



INSIDE THIS MONTH'S ISSUE:

Acts of Kindness 1
President's Comments 2
News in Brief 3
General Manager's Report 4
Amberly Report 5
Committee & Task Force Reports 7
Treasurer's Comments 13
Secretary's Comments 14
ARC Submissions 15
ARC Makes it Easy For You 16
Compliance Corner 17
2025 Committees 18
2025 Task Forces 19
Board Members 20
Mark Your Calendar 20



Kindness...

A good thing to share!

Hold open a door for someone. Clean
 up a neighbor's yard.
 Listen. Hold a hand.
 give a flower. Visit a
 friend smile. SAY THANKS.
 Send a card. pay for a
 meal. Give a compliment.
 Do a favor. give up
 your seat.

President's Comments

Hello Neighbors,

Well we are half way through the summer. A summer where the sun tried to melt us, the AC was working overtime, and everyone had been staying in their homes or enjoying the AC at Bradford Hall. This was followed by a deluge of rain and now back to normal summer weather.

With some moderation of the temperature, I hope to see more people out and about having fun around the community! From poolside gatherings to pickleball and tennis rivalries that are *almost* friendly, to people just walking their dogs, it's much nicer when you don't have to run inside because it is too hot or too much rain.

If you have not met the new General Manager, **Judy Mann**, please stop by and say hi to her as she is walking around Bradford Hall learning all the ins and outs of our beautiful Community. Some good news. We have contracted with a new Landscape company to maintain the perimeter, parks, entrances and Bradford Hall. **Brightview** -will start their operation Sept. 1, 2025 so look for their green shirts.

I had the pleasure of meeting and talking to around 30 new residents at our New Resident welcoming meeting last Saturday. If you meet any of them please welcome them to our wonderful community.

Remember Fall is just 5 weeks away! Look for our Club Expo Sept. 5 and our Autumn Vendor Fair Sept. 6.

As always, stay cool, stay connected, and if you find a pair of sunglasses on the pickleball court (This happens often) check your own head first before reporting them missing. It happens.

Cheers, Bob



News in Brief



A Community Achievement!

We are thrilled to announce that **Carolina Preserve has been awarded the prestigious 2025 Seal of Distinction** by the North Carolina Chapter of the Community Associations Institute (CAI-NC)!

This recognition is awarded to honor communities whose **boards and management teams actively lead with integrity, transparency, and a commitment to Best Practices** in all areas of association operations, including governance, finance, insurance, reserves, and rule enforcement. With extraordinary effort Carolina Preserve stood out among communities across the state as a place that not only meets but exceeds these standards.

CAI describes Seal of Distinction recipients as communities that “do the right things,” those that are not only great places to live and own property, but that also maintain practices that protect and enhance home values for all members. The application process required a thorough review of the Association’s bylaws, financial reports, reserve study, insurance policies, governance procedures, and more. Carolina Preserve passed with distinction.

This is a reflection of the **hard work of our Board of Directors, community volunteers, association partners, and each of you who support the success of this community** every day. Whether by serving on a committee, attending meetings, or simply staying informed, your participation helps make Carolina Preserve a model for other associations across North Carolina.

Carolina Preserve will be formally recognized at CAI-NC’s 2025 Annual Conference & Expo in Wilmington this month, where Seal of Distinction communities will be honored during a special celebration.

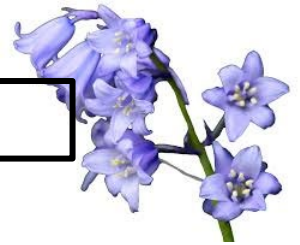
On behalf of the Board, thank you all for making Carolina Preserve a truly exceptional place to call home!

Bradford Hall Usage

Average check-ins from 1/1/2025 through 7/31/2025:

- 1801 residents checked in to BH at least once in the 7 months
- 1624 residents checked in to BH at least once a month or more
- 1190 residents checked in to BH at least once a week or more
- 19 residents checked in to BH at least once a day or more





General Manager's Report

Thank you for the warm welcome to the Carolina Preserve community! This week has been an exciting time meeting homeowners, becoming acclimated with the staff, and the Board of Directors. Carolina Preserve is a special place, and I am honored to be chosen as your General Manager.

To update you on the pool areas, we have engaged Leak Locaters to find an active leak in the outside pool. We will repair this item, and a test is scheduled to remediate the dark staining in the pool. Both pools and the spa will be vacuumed and cleaned, and we are scheduled for a deep cleaning for the indoor pool deck. The blue spots have been painted on the outdoor pool deck, and the outside doors to the locker rooms will be painted.

The locker room project requires a tempered glass installation in the “cutouts” above the showers which has caused the latest delay. The option presented was to either move the newly installed sprinkler heads or enclose the openings with the glass to pass the fire inspection. We will send a community email update once the glass is installed, and we are ready to open.

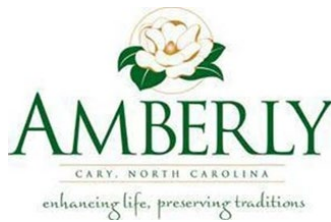
I have been in meetings with our vendors to review the contract scope, and to schedule regular weekly meetings with the landscapers, pool management, and our stormwater management companies. The goal is to develop a constructive dialog with our vendors and to follow up on the services being provided ensuring that we are keeping the community amenities in the best condition possible.

The staff have been welcoming, and very helpful, and I look forward to working with them to continue improving the Carolina Preserve experience for the homeowners. We value your input and thank you for your patience while we work on the various projects that are in process.

Thank you,

Judy Mann CMCA, AMS

General Manager



Welcome to The Amberly Community

The Amberly Clubhouse is available for use by all current Amberly subassociations and Carolina Preserve residents but membership forms and a key tag are required. Follow these steps and enjoy this beautiful facility.

- Please go to the front desk of the clubhouse and provide a valid photo ID along with the following paperwork.
 - Each new Resident MUST provide Proof of Ownership with Closing Statement, Deed or Current Tax Bill. (Needs to show Residents name & Address)
 - Each new Tenant MUST provide Proof of Residency with a Lease, a Waiver of Amenities from the landlord is also Required. The owner of the property is not allowed to use the property when rights are waived in favor of the tenant.

Utility Bills are NOT acceptable.

- Once a membership form has been completed and added to our systems, required key tags can be purchased for \$10 each(card only) . Each adult resident is required to have their own key tag as they are assigned to a person and not the household.
- Only residents who have a valid key tag are entitled to use the recreational facilities, including the pool at the Clubhouse.
- Unaccompanied minors between the ages of 11 and 15 years of age who have a valid key tag, an age appropriate neckband and a waiver on file are entitled to use the recreational facilities at the Clubhouse as detailed in the signed waiver.
- Key tags are not transferable to the next owner/tenant.

Guest Passes

- Thirty complimentary virtual guest passes per household are available annually. Guest passes cannot be shared with other households and all unused passes are deleted at the end of the year. Guest passes are valid for the day.
 - Residents may bring a maximum of 4 guests per household on weekends and 5 guests per household on weekdays.
 - Children under 2 years of age will not be counted against the number of guests.
 - Residents with a youth agreement on file who are 13-15 yrs may bring 1 guest per day. Residents under 13 yrs may not bring in any guests.
- A guest is any person who is not a resident of Amberly. All guests entering the facility must be signed in and accompanied by the resident who signed them in at all times. Guests are required to wear a guest wristband while in the clubhouse. If the resident leaves the facility, their guests will be required to also leave and may not be signed in under another resident on that day.
- Due to the large number of residents using the pool on major holidays, no guests will be allowed on the actual holiday dates for Memorial Day, July 4th, or Labor Day.
Residents are welcome to bring your guests on the days surrounding these holidays.
- Once your 30 passes have been exhausted you may purchase more at the front desk \$5 each(card only).

Member and Guest policy summarized:

Ages 16 and over: 5 guests per household, per visit on weekdays. Ages 13-15: may bring 1 Guest PER Day

**Ages under 11 yrs : No admission to the club unless accompanied by an adult during visit
NO GUESTS are permitted on the date of a holiday.**



Committee Reports

Architectural Review Committee (ARC)

As of July 23, ARC has reviewed and processed a total of 227 Modification Requests and 228 Fast Tracks since January 1. In addition, ARC has also completed 179 post audits of completed MRs and FTs. These Post Audits generally occur about 3 months after the approvals. Depending on the type of project, the post audits could just be a drive by, or when necessary (backyard projects), you may get a knock on the door.

Finding answers to questions in the Design Guidelines can be frustrating at times. ARC does its best to keep it simple, but the volume of information makes that difficult. Before you get frustrated, remember that an ARC member is always on call to assist homeowners with questions regarding the Guidelines. Just email: architectural.committee@cpamberly.net and you should get a response within a day.

Also, note that a change to the Modification Request form will occur shortly as the acknowledgement signatures from neighbors are no longer required. If you copy the form from the community web page and it still has the "Required Signatures and Addresses of Neighbors Acknowledging" section in place, just ignore it.

Board Election Committee (BEC)

Everything You Always Wanted to Know About Running for the HOA Board* (*But Were Afraid to Ask)

Have you ever thought about serving on CP's Board of Directors? You should! Got questions? No problem! The Board Election Committee is hosting a Candidate Information Night on Wednesday, August 27 at 6:30 p.m. in the Bradford Hall ballroom.

Hear from current and past Board members about their experiences as candidates and what it's like to serve our wonderful community.

Get all your questions answered about when and how to officially throw your hat in the ring. It's easier than you think!

Stick around after the chitchat to mingle and enjoy some refreshments. Rumor has it there will be wine again this year. Ooh!



Help others!



Club Advisory Committee (CAC)

Are you a new resident of Carolina Preserve?

For those who are not new residents of CP, are you interested in learning about our wide variety of clubs and groups?

We have an event for you to:

Enjoy

Xtra

People, places, parties and pastimes

Of Carolina Preserve!

Club and Group Expo

Friday, September 5

2 to 4 p.m.

Bradford Hall

*Residents who use a wheelchair or walker may want to come to the Expo when it opens at 2:00. There are not as many people at the very beginning.

Facilities Advisory Committee (FAC)

With the continued rainy weather, the Facility Advisory Committee has had a strong focus on various stormwater issues reported by residents. We now have an improved process to log and track the progress of responding to stormwater and erosion issues. It is clear that some situations have a history and/or may have gray areas regarding who has responsibility for the current issue. Once responsibility can be established, then the issue will proceed to the development of a Corrective Action Plan that can be recommended to the Board, if it has been established to be an HOA responsibility.

The rain has also exposed a need to plan for resealing certain windows at Bradford Hall.

Once the cause of the leaks has been determined a Corrective Action Plan will be developed.

The outdoor pool has a bench jet system that has needed to run 24/7 because its pump would not restart after stopping. This problem has been repaired and now the bench jet is operating by use of the poolside timer. This has been very difficult to accomplish but now is expected to save about \$5 per day. A similar repair to the vortex loop system is planned but will require additional wiring for its timer.

The outdoor pool may be due for either repair or renewal of its surface coating during the next OFF season. Planning for what should be included for this is being developed.

The water heater for the upper locker rooms has become leaky in mid July. Early this year this seemed likely to happen in the near future so some possible alternatives for its eventual replacement were considered but were deemed not feasible. Quotes were obtained and a replacement water heater system has been installed.

A benchmarking effort is underway to evaluate how well the various irrigation systems are performing. The villa systems have needed many repairs and have been the focus so far. Other HOA systems have also been found to need repair but will be handled as a second priority. Some possible causes of the yearly system damage were discussed and some of these causes may be possible to improve control.

The benchmarking effort for the various HVAC systems at Bradford Hall is continuing with temperature data being collected by 6 data loggers. Overall, the present Air Conditioning does a good job, but the recent hot weather has shown a few issues that probably can benefit from some system improvements. An experiment to disconnect the Gym/Exercise room from supplementary air conditioning during this hot weather had good results. This should mean that when the large rooftop HVAC system is eventually replaced, that a smaller size system (and less expensive) should be considered. Also a few repairs are needed due to refrigeration leaks in some of the aging original HVAC systems. This benchmarking effort will continue thru the winter.

Efforts to communicate with Duke Energy have been frustrated by very poor responses from Duke Energy. A prime goal is to understand the high monthly rental expenses for the various pole lights on some streets and in the parking lot.



Finance Committee (FC)

The Finance Committee (FC) met on July 23. Key points from that meeting include:

- Landscaping costs were unfavorable to budget for the month of June because of the accrual for the mulch installation costs. However, Year-to-date is favorable to budget and we are estimating that landscaping could end the year over \$100,000 favorable to budget due to lower mulch, slope stabilization, and landscape project costs.
- Electricity costs continue to run about \$2,000 per month favorable to budget as we did not budget potential savings from EETF activities last year that are coming to fruition.
- Revenue from home sales continues to be strong as 7 home sales were recorded in June.
- The Committee is deep into the 2026 budgeting process and we will be looking at the first cut of the budget later this month.
- The Committee is also deep into the forecast for the remainder of 2025. There are many moving parts in trying to get an accurate picture of where the final 2025 results will be.



IT Committee (ITC)

Join the Information Technology Committee

We are pleased to extend an invitation to join the Information Technology Committee (ITC), a valued community support group committed to enhancing the technological experience of all Carolina Preserve residents.

The committee is composed of individuals with first-hand experience in voice and data technologies. Our scope includes assisting residents with their phones, tablets, Wi-Fi, and printer-related issues, as well as providing technical support to the HOA Board, the Kuester Webmaster, and Bradford Hall staff.

Some ongoing initiatives include:

Maintaining and updating user documentation and help files

Organizing and facilitating in-person website training workshops for residents

Designing educational events focused on technology and digital literacy

For a detailed overview of the IT Committee's services, please refer to the committee charter. It can be found at [ITC Charter](#).

We welcome individuals who are passionate about improving our community's engagement with technology. Whether you have experience in IT or simply an interest in contributing, we encourage you to consider joining this vital effort.

If interested please complete the [Volunteer Database Form](#) or contact us at IT.Committee@cpamberly.net

Lifestyle Advisory Committee (LAC)

July was a quieter month with summer heat and vacations.

Recent CP University (CPU) talks included: Electric Vehicles, Sustainability and Our World, and Masada: Last Stronghold. September CPU brings a Medicare update, Leonardo da Vinci by Elliott Engel, and South China Sea.

The CP Resident Art Expo is on September 27. About 40 artists have registered. Over 125 works of art will be presented! We appreciate all the talent that resides in CP. There will be a reception following the Art Expo. Mediums that will be exhibited include: Photography, Painting/Drawing, Pottery, Fiber / Leather, Jewelry, Sculpture, Wood, and Mixed Media.

Volunteer help for the Art Expo would be appreciated. Please contact Genie Lazcano at 919-469-0978 if you can help.

Don't miss our autumn Vendor Fair on Saturday, September 6, 10am – 1pm. We have over 25 vendors to help with your home and household needs.

Looking forward, there is a Pocket Park Coffee on September 10 at Arvada. Another Pocket Park Coffee will be held on October 6 at the Community Park on Beckingham. Coffees start at 8:30 and are open to ALL CP residents.

Rounding out September will be an Evening Entertainment performance by Magnolia String Quartet on September 30.

Landscape Advisory Committee (LC)

The Landscape Advisory Committee is looking for new members. This committee will support the General Manager in oversight of our landscape contractors. They will apply their knowledge and expertise for recommendations to the board on new plantings in the communities' common areas. They will develop new proposals for upgrading the appearance of landscape in common areas throughout the community for board evaluation and approval.

Preferred backgrounds of new members would include experience with gardening, forest management, storm water management, or irrigation. Most importantly, new members need to have an interest in helping to improve the appearance of the CP communities' extensive assets.

If interested, please complete the [Volunteer Database Form](#).

Energy Efficiency Task Force (EETF)

The EETF was unable to meet this month.

We have been continuing our work with Duke Energy. The engineering department at Duke finally had a look at our two charges for 3 phase power (total \$18/mo) at Yates Store Road and Del Webb. They advised that the only way to ~~get~~ those charges off would be to change

the two meters at that location. We would have to hire an electrician to change the meter mounts to single phase meters. John Kasarda is going to work with the facilities committee to evaluate if restoring the front entry fountains is an option so we killed the work order in case we need 3 phase power again.

We have been advised by Duke Energy that an engineer has been charged with coming to CP to walk the property to show us which light poles we own or lease and which poles Duke owns. There is no file or record of this information at Bradford Hall. The engineer has been contacted and we are awaiting his response to us.

Doug Brugler and Kent Kjellgren met to discuss HVAC systems with GER1, our only 40 ton unit, being the main focus. Allen Kelly Co., an HVAC contractor, came to evaluate our systems and pronounced GER1 to be in good shape and with good maintenance they advise that it could last many more years.

The water heater that feeds the locker rooms failed completely so there were email meetings about replacements and hot water solar was considered but determined to not be the best immediate solution. Replacing the current resistance electric unit with a similar unit, though not ideal from an ongoing energy standpoint, was the best immediate option.

Software Assessment Task Force (SATF)

Transition to Microsoft 365 Business Premium and MSP360 Backup Software

Currently, Carolina Preserve subscribes to Microsoft Office Enterprise 3 software, and the recommendation is to transition to Microsoft 365 Business Premium, which will provide a yearly savings of about \$2,000 and additional features, including cyberthreat protection and web support from Microsoft.

The HOA Board has approved this and the completion goal for the transition is October 1, 2025.

Microsoft 365 Business Premium is a new product and designed for small and medium-sized businesses. It includes over 10 additional apps, such as Microsoft Teams, Loop, Clipchamp, Bookings, Planner, and Forms. The subscription also provides enterprise-grade device, cyberthreat, and endpoint protection, as well as around-the-clock phone and web support from Microsoft.

In addition to the Business Software, the HOA Board has requested that Backup Software be added so that important SharePoint documents can be preserved. The recommended product is "MSP360", and our provider (Connection Square) is preparing a recommended listing of the backup services that should be used. Typically, backup software charges include a set fee plus a variable charge based on interaction with the cloud services used for backing up the business software. That estimate is currently being prepared.

Treasurer's Report

By Ron Lepionka, HOA Treasurer

We had a net loss of \$(25,000) for the month of June, which compared to budgeted net income for the month of \$11,000, an unfavorable variance of \$(36,000). Landscaping expenses were unfavorable to budget by \$(73,000) due mainly to accruing for the remaining cost of the mulch and installation. We reversed the bad debt expense on our foreclosed property which was a favorable variance of \$14,000. Also, maintenance costs and Villa sprinkler maintenance contributed favorable variances of \$7,000 and \$8,000, respectively.

Year to date through June, income was \$97,000, compared to a budgeted loss of \$(98,000), a favorable variance of \$194,000. Resale Fees were favorable to budget by \$22,000 in the first 6 months. Year-to-Date Landscaping costs were favorable to budget by \$101,000. We also have favorable variances of \$19,000 in service contracts, a significant portion of which is the timing of the costs of our audit, \$9,000 in payroll costs, \$10,000 in Master Association assessments, \$7,000 in expense for utilities. There are many other variances, both favorable and unfavorable that net to the remaining difference.

Our Capital Reserves (made up of Replacement, IIF, Villa and Painting) total \$2.1 million at June 30, 2025. That amount continues to remain fairly steady.

We have \$1.8 million in CD's at a weighted average interest rate of 4.24%, and also had \$1.5 million in money market funds.

In June, I reported that we should be receiving the first draft of our 2024 financial audit soon. Since then, the audit firm has requested a lot of club transactions detail, which they had not done in previous years, and we have been assigned our third manager for the audit. Both of these have slowed this process down and we have yet to get that first draft. We are working to get an updated timeline from the audit firm.

Complete financial statements have been posted to the website.



Secretary's Report

By Stan Levine, HOA Secretary

There is an ongoing effort to review and update our Policies and Procedures:

The Board has reviewed comments on the By-Laws and has sent it out to the community for a second review. Comments and suggested changes are due by 8/31/25. Then the Board will review all suggestions and either accept or reject them. The attorney will also review the proposed changes and provide recommendations.

The Compliance Policy that was renamed the Violations Resolution Policy was reviewed by the Board and sent out to the community for review/comment. Comments and suggested changes are due by 8/26/25. The attorney will also review the proposed changes and provide recommendations.

The Facilities Use Policy is in the process of a major update and Board review.

The Design Guidelines has been updated from v 8.3 to v8.4. The two major changes are:
Removal of the requirement for signatures from the neighbors on a Modification Request
Removal of information in the Appeal Process that was in conflict with the current policy

Started the chartering of a new Task Force and advertised for candidates - Resident Engagement & Website Marketing Task Force (REWMTF). Its purpose is:
To improve communications, support, and engagement with current residents.
To evaluate and enhance the community website as a tool for marketing our 55+ community to prospective residents.

The next Board working Meeting is scheduled for 8/26/2025. The agenda and supporting documents are located where they always are: [CURRENT WORKING MEETING DOCUMENTS](#). Residents should provide any suggested topics or changes through the Contact Us Form ([Contact Us Form](#)) and select the topic of "Comment/Question/Input on Board or Resident Meetings".

There is an ongoing process improvement effort to improve the efficiency of the Board, Committees, and Kuester staff. Changes to the way that residents can communicate will be changing over the next few months.



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

If you are a new homeowner or are considering a change to the exterior of your home or yard for the first time, please pay close attention.

All the information you need to submit a Modification Request for ARC's approval can be found in the Design Guidelines, which are on the CP website. Start with "Governance", then "CP Documents", then "ARC Design Guidelines". The Guidelines can be a bit overwhelming at times, but please take the time to search for the applicable information for your project. If questions remain after your investigation, that's the time to email ARC for additional help. ARC is more than willing to assist but doing your homework first will expedite the processing of your request.

All too often, ARC is frustrated by the number of Modification Requests that are submitted that are missing essential information. Before ARC votes to approve MRs on the second and fourth Wednesdays of each month, we also meet on the preceding Fridays to identify MR shortcomings and assign ARC members to follow up with homeowners that have incomplete information. Actually, ARC receives the list of MRs from Patrick Dzimiri, Compliance Manager two days before the Friday meetings, so that each member of ARC can read through the MRs looking for problems.

We understand that some of the requirements may be difficult to achieve (photos and plot plans, etc.), but ARC would appreciate your best efforts. Occasionally, we make exceptions, but in some cases, there is no way to approve an MR without the required information. Paying close attention to the "MR Requirements" in red at the bottom of each Guideline is essential.

ARC makes every effort to gather the missing information between our Friday and Wednesday meetings so that the homeowner does not have to wait another two weeks or more for the next review cycle. One option for ARC is to return the deficient MR to the homeowner and simply state that it is missing some of the requirements, and for the homeowner to resubmit the MR for the next review cycle, which will delay the project.

ARC appreciates your cooperation in this matter.

Compliance Corner

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

Mulch

For most residents, mulch is something that's typically not on our community residents' minds unless there's inadequate mulch, which would be addressed by Yardnique, or a resident is looking to create a new mulch bed, or expand an existing one, in which case, a **modification request** needs to be submitted to the architectural committee.

Per **Section 3.3.1 of the Design Guidelines**, creation of new planting/mulched beds is permitted in the front/side/back yards where space permits, provided that a modification request has been submitted to the ARC AND approved by ARC.

Please remember to include the following in your MR packet/submission:

MR REQUIRED: Photograph of area to be modified; dimensions of the proposed bed and lawn maintenance access points; type of plants and size at maturity, diagram showing location of the plants, identification of all alternative living ground cover and plot plan.

Improper Use of Common Areas

Per **Section 3.3.4 of the Design Guidelines**, to be in compliance with Town of Cary policy, and Carolina Preserve Governing Documents, planting or gardening in slope areas or in HOA owned common buffer areas is prohibited, unless permission was previously granted by the Landscape Committee or ARC, continued maintenance by the homeowner is permissible.

The HOA assumes NO liability for a homeowner who might be injured either in the initial installation or in the ongoing maintenance in the HOA common area.

All the best this month.

Your Friendly ARC & Compliance Manager & Landscaping Liaison,
Patrick



2025 Committees

Architectural Review Committee (ARC)

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

Board Election Committee (BEC)

Darren Chesin *Chair* | Colleen Ferner *Vice-Chair* | Margaret Horst *Secretary*
Sharon Adamo | Michael Schwartz
Board Liaison: Bob Williams | Staff Liaison: Glenda Hunter

Club Advisory Committee (CAC)

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

Covenants Committee (CC)

Richard Martin *Chair* | Stephen Bowers *Vice-Chair*
Herb Blum | Bob Lamar | Eldon Pearce

Facilities Advisory Committee (FAC)

Doug Brugler *Chair* | Eric Haake *Vice chair* | Stephen Bowers *Secretary*
Ron Alexander | Dave Bangasser | John Bowser | Don Gallagher
Kent Kjellgren | Sue Lowery | Ken Merten | Dick Perkins
Susan Rezai | Rodger Shamblin | Ted Steinwender | Carl Wrublewski
Board Liaisons: John Kasarda | Staff Liaison: Josh Hughes

Finance Committee (FC)

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

Information Technology Committee (ITC)

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

Landscape Advisory Committee (LC)

Seeking volunteers

Board Liaison: Ron Madl | Staff Liaison: Judy Mann | Staff Rep: Patrick Dzimiri

Lifestyle Advisory Committee (LAC)

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

2025 Task Forces

Energy Efficiency (EETF)

Kent Kjellgren *Chair* | Doug Brugler | Todd David |
Board Liaison: Ron Madl | Staff Liaison: Josh Hughes

Software Assessment (SATF)

Dennis Curtin *Chair* | Margaret Horst | Bob Willenberg
Board Liaison: Stan Levine | FC Liaison: John Adamo
Staff Liaison: Glenda Hunter

2025 Board

Bob Muller

President,
Management Company & Attorney Liaison

Bob Williams

Vice President,
Assistant Secretary,
Amberly Master Association Rep

Stan Levine

Secretary, ITC Liaison, SATF Liaison

Ron Lepionka

Treasurer, FC Liaison

John Kasarda

Member at Large, FAC Liaison

Ron Madl

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

Steve Rich

Member at Large, CAC Liaison, LAC Liaison

Mark Your Calendar

Board Open Working Meeting

August 26 | 12pm

In person & virtual

HOA BOD Candidate Information Session

August 27 | 6:30pm

In person

Board Open Working Meeting

September 23 | 12pm

In person & virtual

Formal Meet the Candidates

September 29 | 6:30pm

In person & virtual

Informal Meet the Candidates

October 15 | 2:30pm

In person

Board Open Working Meeting

October 28 | 12pm

In person & virtual