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The **BEST THINGS** about
APRIL!

APRIL
SHOWERS!



SO MANY
FLOWERS!



NATIONAL
PET DAY!

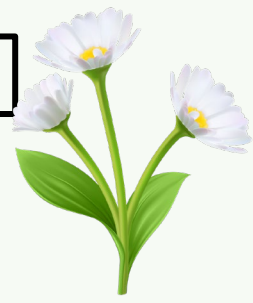


CANDY, CANDY,
CANDY!





News in Brief



New Kuester Staff Member

Rye Campbell has joined the Kuester onsite staff as an administrative assistant. She will be supporting the Kuester onsite staff and improve the efficiency and effectiveness of their support to our community. Welcome her to our community!



Beavers Update

The beavers were removed by NC Wildlife Commission and the dams were dismantled relieving a large back up on the Nancy Branch as it crossed Del Web, avoiding further damage.

Bradford Hall Improvement

The Bradford Hall front entrance benches looked worn and were not making a great impression. The benches were power washed by Ron Lepionka and Bob Muller. Then a coat of teak oil was done by Carolyn Rich, Steve Rich, and Ron Lepionka. Ron Lepionka is in the process of refurbishing a broken slat on one bench outside of the indoor pool. Bob Muller is power washing the wrought iron table and chairs that were outside of the indoor pool.

Land Use Study

As previously stated, the Board is implementing a Land Use Study. This effort will look at several places around CP to determine if there are any restrictions to using it for a CP amenity or for any other use (e.g. storage). Recently we added the Beckingham Loop pump station for analysis. It should be noted that one possible use being considered for the area behind Bradford Hall is additional Pickleball courts. However, no consideration can be given to changing or adding any amenity until the study is completed. Then a cost-benefit analysis may have to be done. As usual resident input will be a key factor in any Board decision.

Seal of Distinction

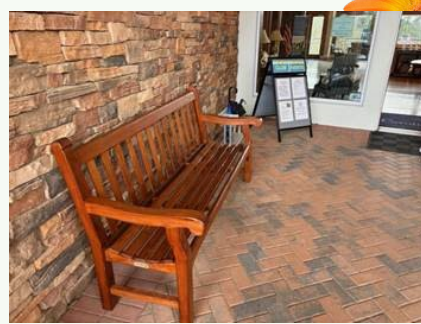
The Community Association Seal of Distinction program honors association boards and managers who lead communities that are great places to own and live. The Board approved submitting an application and this was done in March 2025. Community associations earning the 2025 Seal of Distinction will be announced and celebrated at the 2025 Annual Conference & Expo in August in Wilmington, NC.



This Month in Pictures

By Steve Rich

The Board had received several suggestions that the benches at the entrance to Bradford Hall needed some attention. Several BOD members and wives picked up the benches on a Friday night, refurbished them, and dropped them off the next Monday morning. Teak really cleans up nice! Of course now they are covered in pollen but that's NC in Spring!



Several residents, including at the Town Hall in March, commented on the over-grown "Fish Pond" off Del Webb, and how beautiful it used to be. In fact, it was touted as a community feature when CP was first opening. A resident contacted the Dept. of Environmental Quality and the ToC to find out the rules of what we could or could not do. Last week a group of 4 BOD members and 10 volunteers spent a day clearing out the dead and dying debris and trimming back where we were allowed. The before and after pictures don't do it justice. Go down and see for yourselves. New signage will be put up to allow residents only to access.



March marked the beginning of a 6-week series of Pickleball competitions called "ladders". Players move up or down the ladder each week based on their win/loss in their groups. This year there are 4 separate ladders on different days, including Men's, Women's, Mixed, and over 70. It is just as much about the spectators as it is the friendly competition.



Amberly Report



The Amberly Master pool will open on May 12.

Amberly Master pool parties for 2025 include:

Memorial Day Monday May 25 Noon to 3pm
July 4th Noon to 3pm

Margaritaville Saturday August 23 630pm to 9pm

Labor Day Monday September 1 Noon to 3pm

Upcoming Amberly Concerts:

Saturday April 26 – West Street Band 7 to 9pm

Friday May 9 – Peak City Sound 7 to 9pm

Saturday May 17 – Faster than Boys 7 to 9pm

Saturday June 7 – Where's Eddie 7 to 9pm

Other upcoming highlighted events for 2025:

Wild West Round Up Saturday September 13 3 to 9pm

Fall festival Sunday October 19 3 to 5pm

Charity Race Saturday October 25 9 to 11am

North Pole Express Sunday December 7 5 to 8pm

All events are subject to change due to weather conditions. Please visit the [Amberly Master website](#) for additional event and activity information which also includes their fitness class offerings.

FYI: Similar to CP, the Master Association is currently addressing beaver and dam removal throughout the community, adding spring color, mulch and plantings and preparing for the pool season.

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



Committee Reports

Architectural Review Committee (ARC)

As of March 26, ARC has reviewed and processed a total of 69 Modification Requests and 71 Fast Tracks since January 1. In addition, ARC has also completed 83 post audits of MRs and FTs. These Post Audits generally occur 3-4 months after the approvals.

ARC reviews and updates the Design Guidelines on an ongoing basis. Recently, substandard (size) Street Trees have become an issue in the community and ARC reviewed our standards (2" caliper and 8' tall). Considering the Town of Cary minimum requirements and what ARC considers appropriate appearance; ARC recommends no changes to the Board. The Board supported this standard as all of you know, and they are strongly encouraging all homeowners to comply with the Street Tree Guideline. ARC is not involved with enforcement of the Design Guidelines other than when we do post audits, and if a noncompliance issue is observed, it is passed on to the Compliance Manager.

Remember, an ARC member is always on-call to assist homeowners with questions regarding the Design Guidelines or a future project: architectural.committee@cpamberly.net



Club Advisory Committee (CAC)

The Club Advisory Committee, with the help of the Environmental Club, will soon be sending guidelines for composting and recycling at club events in Bradford Hall. Guidelines will also be posted on Club Express under Club Forms. Please note that clubs are not required to compost or recycle at events; all trash left after an event will be taken to the Bradford Hall garbage collection bin outside.

The CAC has held one small group Club Express training led by Margaret Horst and look for more to come in the near future.

Facilities Advisory Committee (FAC)

The FAC has had two very productive meetings. The Board is very excited to be working with 11 eager, talented and diverse experienced group of CP owners. Four sub working groups have already been formed to focus on BMPs/Ponds/Retaining Walls, Contracts/RFPs/Documents, Buildings/Roofs, and HVAC/Energy. These groups have hit the ground running. They are currently tackling pump room issues, reviewing stormwater reports and working with Duke energy to resolve some unanswered energy and device questions. Thank you to these volunteers that are willing to offer their expertise. Special thanks to Doug Brugler (Chair), Eric Haake (Vice Chair) and Stephen Bowers (Secretary) for taking on these important leadership roles. Stay tuned for more information including a possible request for volunteers to assist Josh Hughes with marking sidewalks and noting additional faded crosswalk issues so the Town of Cary can repair.

Finance Committee (FC)

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

- We have determined that we cannot use Zelle to process e-payments for clubs. We are now evaluating other alternatives and also other issues related to club bank accounts.
- We are now using our d/b/a, CP HOA. Clubs have access to new checks using the d/b/a.
- Discussed implementing a Purchase Order system at CP to help with pre-approval of expenditures and such a system's positives and negatives.
- Monthly review of transactions in the financial statements was hampered by the moratorium on payment processing but the FC did as much as they could with partially completed financial statements.
- Discussed the possibility of moving some money market funds into higher yield options. Further analysis is warranted.
- Discussed the number of Requests for Proposals ("RFPs") that need to be issued this year, some of which should have been issued last year. These RFP's will result in contracts for services that will identify the scope of work and terms which will help ensure we are paying the right amounts for contracted services. RFP's for all landscaping, management company, insurance renewal, attorney and auditor were named. Others are also being identified.

Information Technology Committee (ITC)

The IT Committee will restart the popular Wallstreet Walk-In Help Sessions on Thursdays during May and June, from 12:30 pm to 2:00 pm. Residents should bring their portable devices (laptops, smartphones, tablets) if related to the problem experienced. Residents should contact TIP for "in-home" technical assistance when larger items, such as desktops, printers, etc., are an issue.

Landscape Advisory Committee (LC)

Meeting with BOD representatives to finalize RFP for Outside Perimeter, Bradford Hall, Parks and Entrances for a distribution date no later than May

Established regular monthly meetings with Yardnique. Worked with CP management and Yardnique to provide residents (by section) email updates on mulch installation.

Developing a policy procedure (CPPolicy Landscaping Improvement Requests) that provides a review of the resident's request at regularly scheduled meetings. Must readdress and seek new design proposals to complete for Finnbar Entrance, Community Park (and butterfly garden), and Serenity Park following Hansley's Landscaping cancellation of services.

Initial discussions on outside perimeter assessment requested by the BOD. For definition purposes: The outside perimeter of Carolina Preserve extends approximately ¼ to ½ mile

beyond the O'Connel entrance on Pittard-Sears Road, reaching O'Kelly Chapel Road (OP-1). From the intersection of Pittard-Sears Road and O'Kelly Chapel Road, the boundary continues to the intersection of Yates Store Road (OP-2). It then follows Yates Store Road until it reaches the Greenway Entrance at Lake Amberly (OP-3).

Lifestyle Advisory Committee (LAC)

CP University is in full swing with a variety of courses. The Course Catalog for April to June courses is now published in the weekly Lifestyle Newsletter. For a peek at the CP University courses scheduled for the rest of 2025, check out the Message Board on the CP website. The first Message is CP University - look for the 2025 Course thread.

The free gardening seminar that we arranged at For Garden's Sake was held with about 50 attendees. Lovely setting in a restored building. For Gardens Sake assembled a nice variety of native plants to showcase. A wide variety of gardening topics were discussed. Please let us know if you would like to see more off-site but local learning opportunities - gardening or any other topics or ideas (Lifestyle.committee@cpamberly.net)

'Voices of Legends' on March 25 was a big hit. Next evening entertainment is on May 27 - Look for an upcoming announcement.

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

The Health and Wellness Fair and Health Screening will take place on Saturday, April 26. This year we will include a simple health screening focused on issues of importance as we get older. The screens are simple Over-The-Counter type activities that you can perform yourself at home later to track progress.

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 the parks in May, June, September 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 and healthy treats too in addition to coffee and donuts.



Task Force Reports

Election Policy Task Force (EPTF)

Besides reviewing multiple documents on their own time, the EPTF has already had seven lengthy in-person meetings and is very close to submitting a document for the Board to review for approval. The EPTF mission is to review past ETF charters and election lesson learned documents and create a policy document for the election process. Special thanks to Darren Chesin (Chair), Dawn Schildhorn (Secretary), Michael Schwartz, Margaret Horst and Colleen Ferner for their efforts!

Energy Efficiency Task Force (EETF)

The EETF continued work on several projects during February.

CP Management got the LED lighting project that we proposed to the board last year completed in March. The next scheduled project is the air sealing and insulation in the attic and that is in progress.

Kent worked with Josh to get the recirculation pump replaced on the water heater for the locker rooms. It is considered an EETF project because it will save water. The new sensor controlled faucets in the locker rooms would probably not deliver much hot water without the recirculation. Josh is going to try to keep that water heater running, it is only 8 years old and should be okay. We sent a list of questions to our manager at Duke Energy as a request for answers on things that should save us money on our bills. We are expecting the answers soon but with Duke that could be anytime or never.

Kent would like direction from the Board on the function of the EETF. The FAC Chairman claims it is a working group on the FAC and also a separate functioning Task Force. It cannot be both because one member (there are only three), Todd David, is not on the FAC. This will cause communication, administrative difficulties and a short-handed working group.

Software Assessment Task Force (SATF)

The Software Assessment Task Force (SATF) identified and reviewed 27 software products and software related services, and separated them into the following categories:

Kuester ownership and responsibility. Selection is Kuester's choice and the support and cost for their 7 products are included in their management contract with Carolina Preserve.

HOA ownership and responsibility. Selection and cost are the responsibility of the HOA. In most cases, the support for HOA software is identified and included in the management contract, since the Kuester staff assigned to Carolina Preserve are often the major users of the software. The SATF identified 15 HOA software products for assessment, of which 5 are complete, and 10 classified as "in progress" and assigned to a "lead" reviewer and recommended team members.

Resident and Staff Personal Software. Selection, cost and support for the identified 5 personal software items are the responsibility of the individual users.

The SATF expects to complete the HOA software review and submit its final recommendations in April. It is anticipated that an extended review and test period will be recommended for a few applications where software replacement is under consideration.

The review information and recommendations for each of the 15 HOA software products are being documented and stored on the SATF's SharePoint folder for future reference and updates.

2025 Financials At A Glance

By Ron Lepionka, HOA Treasurer

	OPERATIONS (\$000'S)			
	For the Two Month Ended February 28, 2025			Full Year
	Actuals	Budget	Variance	Budget
Income	\$ 949	\$ 878	\$ 71	\$ 5,295
Uses:				
Reserves	\$ (136)	\$ (136)	\$ -	\$ (815)
Expenses	\$ (764)	\$ (684)	\$ (80)	\$ (4,546)
Net	\$ 49	\$ 58	\$ (9)	\$ (66)

	RESERVES + EQUITY (\$000'S)					
					Operating Reserve	Total Reserves
	Replacement	Villa	IIF	Painting	(Equity)	+ Equity
Beg. of Year	\$ 1,427	\$ 287	\$ 9	\$ 67	\$ 817	\$ 2,607
Contributions	\$ 125	\$ -	\$ 8	\$ 3	\$ 49	\$ 185
Interest	\$ 9	\$ 2	\$ -	\$ -	\$ -	\$ 11
Expenses	\$ (89)	\$ -	\$ -	\$ -	\$ -	\$ (89)
February 28, 2025	\$ 1,472	\$ 289	\$ 17	\$ 70	\$ 866	\$ 2,714

Treasurer's Comments

By Ron Lepionka, HOA Treasurer

We had net income for the month of February, 2025 of \$48,643 compared to budgeted income of \$29,698. This favorable variance of \$18,945 was mainly due to favorable resale fees of \$4,312, a one-time easement fee of \$3,200 from the Town of Cary and lower payroll costs. A number of other variances offset each other, and were mainly timing differences between actual and budget.

Our Capital Reserves (made up of Replacement, IIF, Villa and Painting) total \$1.848 million at February 28, 2025, up \$3 thousand from January due to contributions of \$68 thousand and interest earned of \$5 thousand, offset by \$70 thousand in expenditures for fire suppression, information technology, locker rooms and storm water management.

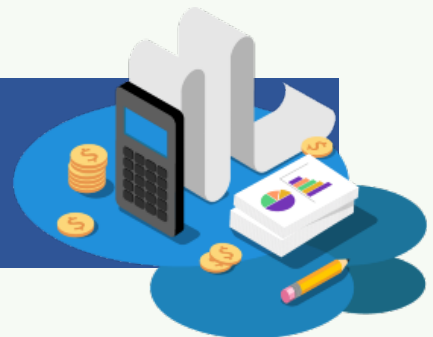
We did initiate foreclosure on the property on which we reserved the bad debt in January, in hopes of recovering some of the funds.

Due to our moratorium of delaying approval of paying invoices until sufficient documentation was included, the February books were not closed until April 2. Significant improvement has been made in both the process and the documentation, and, as a result, we should be closing March's books in a more timely fashion.

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

Review Your HOA Account

It's a good idea to check your account status and balance online at www.kuester.com, especially if you use e-checks or online bill pay, to make sure you've adjusted your monthly payment amount to the current assessment (\$328 for Villas and \$307 for all others, or you could have small balances accumulating that could lead to interest and late fees. Updating your payment amounts and paying any small past due amounts will help you avoid these charges.



Secretary's Comments

By Stan Levine, HOA Secretary

Communications

Several months ago we implemented a new Form-based method for the residents to communicate. This was to improve feedback to the residents and also reduce the workload. It also allows the residents to see the status at any time.

We have made some changes to the form. We have added the ability to provide suggested changes to the Design Guidelines. We are more closely tracking the status of submissions in order to make sure that they are being processed expeditiously. We have also updated the instructions in order to make it clear when items should be closed and how residents should be informed.



Policies Review

We will continue considering ways to get the residents more involved in the update of all documents. The Board Operating Procedures Policy was previously approved, and a minor change (the description of the types of meetings) has now been approved and has been made.



The Information Access Policy has been approved by the Board and has been sent out to the community for comment. Resident comments are welcome and should be submitted through the "Contact Us" form. Please make sure that you state which document you are commenting on.

We are currently reviewing the "Compliance" Policy which is the "Violations, Appeal and Sanctions Policy and Procedures". Resident suggested changes are welcome and should be submitted through the "Contact Us" form. Please make sure that you state which document you are commenting on.

The Facilities Use Policy is also being revised. Resident suggested changes are welcome and should be submitted through the "Contact Us" form. Please make sure that you state which document you are commenting on.

The BOD has also started a review of the By-laws. Consistency between all policies and with the By-Laws will have to be done carefully.

If residents have any suggested changes to the [By-Laws](#) then please provide them by using the [Communications Form](#) and selecting the topic "Comment/Input on CP or other Documents (policies, procedures, etc.)". MAKE SURE THAT YOU STATE WHICH DOCUMENT YOU ARE COMMENTING ON.

Secretary's Comments

By Stan Levine, HOA Secretary

Information Management

We are continuing to move documents into the public site so that all residents can see them. We will also be considering ways to improve the structure of the storage to make it easier to find items.

We have discovered that the current ability to backup and restore CP documents is not as robust as it should be. We will be improving that once we finish our analysis of what is needed.



Meetings Documentation Process

The residents can see the draft agendas for the Board Working Meetings held each month as soon as they are started. Any changes can be seen as they are made. Supporting documents can also be seen as soon as they are posted. Any changes can be seen as they are made. Please submit any suggestions through the “Contact Us” form!

A resolutions folder has been started in the SharePoint public site available to all residents. It shall contain resolutions that are not sensitive or covered in an update to a document.

ADHOC Internal BOD meetings minutes have been added so that residents can see all of the information. It will not include any sensitive details.

IT Committee

Tech Tips

When a Club sends a “registration link” for an event, that link can be of two different types depending on how the event was created. The link can be an “external” link that connects directly to the registration form using the member’s Internet Browser. Or, the link can be an “internal” link that first requires the club member to logon to the CP Website using their Internet Browser, and then click on the Email’s Registration Link to open and complete the registration form. How to tell the difference?

External links start with “docs.google.com/forms/”, while internal links start with “www.cpamberly.net /.....”.

Contract Mania

During this Board's first 100 days, we have identified a number of key contracts that have expired and that we have been operating without a valid contract. We have been and will continue to be very busy most of the year in drafting and issuing Requests for Proposals (RFP) for those contracts valued at over \$10,000, evaluating responses, and negotiating agreements. In addition to those, there are additional contracts, as expected, that will be expiring at some time this year for which we have to do the same thing. We don't do this alone as we get a lot of input from our Advisory Committees along the way. We have also been working with Kuester on renewing contracts and agreements valued at less than \$10,000, so that our risks are minimized.

Here is a list of some of the contracts we've identified:

Contracts expired prior to 2025 that should have been renewed prior to January 1:

- Landscape Contract for Perimeter, Bradford Hall and Parks – expired December 31, 2024.
- Bradford Hall Janitorial Service – expired May 31, 2022.
- BMP Inspection – expired June 30, 2024.

Contracts expiring in 2025 that need to be renewed:

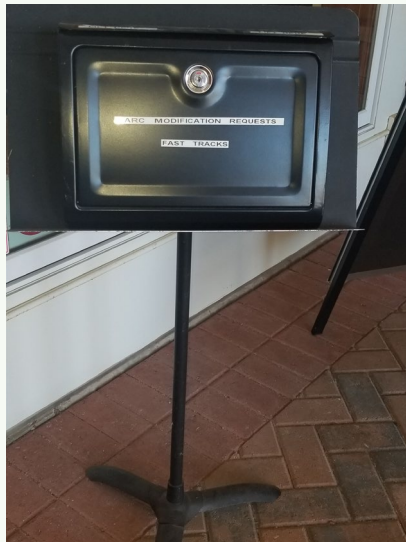
- Management Company Contract – this contract expired December 31, 2024, and was extended one year for 2025, as an RFP was not issued in 2024.
- Landscaping Contract for Residence areas – expires December 31, 2025.
- Audit Firm – failed to be put out to bid in 2024, so we engaged the same firm for 2025. RFP will be issued in the fall for 2026.
- Insurance Broker Services – our insurance program renews on August 1. We have not issued an RFP for brokerage services in many years so we decided to do that to make sure we are getting the best service for our money.
- Attorney – need to evaluate services needed.
- Goose Control – expires December 31, 2025.
- Pool Management – expires December 31, 2025.
- Storm water Controls and Mowing – expires December 31, 2025.
- ASCAP Music – expires July 31, 2025.
- Lifestyle and Fitness Instructors – no current agreements exist.



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 April!

Spring is officially here! Warmer weather is upon us, and as I drive around the community it is great to see so many people taking pride in making sure their homes are kempt and in compliance. 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.

In the month of April, we are back to focusing on pressure washing. If you have not pressure washed your home in a while, now is a good time to schedule it. If your house siding is GREEN, please definitely have your home pressure washed as soon as you can.

With the weather improving, a lot of residents may opt to start using grills, sit outside in their patio area, and/or start to put out yard decorations. A few things to keep in mind on each of these topics:

Grills- Section 4.6 of the Architectural Guidelines (a.k.a. ARC Guidelines) governs the use of grills within the community. Please keep in mind the following:

Built-in and portable barbeque or gas grill units for cooking purposes only must be located within the backyard and on a patio. Built-in barbeque units must be designed as an integral part of the landscape architecture. The height of a built-in barbeque cannot be higher than the top of the cooking area of the grill. All units, when in use, must be located a minimum of 4' from the walls of the residence. Only approved fuels for barbecue grills are natural gas, propane, charcoal, electricity or wood pellets.

Per the ARC Guidelines, *portable barbecues or gas grills* can be used without prior approval. If you are looking to **install a built-in barbecue or gas grill, approval must first be obtained from the ARC.** Please reference Section 4.6 of the Guidelines for more information.



Yard Decorations- Please feel free to decorate your yards, making sure that the appearance of your yard is neat, presentable and there is not an excess of items which alter the overall attractive appearance of your yard.

Patios- During this time of the year, ARC receives a lot of requests for Patio Extensions. Please make sure patios are kept neat, organized, and well-maintained. If you decide to extend your patio, please submit a modification request along with supporting documentation for approval. Section 4.22 of the Design Guidelines goes over the steps to follow to request a patio extension.

All the best this month. Till next time!

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)

Stewart Abel | Dave Bangasser | Stephen Bowers | John Bowser
Doug Brugler | Ken Haake | Kent Kjellgren | Ken Merten
Dick Perkins | Ted Steinwender | Carl Wrublewski
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)

Darren Chesin | Colleen Ferner | Margaret Horst
Dawn Schildhorn | Michael Schwartz

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

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