



December 2024 Issue LXI
Carolina Preserve

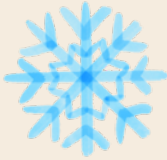
HOA NEWS

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HOA President's Comments

By Sharon Valvona



It seems that Winter has finally arrived. I hope all of you enjoyed your Thanksgiving, whether with turkey, ribeye, ham, pasta or some other tradition. One great part of our community is neighbors finding ways to celebrate with each other.

I am glad to have the opportunity to welcome our new 2025 Board members and to thank them again for their willingness to serve on the Board. Please take a moment to read the 2025 Board Member introduction article. For those of you who don't know our new members already, there are some great ice-breaker topics to start a conversation if you see them in the Bradford Hall or elsewhere. Please make them feel appreciated in their new positions.

What a pleasure it is to be able to announce the completion of the Marsalis Project by the end of my tenure on the Board. The project has been with the Boards on which I have served since 2022, so it is very satisfying to see the reconstruction finally and so well completed. For those who don't live in that area, take a few moments to walk by and view the results.

It has been very rewarding to be a member of the Board for three years. I am glad to have another opportunity to thank the departing Board members, Jeff Diton, Secretary, David Jackson, Treasurer and Bob Griffith, member-at-large, for all that they have done for the community. Both Jeff and David have been Board members for two years after years of service on Board committees and elsewhere. Bob served on the Board for a total of five years and stepped up this year to finish out Ron Oliveri's term among his other community contributions. I feel very fortunate to have served with them as well as other capable and committed Board members over these three years. I also want to recognize the importance of our Kuester staff to the work of the Board. We simply could not have the community that we have without them.

As I close my final President Comment, I would like to echo David's Jackson's thoughts at the Annual Meeting. Serving on the Board, and especially as an officer, has its challenges. But I have met interesting people, dealt with interesting projects and learned a great deal during the last three years. I have met and worked with many people who I probably would not have gotten to know otherwise. I will take this final opportunity to thank neighbors who have approached me to thank me for my service on the Board. Those comments were always appreciated and helped on demanding days.

Early Happy Holiday wishes to you all!



News in Brief



Locker Room Project – Full Demolition to Start Monday, 12/9

As reported by Paul Fogg in November, the approach for renovating the upstairs locker rooms has changed. Town of Cary (TOC) permitting requires all three (men's, women's and family locker rooms) to be renovated at the same time. Additional electrical plans were required to install the energy saving faucets. Those plans and responses to TOC questions have now been re-filed and the contractor is expecting the final permit shortly. **Starting Monday, 12/9, the pool will close for one week to complete demolition of all the locker rooms.** The pool will reopen, but all three locker rooms will remain closed for the entirety of the project. A temporary shower will be available on the pool deck to fulfill the requirement of a shower before entering the pool. The downstairs locker rooms will also be open for resident use. The only additional pool closure that we anticipate will be 1-2 days when the cement is being poured for the new locker room floor.

Preemergent Spraying Over Leaves

Several residents have expressed concern regarding the efficacy of preemergent spraying over a layer of fallen leaves. CP's GM, Paul Fogg, discussed those concerns with Yardnique who consulted a chemist for an opinion. The answer back from the chemist was that with the rain, enough of the preemergent reached the grass and ground underneath to make it effective. It was his further option that an additional application would be an inappropriate overuse of the chemical. Yardnique will monitor carefully in the spring and consider another application.



Marsalis Project Final Update



Paul Fogg reports that the final details of the Marsalis Project will be completed by Friday December 13, possibly sooner. Construction and landscaping of the project have already been completed. Part of CP's contract with Aqualis, the construction contractor, is to monitor and maintain that area for a period of three years.

Residents and those familiar with the area will notice how different it looks. Instead of trying to replace the retaining wall, a more robust and significantly less risky long-term solution was selected. The existing retaining wall on the upstream side (north) was removed in its entirety and replaced with a sloped bank that extends further upstream from the roadway. The damaged lead-in section that failed was completely removed and joined to a larger culvert that brings the stream entry upstream about 80 feet. This approach removed much engineering effort and reduced the risks inherent with a retaining wall.

Needless to say, the Board is very happy to have this project behind us. Many people have been involved over the years to bring the project to completion. Thanks to John Kasarda for the expertise he brought to the project this year. Thank you to Paul Fogg for getting us to the finish line.



Marsalis with failure



Marsalis repair complete



Waste Collection for Bradford Hall Events

Waste collection at the end of events in BH is made easier now that we have bins available for recycling and compostable items. However, if materials are not deposited in the correct bins, the separation efforts will be in vain. Additional planning is necessary to make the process work smoothly. The event coordinator should assign a “waste monitor” to provide guidance for proper waste disposal at the end of the events that provide food and/or drinks. Someone should be responsible for removal of the recycle bin and the compost bin bags at the event’s conclusion.

Items to throw in the recycle bins include glass bottles, aluminum cans, plastic single- use water bottles, and cardboard. Other items that the Town of Cary accepts in the recycle bin can be found at [this link](#).

Predominant volume of material from BH events should be deposited in the “compost” bin. It should include all food scraps, compostable plates, compostable utensils, compostable cups, paper napkins, and cardboard. For large events, the compost bin bags may need to be changed to receive all compostable materials without overflowing the bin. If residents are uncertain as to where to dispose of an item, it should be disposed in the “landfill” bin to avoid spoiling the contents of the “recycle” or “compost” bins.

The “landfill” bin is managed by the BH custodial service. It’s important that the recycle and compost bins contain only appropriate materials or the entire bag contents may revert to “trash”. The large, round 55-gallon trash cans may also be available for collection of anything that is questionable as to its proper disposal. Feel free to use the “landfill” bin or the 55-gallon trash cans if not sure about the proper disposal of an item.

The recycle and compost bin bags are to be removed by the designated event waste monitor. The contents of the recycle bins can be transferred to a residents recycle bin while the bags from the compost bin are easily deposited at the Town of Cary facility at Mills Park.

Following these guidelines will help our community events be more successful while being sensitive to our environment. Thanks for helping us do our part.



Resolving Landscaping Issues

Since we are knee deep in leaf removal season and, also, with the new communication process recently rolled out, this is a good opportunity to remind CP residents the steps to having landscaping issues resolved:

1. Submit a Landscaping Work Order from the CP Website. Under “Resident Services” (in the top horizontal blue bar) select “Landscaping Services”. Scroll down and select “[Work Order Form](#)”. Once you fill out and submit the form, you should get an email confirmation that it was received with a request number assigned. You can see the status by clicking on the request number. If you do not get a response or action that resolves the problem in a reasonable amount of time (depending on the urgency of the issue) then go to the next step.
2. Submit a [CP Communications Form](#) . Select “Issue with a Contractor other than the Management Company or the Attorney” as the topic. This will go to the CP General Manager. You will get two confirmation emails along with an assigned submission number. You will be able to see the status of your submission by going to this [follow up link](#). If you do not get a response or action that resolves the problem in a reasonable amount of time (depending on the urgency of the issue) then go to the next step.
3. Submit a [CP Communications Form](#) . Select “Issue with the Management Company or the Attorney” as the topic. This will go to the CP Board. You will get two confirmation emails along with an assigned submission number. You will be able to see the status of your submission by going to this [follow up link](#). If you do not get a response or action that resolves the problem in a reasonable amount of time (depending on the urgency of the issue) then go to the next step.
4. Email the Board directly at hoa.board@cpamberly.net and/or bring up the issue during a community meeting.

Note: Please do not skip any steps above. We want to make sure that all issues are properly tracked and managed.

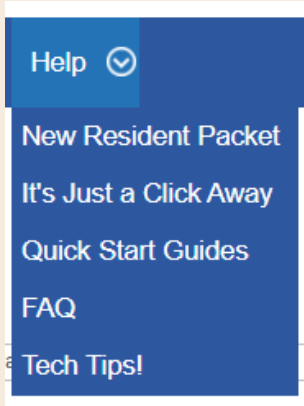


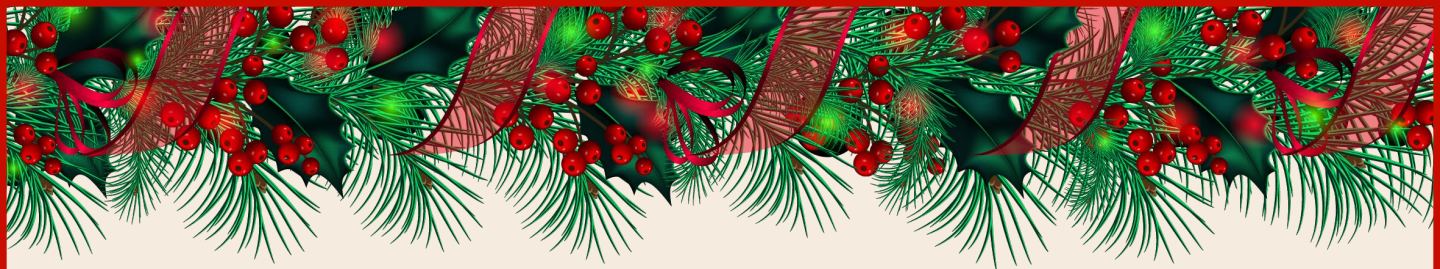
Information Technology Committee

Tech Tips

During the past several years, the ITC has developed a series of technical tips for trouble shooting technical problems with Email, Internet, Website, Computer and Smartphone devices. The solutions are somewhat technical in nature and are specific to the various devices used by residents at home and club members when making presentations at Bradford Hall.

After developing a series of “Tech Tips”, the committee has decided to place them in a manual for general use. The tips cover a range of topics and can be found on the [Carolina Preserve Web Site’s](#) main page and clicking on the blue menu bar’s **Help** and selecting **Tech Tips!**





Introducing Our New 2025 Board Members



Welcome to Ron Lepionka!

- He and his wife have lived in CP since March 2024.
- He was an executive in the energy industry with a background in accounting
- He most recently he came to CP from Holly Springs, but from Atlanta, Houston and Pittsburgh before that.
- He really enjoys all the activities that are available at CP.
- One of his favorite activities is woodworking.

Welcome to Bob Muller!

- He and his wife have lived in CP since 2008.
- He had a career in Aerospace and was a part owner of a manufacturing facility.
- He came from Long Island NY.
- He really enjoys interacting with people, laughing, and having fun.
- One of his favorite activities is playing Pickleball.





Welcome to Steve Rich!

- He and his wife have lived in CP since 2019. His parents moved here in 2013.
- He had a career as a Sales Director for a Healthcare Software Company.
- He moved here from North Raleigh, but grew up in Freehold, New Jersey.
- He really enjoys the sense of community in CP that he hasn't felt since living in his hometown.
- Pickleball and Scuba Diving are tied for favorite activities.

Welcome to Bob Williams!

- He and his wife have lived in CP since August 2021.
- He had a career as a school administrator, athletic director, teacher, and coach.
- He came from New Jersey.
- He really enjoys the people of CP.
- One of his favorite activities is traveling.



2024 Financials At A Glance

By David Jackson, HOA Treasurer

OPERATIONS (\$000'S)				
	October YTD			Full Year Budget
	Actuals	Budget	Difference	
Income	4,395	4,284	111	5,138
Uses:				
Reserves	-720	-720	0	-925
Expenses	<u>-3,642</u>	<u>-3,567</u>	<u>75</u>	<u>-4,209</u>
Net	33	-3	36	3

RESERVES + EQUITY (\$000'S)						
	Replace- ment	Villa	IIF	Painting	Oper Resv (Equity)	Total Reserves +Equity
12/31/2023	1,403	294	3	51	664	2,414
Contributions	695	0	10	15	34	754
Interest	47	8	0	1	0	56
Expenses	<u>-595</u>	<u>0</u>	<u>-4</u>	<u>0</u>	<u>0</u>	<u>-599</u>
10/31/2024	1,550	302	9	67	698	2,625

Treasurer's Comments

By David Jackson, HOA Treasurer

Through October 31, year-to-date total revenue has exceeded expenditures by \$33K.

As of October, the Capital Reserve was over \$1.9M (including replacement, IIF, villa, and painting reserves). The expenditures from reserve accounts in October included \$188K toward the Marsalis Project, and \$3.5K toward common area maintenance and repair. Total expenditures for the year toward the Marsalis Project is \$245K. The Contingency Reserve is currently \$698K.

As of the end of last month, there were 74 recorded resales of houses in Carolina Preserve for the year, providing over \$156K in revenue. Resale income for October was \$17K, putting us up more than \$54K over budget YTD.

We are still getting higher than expected interest income from Certificates of Deposit (CDs). Two CDs matured in October and were renewed at 3.9% and 4.1% annual interest. We are over \$10K favorable to the budget for operating interest income. We currently have \$1.6M in CDs, and over \$1.3M in money market and checking accounts, providing good financial stability for the community.

Next year's budget, totaling over \$5.2M, was approved by Carolina Preserve residents by a vote of 463 to 101, and the budget was ratified at the Annual Meeting on November 15. I want to thank the Finance Committee, and all other parties involved, for working diligently throughout this process.

The attached Financials are compiled from reports provided by Kuester.



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**



ARC Makes It Easy For You

Street trees can be an issue for many homeowners. Many are too large for the lots, many need to be limbed up to increase the sunshine on lawns, some are diseased and need replacement, and some that have recently been replaced are too small to be acceptable. While ARC is not encouraging the replacement of street trees, it is sometimes unavoidable. Here are some suggestions to help make it successful.

In the just published, updated Design Guidelines, version 8.3 you will see a recommendation for “Pruning of trees” at the end of section 3.3.25 Trees. What is new is how to prune a crape myrtle and to avoid “crape murder” and a violation for tree topping a street tree.

All too often, either while ARC members are doing post audits or if Patrick does a drive by, newly replaced street trees occasionally are found to be too small and don’t meet the minimum requirements (2” caliper measured at 6” off the ground, and 8’ tall). Keep in mind that having to remove a newly planted tree and replacing it with another larger tree can be quite expensive.

A couple of things, first is that removing and replacing a street tree is a Fast Track. Submitting a Fast Track form stipulates that you agree to all the requirements listed on the form. For street trees, you must identify the type of tree you will plant. This implies that you need to have purchased the required size tree BEFORE you submit the Fast Track, which only takes a minute or two to fill out, and then submit it to the ARC drop box outside Bradford Hall. Then you can immediately proceed with the replacement.

Keep in mind that CP’s Street Tree guidelines have been mandated and approved by the Town of Cary. The Design Guidelines list acceptable trees in Section 3.3.25 Trees. The TOC was generous when ARC requested exceptions to the type of trees that the TOC required, which were too large for our small lots. Finding the tree of your choice, in the proper size can be challenging at times, but if you look at ALL the tree retailers in the greater triangle area, you will likely be successful.





Compliance Corner



By Patrick Dzimiri, Compliance
compliance@cpamberly.net

Happy Holidays Everyone!!

December is here! We've made it (almost) to the end of the year. The national elections are done, and my only comment is the following.... At this point, ***ALL political signs need to be removed if they haven't already been removed, including those in the back of your home.***

In the month of December and into January the focus will be mailboxes, and making sure that holiday decoration are removed within 15 days from the end of the holiday.

Per Section 4.17 of the Design Guidelines "year end holiday" is between November 15 and January 10. Seasonal Decorations are allowed during this time period.

Decorations may be displayed 30 days before a holiday and up to 15 days after.

As far as the mailboxes are concerned, please continue to make sure that the flag is in good repair, and *if* your mailbox color is starting to fade, it can be restored by spraying black Rust-Oleum spray paint which can be bought at Walmart, Lowes and your regular hardware store. The mailbox numbers must be 2 inches in height and ¼ inch in width and gold in color, preferred font: Goudy Old Style bold(Section 3.3.15 of the ARC guidelines).

Let's end the year strong, and I wish everyone all the best in 2025!!!! (Did you start making your New Year's resolutions yet? 😊)

Your Friendly ARC & Compliance Manager,

Patrick (compliance@cpamberly.net)

P.S. This is an exciting time of the year to plant street trees! If you don't have one, please go ahead and purchase and plant the tree now, having a street tree is a **Town of Cary requirement.**



Let's ring in 2025 together!
Secure your spot for the ultimate New Year's Eve Bash. Limited seating available.

[Register today](#)



**It's time to say goodbye to 2024 and welcome 2025.....
Please join us as we kick off 2025 in style!**

**"New Year's Eve Black & White Ball"
Help us ring in the New Year on
December 31, 2024 (8:30pm – 12am)**

**An elegant evening of Heavy Hors d'oeuvres, Live Music, Photographer on-site,
Celebratory merriment, NYE hats & favors, and a Champagne toast at midnight.**

**Catered by: Catering by Design (premier upscale catering company)
Live Music by: The Pizazz Band (Finest in cover music and excellence in entertainment)
Ticket cost is \$60.00 per person.**

[~You can register right here~](#)



2024 Committees

Architectural Review Committee

Steve Botha | Ed Benfold | John Bongino | Bill Gurecki
Claire Hammitt | Kent Kjellgren | Ken Merten
Board Liaison: Ron Madl | Staff Liaison: Patrick Dzimiri

Club Advisory Committee

Wanda Abel | Joel Glassman | Cynthia Jackson | Ian Jagoda
Cara Lehman | Francine McElhinney | Marie Milazzo
Sandra Stein | Betsy Stevens
Board Liaison: Ron Oliveri | Staff Liaison: Laurene Adkins

Finance Committee

John Adamo | Dennis Curtin | Steve Harrison | Rahul Parikh
Paul Wolf | Ted Young
Board Liaison: David Jackson | Staff Liaison: Paul Fogg

Information Technology Committee

Jean Curtin | Dennis Curtin | Alan DeCrane | Brian Dos Santos
Margaret Horst | Amy Levine | Robert Willenberg
Board Liaison: Jeff Diton | Staff Liaison: Glenda Hunter

Lifestyle Advisory Committee

Harlean Botha | Alora Burton | Marianne Frisch
Jackie Millslagle | Louise Stanley | Christopher Reinhold
Gayle Streifford
Board Liaison: Stan Levine | Staff Liaison: Terrie Murray

2024 Board

Sharon Valvona
President

Ron Madl
Vice President

Jeff Diton
Secretary

David Jackson
Treasurer

John Kasarda
Member at Large

Stan Levine
Member at Large

Bob Griffith
Member at Large

Mark Your Calendar

Board Open Working Meeting
December 17 | 1:00 pm
In person & virtual

