



March 2025 Issue LXIV Carolina Preserve

HOA NEWS

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President's Comments

By John Kasarda, HOA President

It is officially Busy Beaver Month! We have off the books beavers building dams in CP. They definitely did not discuss nor obtain approvals from the HOA board – they just dammed up a stream behind a resident's home, and created a significant lake with about 8-foot-tall retaining structure. OUR Busy Beavers took control of the dam, and released the water back into the normal flow and prevented the water from endangering our properties. We are also having a "Catch and Release" service from Town of Cary trapping the little critters and taking them far enough away so they are not likely to come back and start over. In another area, OUR Busy Beavers took to helping a neighbor with a lake in her yard that was threatening her home. OUR Beavers found wiring in a storm culvert that captured debris that blocked the water flow and removed both the debris and the offending wiring. Shocking! (no, not actually). In yet another instance OUR Beaver Crew did some maintenance around a pocket park to remove stones that were threatening some trees.

In other news, the Indoor Pool was closed for about a week as we tried to assess why the pool had given a couple residents a skin affliction. We have cleaned the pool, given it a phosphorous treatment, tested for all characteristics in range, and then reopened the pool on 3/10/25. We are continuing our investigation by speaking to chemicals suppliers so we better understand how chemical treatments effect the water and are checking with the Town of Cary to see if their change in water treatment may have affected our pool. We don't want to get in over our head, but we are jumping into this for better understanding. We will then pool our knowledge.

In yet other news, we would like to let our community know that we have received applications for the Facilities Advisory Committee from approximately 11 volunteers. Thank You CP! During the initial meeting we will discuss and decide the tasks that will help CP and the HOA Board better understand how to address proper asset maintenance and replacement decisions. We will turn these decisions into "Fact Based" decisions, so we make the best use of CP finances and available talent.

We are looking forward to a slight change in staffing by adding an administrative assistant to the office who will be handling most of the paperwork that we are gathering for better performance of all recurring functions of CP. We are also initiating the creation of a Procedures Manual so future boards and management staff will have standardized methods for tasks that allow projects to be better initiated, progress reported, allow staff to be cross trained to cover absences and plan for future staff and boards to have both permanent hard copy and electronic storage.

Finally, we want to thank all residents who have taken the time to write to us and let us know of opportunities to make CP a better and fun place to live. We have received some compliments from residents about our Beaver Team, so we want to shout out what they are achieving as well. As we continue to address items on our "To Do" list, we will continue to publish on the HOA Announcements message board, as well as the shortly to be publicized Project Status Page. Thanks again to the residents who are helping us see where we can improve CP.



News in Brief

Town Hall

A community town hall was held on March 3. The purpose was for residents to comment on any topic relative to the CP community. The CP HOA Board did not make any presentations. The Board was there to listen to the residents. Questions and answers will be provided to the community. The Town Hall was recorded. The recording and transcript are available to the community at [3-3-2025 Town Hall Recording](#).

There were 3 Comments provided to the Board before the meeting.

There were 96 registered for attendance in the Ball Rooms and 99 registered for attendance virtually. 66 attended online.

Residents spoke on a variety of subjects. Some of which are summarized below (the first three were sent to the Board before the Town Hall):

Question: Speeding by residents and contractors is a serious problem, especially on the longer streets like Beckingham Loop. I would venture the average speed is approaching 35 rather than 25. What can we do about this?

Answer: Cary performed a traffic calming study and has stated that it does not support implementing any traffic calming measures. The study and results can be found in the CP Public Storage at: [Cary CP Traffic Study](#)

Statement: The issue is the stop sign on Harsworth and the corner of Dowington Drive. Too many residents ignore that stop sign and make no attempt to slow down or stop as they turn right onto Dowington. Please make people aware and slow down and stop at that intersection.

Suggestion: The pond that is adjacent to Arnold Oaks Loop is currently not visible to the residents that walk or drive along Del Webb Ave. I strongly recommend that the general population of Carolina Preserve can enjoy the beauty of that body of water and the waterfowl that it attracts. Therefore, I strongly recommend that the shrubbery be removed so it is easily seen from Del Webb. The cost would not be a deal breaker. In addition, it would be a nice addition to have a permanent bench installed by the water's edge so one might sit and observe nature and/or meditate.

Response: The Board talked to the Town of Cary years ago to try to get a small path through the trees to a cleared area so that residents could go in and fish. We were refused because it is part of the watershed and needs a natural buffer. NOTE: Barry White will contact the Town of Cary and see what he can get them to approve.

Issue: Landscaping issues were mentioned many times including grass cutting and trimming and dead trees.

Response: Report individual home problems that can be fixed through the Landscaping work order. Other types of issues should be reported to the Landscape Committee by using the Contact Us Form and selecting Landscape Committee as the type.



Issue: Temperatures are too high in the fitness center and the exercise studio.

Response: There is a major effort this year to get the AC and heating to be more effective. First, we must document the ducting and HVAC throughout the building and then we will measure the temperatures in the rooms and then devise a plan to improve control.

Issue: Adding more pickleball courts was mentioned several times.

Response: There are 6 areas in CP that might be able to be used for additional amenities. We are going to release a purchase order for a land surveyor to identify the areas and then a professional land architect to identify any restrictions. Then we will evaluate the possible uses including additional Pickleball courts.

Issue: Yardnique takes too long to complete one task throughout the entire community. Perhaps we should consider smaller contracts for different parts of CP so that they can be performed at the same time by multiple contractors.

Response: Both contracts are up at the end of this year and the Landscape Committee is looking at RFPs for next year. Please share your concerns and suggestions with them by using the Contact Us Form and selecting Landscape Committee as the type.

Issue: Many homes have a flooding problem between homes. We would like to put stones down with pavers on top.

Response: Please contact the ARC to get approval then come to the Board. There may be a way to let a contract for many homes and get a reduced cost.

Issue: We need automatic door openers on many more doors than just the fitness center.

Response: The Board will discuss this with Paul Fogg. The new phone system has the ability to control doors. Once we get it installed then we can consider automating some of the doors.

Issue: There are rugs in the front lobby that are a tripping hazard.

Response: The Board will discuss this with Paul Fogg.

Suggestion: Please revisit having a coffee shop somewhere in the building.

Suggestion: Please consider placing the fountains back at the front entrance since they set our community apart.

Issue: There is a chemical imbalance in the indoor pool. We know that it is being looked into, but we have no information on what is being done.

Issue: There is a lack of hot water in the downstairs restrooms.

Issue: There is a new lake forming behind Gillinder Pl.

Response: Steve Rich and Bob Muller will come out and look at it.

Suggestion: Get rid of the outhouse by the tennis courts. Provide a way for the Tennis and Pickleball players to get into the downstairs bathrooms.



VISIT BY THE CARY MAYOR

Carolina Preserve will be hosting the Cary Mayor, Harold Weinbrecht, on Wednesday, March 26, 3pm-4:30pm for a State of Cary presentation. He has held the position of Cary Mayor since 2007.

In January 2025, he delivered his 2025 State of Cary address. In his address, he stated that Cary is a vibrant, welcoming, and thriving community. He also stated that the town is committed to safety, sustainability, inclusivity, and excellence.

RESIDENT INFORMATION

The Board approved the 1/28/2025 minutes at the Board Meeting on 2/25/2025. The Minutes from the 1/28/24 Open Board meeting and the meeting recording are in [1-28-2025 Board Working Meeting](#).

THE LAKE – YOUR BOARD IN ACTION

There was a report of a new lake forming behind Gillinder Place that could result in flooding. Two Board members (Steve Rich and Bob Muller) went out to find out what the problem was. They discovered a beaver dam. They broke the dam to let the water go through. The Board has hired a trapper from USDA Wildlife to move the beaver(s) away and destroy the dam completely.

INDOOR POOL CLOSURE

The Board closed the indoor pool because of a report from some residents of an unpleasant feel on their skin after a swim session. It was confirmed that there was a problem. The problem and cause have not yet been determined, and they are being investigated with Board oversight.

BRADFORD HALL TEMPERATURE CONTROL INVESTIGATION

The Board is investigating the current lack of good temperature control in Bradford Hall (especially the fitness room and the exercise studio). First, all of the ductwork and other components are being documented. Second, the temperature in each of the rooms will be monitored. Then a full analysis will be done and recommendations reviewed. The intent is to have individual rooms or areas independently controlled.

BOARD COUNSELORS

The three counselors to the Board have been very busy. They are analyzing the Amberly Master Board Operations, CP software expenditures, and CP website structure along with other topics.



TRANSITION OF THE CP AMBERLY REPRESENTATIVE

The CP HOA Board has decided to transition our representative on the Amberly Board from John Kasarda to Bob Williams. This will help to [level](#) our current workload. Bob is well versed in the efforts of our CP counselors to understand and improve Amberly Board operations and budget processes.

MULCH

The HOA Board has approved the recommendation of the Landscape Committee on the application of mulch. Yardnique will be applying just 1-2 inches of mulch [annually](#). This will ensure optimal moisture retention and weed suppression while avoiding the issues of overapplication that can lead to plant suffocation and water retention problems.

COMPLIANCE WORKING GROUP

The Board approved a small working group to review all of our policies, processes, and statements about compliance. The tasks of this working group are:

1. Provide a draft new Compliance Policy
2. Provide a suggested change to the compliance section of the current Design Guidelines
3. Provide a draft charter for a Covenants Committee
4. Suggest changes to the enforcement section of the By-Laws

UPDATED MEETINGS CALENDAR

A meeting calendar/schedule is now available at [Schedule of HOA Meetings](#). The Monthly Board Working meetings will start at [noon](#) and end at 2:30. Residents may attend in person or virtually. There will be some time at the end of the meeting for statements/questions from the attendees. The morning internal Board executive session will be reduced to 2 hrs from 9 to 11.

LAND USE STUDY

After the board approved the land use study earlier this year, we engaged a local Professional Land Use Architect (PLA) to assist us in evaluating several areas in CP that might be usable for additional amenities in the future. One of the areas being evaluated is behind Bradford Hall next to the pickleball courts. Once we get the results, then they will be shared with the community, and we can consider possible uses. The schedule for this has been delayed because of discussions with the Town of Cary representative and the proposed cost of the survey. We have identified a survey firm that can do the survey for less than half of the initial survey firm proposal. Once we get the schedule firmed up, we can provide that to the community.



FEBRUARY PHOTOS

There is a lot happening in the CP since the last newsletter. Here are just a few both behind the scenes and on the party scene.

The Fun Club hosted the first talent show. It was amazing to see all the fun talent our community has, including music, improv, skits, dancing, singing, and lampooning!



The SPSS Club hosted Beatlesque. A Beatles tribute band that of course included lots of dancing and singing.

The board held a Town Hall meeting on 3/3 attended by over 150 residents! During that meeting a resident alerted the board to a large lake forming between Gillinder Pl and Del Web in the Nancy Branch creek area. On 3/4 we discovered a large beaver dam to be the culprit and are taking steps with the NC Wildlife Commission to resolve.

The Board and several community volunteers emptied and closed 2 off site storage units we had been paying for, for years, saving CP over \$8400 a year.



During the recent rain storm last week there was significant flooding around the Weycroft Ave entrance, endangering some homes as well. It was discovered that storm drains were clogged with debris and low voltage wiring which was swiftly removed to improve drainage. Thanks, Josh, for the quick action and willingness to get down and dirty. For now, the accent lighting on those 3 brick walls at the entrance from Yates Store will be off until we figure out a better solution for running wire.



Amberly

Our new representative to the Amberly Board (Bob Williams) attended his first Amberly Board meeting.

We requested and have received the last 13 years of the Amberly Board Minutes and have posted them on our Public Documents site for CP Residents to view.

We are reviewing Amberly processes, policies, and procedures in order to ensure that they are in compliance with state statutes and CP requirements.

Thanks to Gay Purvis from the Amberly Master Association for providing the following program information.



AMBERLY 2025 CONCERT SERIES

Friday, March 14th Bounce Party Band 7:00 pm-9:00 pm	Saturday, March 29th Peridot Sun 7:00 pm-9:00 pm
Saturday, April 26th West Street Band 7:00 pm-9:00 pm	Friday, May 9th Peak City Sound 7:00 pm-9:00 pm
Saturday, May 17th Faster Than Boys 7:00 pm-9:00 pm	Saturday, June 7th Where's Eddie? 7:00 pm-9:00 pm
Friday, August 15th Breakfast Club 7:00 pm-9:00 pm	Friday, September 5th Jam Biscuit 7:00 pm-9:00 pm
Saturday, September 13th Bourbon Sons 7:00 pm-9:00 pm	Friday, September 19th CRUSH 7:00 pm-9:00 pm

Schedule is subject to change due to weather conditions





General Manager

Welcome to SPRING!

March has come in like a lion as far as behind the scenes activities at Carolina Preserve are concerned.

- Work on the Locker Room Project is finishing up nicely. We anticipate re-opening the locker rooms next week. We will put out an official announcement email as plans are firmed up.
- We need to apologize for all the interruptions by the fire alarm in the last few weeks. Impact Fire Protection has been hard at work making repairs to the eighteen-year-old system that caused the alarm to unnecessarily activate.
- Many Storm Water issues (both large and small) are being addressed, making our community safe and work properly.
- MULCH!!! After delays for many reasons, Yardnique is installing this year's mulch. An updated schedule will be included in the weekly Yardnique email.
- The Bradford Hall lighting and insulation projects that the board approved last month are scheduled to commence very soon. This project will complete the updating of all lighting systems in Bradford Hall, ensuring all lights work and also work efficiently. When the lighting project is completed, the insulation project will begin, sealing the attic from air loss and making the heating/cooling bills as low as possible.
- There are many new projects being explored for future improvements. Extending the WIFI range and security cameras, a new badging system, and exterior door access just to name a few. Stay tuned for additional information as it becomes available.

Happy Spring, get outside and remain ACTIVE!





Club Advisory Committee (CAC)

The Club Advisory Committee presented Club Leader Training on February 7, 2025. Procedures in the updated 2025 Club Operating Manual covering where to find the charter and how to complete it, reserving a room for a club event in Club Forms, event paperwork, and advertising a club event were presented by Terrie Murray, Lifestyle Director, and Joel Glassman and Cindy Jackson from the Club Advisory Committee. Margaret Horst, from the IT Committee, shared how to use the club message board, create the club web page, and other Club Express functions.

Through feedback received from club leaders, the CAC will plan for additional sessions to familiarize club leaders with the use of Club Express. In addition, representatives from the Environmental Club will be meeting with the CAC to create guidelines for clubs which plan to recycle and compost after Bradford Hall events. Finally, those who wish more guidance may send an email to cac@cpamberly.net and a member of our committee will follow-up



Finance Committee (FC)

The Finance Committee (FC) met on February 26. Key points from that meeting include:

- Discussion on the next steps for use of Zelle as the Mobile Payment App for activities at Bradford Hall. The FC will be issuing further instructions soon.
- Roll out of our new d/b/a, CP HOA, will be effective April 1.
- We will soon begin internally updating our Reserve Study for use in the 2026 budgeting process.
- Monthly review of transactions in the financial statements highlighted some areas where additional focus is needed.

Use of CP HOA d/b/a

Wells Fargo Bank has informed us that going forward, we will have to use “CP HOA” as the pay to the order of for all checks deposited into Wells Fargo Club accounts. The bank did this to comply with banking regulations which require that deposits made into accounts must be made payable to the name of the owner of the account. All CP clubs are using CP HOA accounts, thus all deposits into these accounts must be made payable to “CP HOA”.

Starting as early as March 10, 2025, but no later than April 1, 2025, all checks written to pay for your CP club event registrations, dues, and/or donations to any CP Club will require the pay to of “CP HOA” written on the pay to line of your check. Place the club’s name on or near the memo line on your check. Your club should put out specific instructions for their club before their next event.

We are sorry for this change. If you have any questions, please contact your club treasurer.

The Finance Committee is also investigating the use of electronic payment for your club’s events and other deposits into your club’s accounts.

IT Committee (ITC)



The ITC Committee successfully completed the January - February “Wallstreet Room Walk-In Help” sessions program and will continue as planned with “2-months of Thursday Help Sessions” in 2025, May-June and Sept-Oct. We had many residents come in with all kinds of issues. And we also consulted for those that wanted to discuss other IT related issues.

- Training for club officers on adding club events to Community Calendar was completed during “Club New Leader Training” in January, including “how Club Express resources can benefit clubs”.
- Margaret Horst has updated the PowerPoint slides for training club leaders.
- The CP Website’s “Help” tab now includes a link for “Tech Tips” documents (currently with 10 Tips).
- A CP Software Assessment Task Force (SATF) has been implemented to document all software used in support of Carolina Preserve. ITC (Dennis Curtin, Bob Willenberg, Margaret Horst) will participate.
- Wallstreet Room PCs – We found several instances of residents logging onto the Wallstreet computers and saving their credentials and even found one member that had saved credit cards to the computers. We recommended that these computers be locked down with regards to Guest access only not allowing residents to change settings or save personal data to these computers.
- Prioritizing ITC’s activities for 2025 is ongoing. Including support for the Resident Input software.



Lifestyle Advisory Committee (LAC)



CP University is in full swing with a variety of courses. The Course Catalog for April to June courses will be published in the weekly Lifestyle Newsletter.

The free gardening seminar that we arranged at For Garden’s Sake will be held at their location on Tuesday March 18 at 1 pm. We are excited to hear many gardening tips and ideas as well as a discussion of North Carolina native plants.

We are looking forward to our first evening entertainment event of 2025: ‘Voices of Legends’ on March 25 at 7 pm (SOLD OUT)

On Saturday April 12, at 9:30, the Audubon Society will host a bird walk right here at Carolina Preserve. Registration will open about March 12.

The Health and Wellness Fair and Health Screening has been pushed back to Saturday, April 26.

Looking forward, our first Pocket Park coffee will be held at Serenity Park on Thursday May 1 at 8:30 am. These will be spread between parks in May, June and October. Remember that all Pocket Park coffees are open to all CP residents, not just residents who live nearby. And, yes, by popular demand we will have hot chocolate too.



Landscape Advisory Committee (LC)

Completion of the Request For Proposal for Perimeter, Bradford Hall and Parks landscaping service and submitted to the HOA Board

Meeting with Yardnique to acquaint the committee and setting a monthly date for future meetings

Mulch Review: Researched optimal mulch coverage with Wake, Chatham and Durham Extensions Services for their recommendations and reached an agreement with Yardnique

Communication to Residents: Eblast and with article on mulch in the Weekly Newsletter to be repeated. Email responses to all residents who contacted the LC with comments or questions.

Approval and prioritized projects initiated, but uncompleted, for Finnbar Entrance, Community Park, Serenity Park and grass area. Contacted Hansley's Landscaping to finalize designs in that order.



Architectural Review Committee (ARC)

As of March 2, ARC has reviewed and processed a total of 49 Modification Requests and 48 Fast Tracks since January 1. In addition, ARC has also completed 61 post audits of MRs and FTs. These Post Audits generally occur 3-4 months after the approvals.

When submitting a Modification Request, remember that ARC meets on the second and fourth Wednesdays of each month. The Fridays prior to those Wednesdays are where ARC reviews and analyzes each submittal to be sure that there is a complete understanding of the project and that all the needed information is in hand. If something is missing, ARC will be in touch with the homeowner immediately to clarify any issues. An ARC member is always on-call to assist homeowners with questions regarding the Design Guidelines.

architectural.committee@cpamberly.net

Homeowners that want to observe an ARC meeting may do so when community-wide issues, or possible changes or clarifications to the Design Guidelines are being discussed. They may also sit in when their own submitted Modification Request is being discussed. Friday meetings are at 9:00 am and Wednesday meetings are at 1:00 pm. The front desk can give you the location for those meetings.



Energy Efficiency Task Force (EETF)

The EETF continued work on several projects during February.

We met with Chris Major of Building Controls and Solutions from Charlotte for a walk through of Bradford Hall and we requested quotations for zoning of Activity 1 and 2 to correct temperature imbalances.

Continuing our investigation of building controls, Doug met with Pelican Wireless, another building control system company for a walk around at Bradford Hall.

Kent attended the major HVAC trade show, the AHR Show in Orlando FL for further investigation of building HVAC control systems and to review water heater replacement. Kent and Josh met with a representative of Matthews Plumbing to inspect and request a quote on replacing the 80 gallon and pumps WH at Bradford Hall.

Software Assessment Task Force (SATF)



During its initial meetings, the Task Force reviewed over 20 software programs and software-related hardware. The focus has been narrowed to those items primarily supporting Carolina Preserve's routine operation and interface with its residents. The Task Force will review five software applications identified as candidates for transfer and utilization of similar functions now available with Club Express and Microsoft 365 software, reducing cost, maintenance, and ease of use. In addition, two applications (Room Reservations and Microsoft Services) are scheduled for a thorough review to address the concerns of both staff personnel and residents.



2025 Financials At A Glance

By Ron Lepionka, HOA Treasurer

	OPERATIONS (\$000'S)				
	For the One Month Ended January 31, 2025				Full Year
	Actuals	Budget	Variance		Budget
Income	\$ 454	\$ 439	\$ 15		\$ 5,295
Uses:					
Reserves	\$ (68)	\$ (68)	\$ -		\$ (818)
Expenses	\$ (401)	\$ (343)	\$ (58)		\$ (4,540)
Net	\$ (15)	\$ 28	\$ (43)		\$ (63)

	RESERVES + EQUITY (\$000'S)					
					Operating	Total
					Reserve	Reserves
	Replacement	Villa	IIF	Painting	(Equity)	+ Equity
Beg. of Year	\$ 1,427	\$ 287	\$ 9	\$ 67	\$ 817	\$ 2,607
Contributions	\$ 63	\$ -	\$ 4	\$ 2	\$ (15)	\$ 54
Interest	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5
Expenses	\$ (19)	\$ -	\$ -	\$ -	\$ -	\$ (19)
January 31, 2025	\$ 1,476	\$ 287	\$ 13	\$ 69	\$ 802	\$ 2,647

Treasurer's Comments

By Ron Lepionka, HOA Treasurer

We had a net loss for the month of January, 2025 of (\$14,900) compared to budgeted income of \$27,820. This unfavorable variance of (\$42,720) was mainly due to favorable resale fees of \$14,974, offset by unfavorable bad debt expense of (\$10,818), and fence and pool maintenance of (\$3,900) and (\$6,316), respectively. Additionally, we had unfavorable landscaping expenses of (\$42,000), of which (\$20,000) was a deposit for pine straw that was budgeted for later in the year and about (\$13,000) of expenses that should have been charged against reserves and will be reclassified in February.

Our Capital Reserves (made up of Replacement, IIF, Villa and Painting) total \$1.845 million at January 31, 2025, up \$55 thousand from December due to contributions of \$68 thousand and interest earned of \$7 thousand, offset by \$19 thousand in expenditures.

We currently have \$1.6 million in CD's at a weighted average interest rate of 4.51%. We also have \$1.3 million in money market and checking accounts. On February 25, we renewed a CD for \$60 thousand for 12 months at 4.25%.

As you may recall, last month I said that we had about \$17,000 from 3 accounts in delinquent assessments over 60 days old. Two totaled about \$3,000, which I believed we had a high expectation of recovering and that the one account in arrears by \$14,000 I was not so hopeful on. We have been paid the \$3,000. However, we found out the day after the last Board meeting that the bank foreclosed on the property that owed us the \$14,000. It is highly unlikely that we will recover any of that. We already had \$3,000 in bad debt reserve related to a debt that has been off our books for a couple of years so we only had to expense about \$11,000 more.

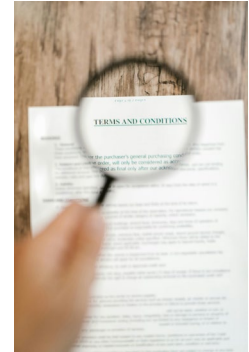
A financial summary is attached hereto. Complete financial statements have been posted to the website.

Secretary's Comments

By Stan Levine, HOA Secretary

Policies Review

We are continuing the review of CP policies and documents. The Board Operating Procedures Policy will have a minor update to correct the definitions of types of meetings. The next existing documents to be reviewed will be the By-Laws and the Compliance Policy. We have requested comments on the By-Laws and have started to receive them. If you provide a comment, then please make sure that the state which document.



If residents have any suggested changes to the [By-Laws](#) then please provide them by using the [Communications Form](#) and selecting the topic "Comment on Draft Documents".

Information Access

We are continuing to analyze how we store CP information in order to maximize and simplify the residents' access to information and to reduce the maintenance overhead. We have already added all of the Amberly Board minutes.



Checklists

We have developed some draft checklists to guide the preparation for Board meetings and the monthly HOA Newsletter. These will help to ensure that we stay on schedule and include everything needed. The first one is being used for the preparation of the March CP HOA Newsletter.

Identity Theft

Identity theft is a crime that could affect any of us and probably already has affected some of us. Once your identity is stolen, it takes much time, effort, and sometimes money to clear your name. So, we have created this brochure to help you safeguard your identity and also to provide contact information for various entities in case you become a victim. Click on the link below for the information. If you print it out double sided, you can tri-fold it nicely into a small brochure.

[Identity Theft.pptx](#)



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

The need for radon mitigation is something that a few homeowners have become aware of, and it's likely that several more may choose to investigate this. As you may know, radon is a naturally occurring radioactive gas that can seep into your home from the soil below.

Key points:

- Radon is an odorless and invisible radioactive gas that can lead to lung cancer.
- Radon can enter your home through construction joints, cavities and cracks inside walls, and sump pumps.

From Radonresources.com – *“Cary, NC is located in Wake County, which has an EPA assigned Radon Zone of 2. A radon zone of 2 predicts an average indoor radon screening level between 2 and 4 pCi/L, which is within the recommended levels assigned by the EPA. According to the EPA, Cary is located in a moderate risk area of the country.”*

From a recent WRAL news story: *“New data from the NC Department of Health and Human Services shows 77 of the 100 counties in North Carolina have at least one building with high radon levels. That includes all of the Triangle. Radon is a type of gas that you can't see, smell, or taste. It forms when certain radioactive materials, like uranium, thorium, and radium, break down in soil, rocks and water. The gas can seep into a home or building through cracks in the foundation, walls or floors.”*

To find out if you have an issue, do some research on testing. You can order a “test it yourself kit” to be mailed in for results. If the level in your house is above the recommended level, then mitigation may be needed.

If you go the mitigation route, please check the Design Guidelines section 4.4 for requirements. An approved Modification Request is required. **This is the main point of this article**, which requires the *“Radon Mitigation materials and equipment shall be located at the rear of the house so that it cannot be seen from the street.”*

What is done to remove the radon from below your home is to drill a hole through the foundation / floor of your house or garage, then run a vent line up through the attic space of the house to the back wall / roof of your home. This must be out of sight from the street. In some homes, it may not be possible to run the vent line from the garage attic to the rear of the house, and if this is the case, consideration for venting through the roof of the garage will be considered.

Don't panic, few of our homes will have an above normal level of radon, but for peace of mind, you may want to do a test. Also, when the weather is appropriate, opening windows and allowing fresh air to flow through your home can reduce the risk.

Compliance Corner

*By Patrick Dzimiri, Compliance
compliance@cpamberly.net*

Happy March!

I am happy to say that overall, the community looks good, and I commend you all for continuing to strive to improve the appearance of our community. Also, recently it has been evident that more people are utilizing the online Architectural Guidelines resource to conduct research prior to submitting modification requests, well done!

In the month of March, the focus will be pressure washing and making sure that homes have been provided with adequate mulch.

It is important to keep the appearance of your home to standard, and part of that is making sure that the house is pressure-washed from time to time. It is particularly important to pressure the house siding if the siding has started to turn green. Ideally, the house should be washed before it gets to the stage where it is green, as a preventative measure. While I cannot recommend a specific vendor or provider as the Compliance Manager, residents often share recommendations on the Community Board.

Yardnique is responsible for taking care of the mulch. However, if you feel that there has not been adequate mulch placed in your yard, don't hesitate to create a [Landscaping Work Order](#). If Yardnique is unresponsive after you've created a ticket, please do not hesitate to reach out to me at (919) 463-9435 or compliance@cpamberly.net. Please keep in mind that Yardnique often creates a big pile of mulch before distributing it throughout sections of the community and beyond.

All the best this month.

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 do not have one, please go ahead and purchase and plant the tree now. Per Section 3.3.25 of the Design Guidelines, please remember that street trees need to be at least 8 feet tall with a 2-inch diameter, with caliper measurements taken 6 inches off the ground.



2025 Committees

Architectural Review Committee (ARC)

Ed Benfold | John Bongino *Co-Chair* | Bill Gurecki
Claire Hammitt | Kent Kjellgren | Ken Merten *Co-Chair*
Board Liaison: Ron Madl | Staff Liaison: Patrick Dzimiri

Club Advisory Committee (CAC)

Wanda Abel | Yvonne Gardner | Joel Glassman | Cynthia Jackson *Co-Chair*
Ian Jagoda | Cara Lehman | Francine McElhinney | Sandra Stein *Co-Chair*
Board Liaison: Steve Rich | Interim Staff Liaison: Brian Kelly

Facilities Advisory Committee (FAC)

***Members confirmed – To be announced**

Board Liaison: Bob Williams | Staff Liaison: Josh Hughes

Finance Committee (FC)

John Adamo *Vice Chair* | Dennis Curtin | Colleen Ferner | Steve Harrison
Rahul Parikh *Chair* | Paul Wolf | Ted Young
Board Liaison: Ron Lepionka | Staff Liaison: Paul Fogg

Information Technology Committee (ITC)

Jean Curtin | Dennis Curtin | Alan DeCrane *Chair* | Brian Dos Santos
Jeff Hirsch | Margaret Horst | Bob Willenberg *Vice Chair*
Board Liaison: Stan Levine | Staff Liaison: Glenda Hunter

Landscape Advisory Committee (LC)

Anita Adelson | Justin Culkowski | Fred Hunter | Rick Kirkpatrick *Co-Chair*
Debbie Merten | Carol Randall | Thomas Schwarcz | Linda Woodbury *Co-Chair*
Board Liaison: Ron Madl | Staff Liaison: Josh Hughes | Staff Rep: Patrick Dzimiri

Lifestyle Advisory Committee (LAC)

Robert Azar | Harlean Botha | Alora Burton | Nadine Dunn | Jackie King Genie Lazcano
| Christopher Reinhold *Chair* | Alice Stenstrom | Betsy Stevens
Board Liaison: Bob Muller | Staff Liaison: Terrie Murray

2025 Task Forces

Election Policy (EPTF)

***Members confirmed – To be announced**

Board Liaison: Bob Williams | Staff Liaison: Glenda Hunter

Energy Efficiency (EETF)

Doug Brugler | Todd David | Kent Kjellgren *Chair*

Board Liaison: Ron Madl | Staff Liaison: Paul Fogg

Software Assessment (SATF)

Dennis Curtin *Chair* | Margaret Horst | Bob Willenberg

Board Liaison: Stan Levine | FC Liaison: John Adamo

Staff Liaisons: Paul Fogg & Glenda Hunter



2025 Board

John Kasarda

President,
Management Company & Attorney Liaison

Bob Muller

Vice President, LAC Liaison

Stan Levine

Secretary, ITC Liaison, SATF Liaison

Bob Williams

Assistant Secretary, FAC Liaison, EPTF Liaison,
Amberly Master Association Rep

Ron Lepionka

Treasurer, FC Liaison

Ron Madl

Member at Large, ARC Liaison, LC Liaison,
EETF Liaison

Steve Rich

Member at Large, CAC Liaison

Mark Your Calendar

Board Open Working Meeting

March 25 | 12:00 pm

In person & virtual

Board Open Working Meeting

April 22 | 12:00 pm

In person & virtual

Board Open Working Meeting

May 27 | 12:00 pm

In person & virtual

HOA Community Meeting

June 24 | 6:00 pm

In person & virtual

Board Open Working Meeting

July 22 | 12pm

In person & virtual

Town Hall

August 5 | 1pm

In person & virtual

Board Open Working Meeting

August 26 | 12pm

In person & virtual