



January 2024 Issue L

Carolina Preserve

HOA NEWS

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HOA Vice President's Comments

By David Jackson



Happy New Year to everyone in Carolina Preserve.

As we enter a New Year, I would like to offer an Irish toast to my fellow CPers:

Always remember to forget

The troubles that passed away.

But never forget to remember

The blessings that come each day."



We often fail to realize the blessings we have living here in Carolina Preserve. The new year gives us all an opportunity to enjoy new blessings. New goals. New challenges. And a new HOA Board. At least, it will be somewhat new. Returning members are Jeff Diton, Ron Olivieri, and Sharon Valvona, as well as myself. New members joining the Board will be John Kasarda, Stan Levine, and Ron Madl. We hope everyone in the CP community will give the Board the support and cooperation they will need to be successful.

We still have challenges from last year to complete. As you know, we have been trying to fill vacant positions of General Manager and Facilities Manager. Kuester will provide information to the community on their progress to fill them. And who knows what new challenges await us in the new year. One thing I do know: that as we face these challenges it is important for us to face them together, in a unified manner.

During my first year on the Board, I have learned that volunteers from the community and members of our excellent staff make up the vibrant community it is. Many of us here at CP are retired and avoid making commitments that take time and effort. People who volunteer their time really make CP an outstanding place to live. Are they perfect? No. But, by and large, they are doing their best.

I am sure that every community has people who frequently disagree. However, I have found that most people in CP are friendly, cooperative, and willing to help. Those individuals are indeed blessings.

So, next time you see a Board member, a club leader, a committee or task force member, or someone on the Kuester staff, take the time to express your thanks to them. They will greatly appreciate it.

And take the time to recognize and appreciate all our blessings.

2023 Financials At A Glance

By Jerry Warren, HOA Treasurer

OPERATIONS (\$000'S)				
	November YTD			Full Year Budget
	Actuals	Budget	B/(W) Budget	
Income	4,549	4,494	55	4,900
Uses:				
Reserves	(814)	(785)	(29)	(875)
Expenses	(3,661)	(3,735)	74	(4,046)
Net	74	(27)	100	(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	760	-	39	15	74	888
Interest	24	7	1	1	-	33
Expenses	(525)	(30)	(138)	(7)	-	(700)
11/30/2023	1,309	287	4	50	711	2,361

Treasurer's Comments

By Jerry Warren, HOA Treasurer

November revenues were \$414K, \$5K over Budget due to \$2K higher resale fees, \$1K Lifestyle revenues, \$1K interest income, and \$1K of other miscellaneous income. Expenses were \$29K under Budget due to \$16K lower landscape expenses (normal monthly variances) and \$13K lower electricity costs (reversal of incorrect higher bills from previous months reversed in November). This resulted in monthly net of \$34K, \$34K over Budget for November and \$100K favorable YTD. A portion of this favorability will reverse in December as final bills come in, but our re-forecast for the year is now quite a bit above Budget.

Resale fees were \$2K over Budget in November with five home sales and \$11K over Budget on a YTD basis. So far there have been four resales in December month-to-date.

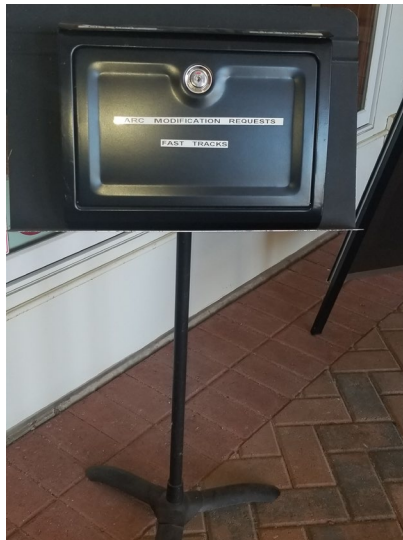
The Replacement reserve is now at \$1,309K, up \$92K from last month. This month's only expense item was \$2K for fitness equipment maintenance. It appears that a considerable portion of reserve expenses forecast for this year will be delayed into 2024. There was also \$6K of sprinkler repair expense running through 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.

Email inquiries to

Architectural.Committee@cpamberly.net

or

Patrick Dzimiri, Compliance Coordinator: compliance@cpamberly.net



Compliance Corner

By Patrick Dzimiri, Compliance
compliance@cpamberly.net



Compliance thoughts as we end 2023 and begin a new journey in 2024:

1st thought: **Oh gosh, ANOTHER letter from the guy in the red car?**

2nd thought: **This will be some great information, so let me read the rest of this article.... GREAT!**

I'm glad that you decided to keep reading, Thank you!

Thank you everyone for your warm welcome into this amazing community. Just a few words as we end 2023, and begin 2024:

1. In my most recent drives I noticed that **a lot of you have painted your mailboxes as I've been requesting, and they look FANTASTIC!!! We appreciate this effort and would like to say great job to everyone who stepped up to address this issue!! Also, we've noticed that excessive decorations have been removed. Again, thank you.** With this being said please keep a few more things in mind:
2. Enjoy the holidays!- Remember that decorations can be put up as early as 30 days prior to the official date of the Holiday (e.g. Christmas is on December 25 every year. Christmas decorations can be hung starting November 25, but must be removed by the 15th day after the holiday, in this example, January 10).
3. Please limit yard decorations to a reasonable number- **After all, we don't want Santa to trip and fall as he delivers gifts to your home** 😊
4. In December 2023 going into Spring 2024 power/pressure washing (**particularly the house siding**) will be a big focus. If you haven't power washed your home, please plan to do so in the new year.
5. Also, please make sure **mailboxes are in good working order (door and flag), that the mailbox color isn't fading, or showing signs of rust. Z-box (www.zboxinc.com) is the only approved vendor for post replacements here at Carolina Preserve. To order a replacement please call Eric, the owner of Zbox, directly at (919) 280 7506. New posts take about 2 weeks for delivery. Individual components can be ordered separately. The box itself can be purchased at Home Depot or Lowes (Gibraltar "Elite Medium" or "Elite Standard"). Refer to 3.3.15 in the Design Guidelines. Just [Click Here](#) to review the guidelines.**
6. If you don't have a street tree on your property, please make sure one is planted in line with the Design Guidelines.

WISHING EVERYONE A WONDERFUL CHRISTMAS, HANNUKAH, KWANZAA, & EVERY OTHER HOLIDAY BEING CELEBRATED!!



A recommendation of the Go Green Task Force report is to provide useful information to residents. One way in which this is being done is through articles provided in the weekly Lifestyle Newsletter. A recent article provides information about recycling.

Although some have called recycling a “scam,” further information suggests that characterization to be misinformed. Members of the Environmental Club recently toured the Wake County Recycling Center, and as a result have provided useful information regarding recycling. About 450 tons of refuse is delivered to the Center daily, of which 82% is reused. Only 18% ends up in landfill, a decrease of almost 370 tons. Most of the recycled materials are used by local businesses in the Carolinas and Virginia. Recycling also impacts other industries. Recycling steel saves 72% of the energy used to produce new steel. Water use is cut by 40% as well. Recycling aluminum uses about 5% of the energy needed to produce new metal. Recycling accounts for about 681,000 jobs in the US. Moreover, recycling compostable materials prevents them from being converted to methane in landfills.

The Town of Cary’s website details what they will accept. As you unwrap Christmas gifts be mindful of recycling wrapping paper – especially the non-metallic types. And your live tree and other greenery can be collected during the yard waste pickup.

Remember to reduce, reuse, recycle.

go.green@cpamberly.net

2023 Committees

Architectural Review Committee

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

Club & Group Advisory Committee

Wanda Abel | Claudia Clissold | Joel Glassman | Cynthia Jackson
Cara Lehman | Francine McElhinney | Marie Milazzo
Paulette Shekell | Sandra Stein
Board Liaison: David Jackson | Staff Liaison: Laurene Adkins

Finance Committee

Dennis Curtin | Steve Harrison | Dennis Hefner | Rahul Parikh
Paul Wolf | Ted Young
Board Liaison: Jerry Warren | Staff Liaison: Chris Chaffin

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 | Alora Burton | Marianne Frisch
Jackie Millslagle | Louise Stanley | David Streifford
Gayle Streifford | Lynnette Womble
Board Liaison: Jeff Diton | Staff Liaison: Terrie Murray

2024 Board

(alphabetically by last name)

Jeff Diton

David Jackson

John Kasarda

Stan Levine

Ron Madl

Ron Oliveri

Sharon Valvona

Mark Your Calendar

Dates will be announced after
the first Board meeting in
January
