left their personal agendas "at the door", making it easy to compromise and agree on the best possible solution.

The next attribute demonstrated was camaraderie. As the task force became more familiar with each other, a sense of cohesiveness started to emerge. Meetings took place in the park at various times and days. This not only was fun, but it gave the task force a realistic assessment of the area they were tasked to improve. They found it exciting to work together and put forth ideas from the fanciful, the wish list, the useful and the affordable. This working together in a cohesive and exciting manner is no doubt where the camaraderie developed.

The final quality to discuss was the wonderful creativity demonstrated by the task force. Beckingham Loop was the largest and last pocket park to be renovated. The task force had a blank slate in which to be creative as well as responsible to the CP community. Their task was to make this park a useful and beautiful area for the entire community to visit and enjoy. And with swings, benches, picnic tables, and diverse landscaping, the task force clearly succeeded in their objective.

In terms of volunteering, the task force consistently said it was a great way to meet new friends. In addition, the opportunity to work as an individual and as a group to make things happen – to make a contribution to an area beyond where one lives to improve the community as a whole – was very satisfying. Finally, there was agreement that the time dedicated to volunteering was so rewarding they would all do it again.

Congratulations again to our Dedicated Volunteers - **Debbie Merten, Carol Randall, Sam Koret, Tom Croft, Marian Siciliano and Dawn Schildhorn**. You can take pride in knowing that you have improved the community as a whole, and have provided a beautiful solution that will last many years to come. 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 J| 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

HOA Board 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