



## INSIDE THIS MONTH'S ISSUE:



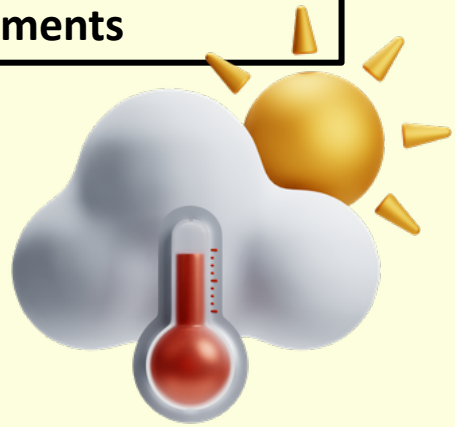
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## SUMMER SOLSTICE

**Fri, Jun 20, 2025, 10:41 PM**  
**Northern Hemisphere · Eastern Time**

## President's Comments



Summer will be here in a few days, although we have already received a great deal of summer weather. The days are getting longer and the extra daylight allow us to enjoy more outdoor time in the sun (sometimes with a little rain mixed in). As we have the upcoming Community Meeting on June 24<sup>th</sup> instead of a regular open Board Working meeting, these comments will be unusually short. The Locker Room project is about to complete this month, and we are sure everyone will be glad that area is back open for use. Shortly thereafter we will install a permanent pool deck shower with both hot and cold water. Yay! There are many projects in place as the board and the management company take advantage of our new advisory committees to gain professional guidance for each of the areas they address – facilities, landscaping of HOA owned property, and professional legal advice on our various CP documents. Please plan to attend the Community Meeting, where you will be able to discuss any matters of concern with the board after we have a short presentation of areas we have addressed this year, and those we see coming for the remainder of 2025.





## News in Brief

### Amberly Report

The Carolina Preserve Board had its attorney send an official demand letter to the Amberly Board. This letter requested that the Amberly Board correct its procedures and policies to allow proper representation of sub-associations and their owners in Amberly meetings. It also requests that the Amberly Board correct its procedures and policies for owner access to Amberly records. Both of these requests are to correct the Amberly procedures and policies to make them compliant with Amberly governing documents and North Carolina law.

### Annual Health & Wellness Fair

#### Health Screening Report

At the Health and Wellness Vendor fair on April 26, 2025 Lifestyle Advisory Committee hosted a health screening. Participants had the opportunity to participate in five screening stations; grip strength, one leg balance, 30 second sit to stand, macular degeneration screen and - are you wearing the right reading glass magnification.

Most participants tried three stations but fewer tried the stations about macular degeneration and reading glasses. Overall more than three quarters of the participants completed all five stations.

Results: Data were collected on grip strength, sit to stand and balance. 70% of participants met the standard for age and sex in the grip strength and sit to stand, however only 49% met the standard in the balance task. These summary statistics were shared with Keri, our fitness and wellness coordinator to use in future programming. It can be noted that the parallel bars used in the screening were from our fitness center. Residents may use these same bars for practice and improvement skills.

Feedback: Ninety-four percent of the respondents gave favorable answers to the survey which indicate that future health screenings would be worth the effort. Additionally, suggestions were made for other screenings that included blood pressure. Again, the fitness center has an available blood pressure machine that is calibrated as often as every three months.

The Lifestyle Advisory Committee would like to thank the volunteers who staffed the area; they were encouraging and made the day fun.

A special thank you for the 100 participants who took the time to measure their health status and who provided feedback to the committee.



## This Month In Pictures

Do April showers bring May flowers? No, actually volunteers from the Landscape Committee, Pickleball Club, HOA Board and others PLANTED May flowers! Two beautification projects took place this month. Several new bushes and some ground cover were planted in Serenity Park. Then in Community Park (Beckingham Loop) a team descended to till soil, dig holes, compost, and plant about 45 plants and flowers on two corners. Many thanks to the volunteers and the Landscape Committee.

### Serenity Park



### Community Park



The Pickleball Club hosted its annual Charity Fund Raiser Event, this year to benefit Make-A-Wish Foundation. The goal was set at \$7,500 to be able to sponsor a specific person. The end tally was a WHOPPING \$20,000 to sponsor not only local teen Harrison, but Make-A-Wish will be using the extra money to sponsor another deserving local resident. Well done to all that participated and donated, as well as our local sponsors.



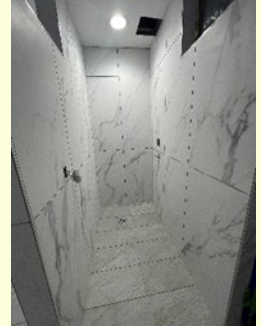
## **General Manager Update:**

### **Locker Rooms, Pools, Ponds, and More—Thank You for Your Patience and Partnership!**

As summer settles in, we want to take a moment to thank each of you for your continued patience, feedback, and community spirit. There are several important projects underway across Carolina Preserve, and we're pleased to provide the following updates on behalf of Kuester's Leadership Team as we work closely with your Board and our onsite team to fill the role of your General Manager during this transition period.

#### **Locker Room Renovations**

We know this project has taken longer than expected, and we truly appreciate your understanding. The good news is that the finish line is in sight! The new tile in the showers has been installed, and while some unexpected plumbing modifications were needed in the family room stall, progress continues with a new drain now in place. This week's focus includes drywall, grouting, and cleaning, and we remain on track for a final inspection the week of June 23, 2025. A new project manager has taken the reins and is working diligently to ensure the work is completed with care and quality.



#### **Irrigation Repairs**

The community's landscaping partner, Yardnique, has been diligently working to complete irrigation repairs in the Villas. As of the writing of this newsletter, approximately 90% of the work is complete, and the project remains on track for full completion by mid-June. We recognize how essential this work is to preserving the health and appearance of our landscaping and greatly appreciate residents' patience and understanding throughout the process.

In addition, a separate irrigation project around Bradford Hall was approved and is expected to be completed by the time this newsletter is released.

#### **Landscape Updates (Fire Ant Treatment, Pruning, and Turf Treatment)**

As shared last month, we received concerns from residents regarding fire ant activity in the community parks. In response, the Board of Directors approved a comprehensive treatment during their April meeting, and we're pleased to report that the treatment has now been completed in all park areas.

Yardnique is also in the process of performing routine pruning throughout the community. Their team is working systematically, moving section by section to ensure consistent care across all areas.

In addition, the community received its second round of turf treatment on June 4th. This application included a post-emergent herbicide, along with nitrogen, to help control weeds and promote greener, thicker lawns.

### **Gym Ceiling Remediation**

Rainbow Restoration has completed remediation work on the gym ceiling, and we are now currently working to have the ceiling repaired and patched. Our onsite team will provide timely updates to let you know of any effect the work may have on residents while visiting Bradford Hall.

### **Outdoor Pool Update: Investigating the Blue Spots**

We've heard your concerns about the condition of the outdoor pool and are taking them seriously. On June 2nd, the Board and Josh met with the President of Pool Professionals to discuss the blue spots and other issues brought forward by residents. We are committed to working with your Board to ensure the pool remains a clean, safe, and enjoyable amenity for all.

### **Fishing Pond Sign Replacement**

New signs are on the way! During the May Board Session, the Board approved new signage for Morningside Pond. Josh is coordinating with the selected vendor to ensure the signs are fabricated and installed promptly.



### **General Manager Search**

Finally, we want to acknowledge how important the General Manager role is to your community. Kuester's leadership team has identified a strong candidate who has completed our internal interview process and we're in the process of scheduling an interview with the Board. Additionally, two other promising candidates are progressing through the final stages of the selection process. We're optimistic that a great new leader will be in place soon!

Thank you again for being such an engaged and supportive community. These projects, and the ongoing work to make Carolina Preserve the best it can be, are only possible because of your feedback and partnership. As always, we welcome your questions and suggestions, and we look forward to sharing more good news in the weeks ahead!

Warm regards,

**Kuester Management Group Leadership Team**

On behalf of your General Manager



## Committee Reports

### Architectural Review Committee (ARC)

As of June 6, ARC has reviewed and processed a total of 159 Modification Requests and 160 Fast Tracks since January 1. In addition, ARC has also completed 126 post audits of MRs and FTs. These Post Audits generally occur 3-4 months after the approvals.

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](mailto:architectural.committee@cpamberly.net) and you should get a response within a day.

### Club Advisory Committee (CAC)

It's Easy to Start a Club!

Any resident can start a new club at Carolina Preserve. All you have to do is gather at least 10 residents who are interested in the purpose of the club and have two people who are willing to be the leaders of the club. Contacting the Lifestyle Director first is a good idea to ensure that your proposed club does not duplicate the purpose of an established club or group. Then you fill out a charter stating the club name, leaders' contact information, club purpose and the club's activities and/or meetings. The charter form can be found on the CP website under the blue tab labelled Clubs. After you click on Clubs, drop down to Club Forms. Once the charter is approved by the Lifestyle Department, you can reserve a room using the room reservation form on the blue Clubs drop down and also have Lifestyle send out a notice to residents inviting them to join. If you have questions about this process, feel free to contact the Club Advisory Committee at [cac@cpamberly.net](mailto:cac@cpamberly.net)



## **Facilities Advisory Committee (FAC)**

The short term focus continues to be to improve understanding of the CP facilities and any known problems areas.

### **Flooding situations:**

With the recent rains a few flooding situations have arisen due to blockages on some grated drains.

The Wall and Pond working group was tasked to evaluate the shorter term need to upgrade certain grated drains with open throat drains and then to longer term categorize all of our neighborhoods drains. Proposals/quotes for some of these situations are being obtained.

### **Water use at Bradford Hall:**

The hourly water use at Bradford Hall can be seen using the Cary Aquastar website. Overnight water use has seemed to be higher than expected. Most water use overnight should be due to pool evaporation. A backyard experiment allowed us to know how much evaporation should be expected and that more water usage was some kind of a leak. With that knowledge, the cause of a significant leak was found and repaired.

### **Exercise/Gym room:**

Now that the LED lighting and Insulation upgrades have been accomplished in Bradford Hall it may be possible to modify the HVAC system for the Exercise room for better control and more efficient operation. The replacement of the main HVAC system for the Exercise room occurred last summer, but the new control for it has not been able to perform well until now. It has taken a surprising level of effort to get proper control of this efficient system. Now control of Exercise room temperature is finally possible and we should now be able to be more energy efficient as well. The temperature setpoint for this room has been revised and will now become 70F.

### **Indoor Pool dehumidifier issues:**

The Indoor Pool dehumidifier is a very major user of electrical power. It was installed in 2007 and completely retrofitted/rebuilt in 2017. It is getting old again and has had a major heater failure with an expensive repair quoted. But our effort to improve our understanding of this system may have made it possible to inexpensively restore adequate heater function for the pool air.

### **Short term reserve plan needs evaluation:**

In 2023 CP commissioned an analysis of its various facilities to provide the basis of a plan for future maintenance and replacement needs. A review of those items expected to need maintenance or replacement in the near term is underway.

The Lighting and Insulation projects mentioned above are expected to both extend the life of some HVAC equipment and may allow some equipment to be smaller and less expensive when they are eventually replaced.



**Data Loggers:**

Data Loggers, loaned from HOA President, John Kasarda, are now being used to better understand the temperature and humidity control we now have for the various Bradford Hall rooms.

**Finance Committee (FC)**

The Finance Committee (FC) met on May 28. Key points from that meeting include:

- Due to continued drainage issues on the tennis courts, the Tennis Club is recommending accelerating the major work of scarify/replenish/laser grade of the courts from 2027 to 2026. The FC recommends moving those costs, approximately \$45,000, in the reserve study to 2026 and including them in the budget. This would be in lieu of the normal top grading work that is done annually.
- Electricity continues to run a couple thousand dollars less than budget each month, due mainly to cost savings initiatives recommended by the Energy Efficiency Task Force.
- The committee discussed the current replacement reserve limits, and will recommend that the threshold to qualify for using replacement reserve fund be increased from \$2,500 to \$5,000. This limit has been at \$2,500 for some time and was higher than \$5,000 many years ago. Inflation alone would warrant this increase. Also, as a point of reference, the Reserve Study conducted in 2023 used \$8,000 as the limit.
- The HOA Board has requested the Finance Committee to review several financial documents for content, possibly incorporating these documents into the CP Financial Policy, and potentially updating of terms and conditions. The documents include:
  - “Carolina Preserve HOA Financial Policy Version 12-20-2022”,
  - “Infrastructure Improvement Fund Project Development - Process and Procedures”,
  - and
  - “Assessments Collections Resolution”.

**Information Technology Committee (ITC)**

IT Help sessions for May were successful. See the separate email for a spreadsheet showing how many people helped. We will continue through the end of June with the Help Sessions.

Margaret Horst has created the Survey to be sent out for the CAC group for Training needs. We had an ITC Meeting June 6th 10am to noon.

## **Landscape Advisory Committee (LC)**

- Community Park: The Landscape Committee (LC) has completed its work on the butterfly garden and the two Beckingham Loop corner beds. Special thanks to Debbie Merten and Carol Randall for taking the lead, to Bob Muller, Steve Rich, and a group of 8 volunteers, to Josh Hughes for ensuring that the irrigation system is running.
- Serenity Park: The LC continues the park's restoration/upgrade by planting new shrubs (St. John's Wort and native azaleas). In addition, 100 donated pachysandra plants were planted on a slope for erosion control. Thanks to Linda Woodbury and Anita Adelson for their leadership and to the same group of volunteers that assisted with the Community Garden. To date, both of the park's expenditures are below the funds allocated by the Board.
- The LC has met with Yardnique as the mowing season has begun. It has shared with Yardnique many concerns that have been expressed by residents. The contract requires "neat and uniform lawn appearance" – we know that, in many cases, the mowing is uneven, scalped and tree roots are damaged. The LC has asked Yardnique to review its use of equipment: large mowers are too frequently used on small areas in resident's yard – the committee wants smaller mowers used in these areas. The elimination of using weed eaters to "mow" so areas that the large mowers cannot maneuver – this has resulted in a very uneven look.
- The LC has submitted to the Board a timeline for a new 3-year contract for all residential lawn services. Included in that timeline is a resident forum to provide input into the Request for Proposal.



## **Lifestyle Advisory Committee (LAC)**

May and June are busy months for Lifestyle Advisory Committee activities

We have had and will continue to have many interesting and varied topics at our CP University – history, art, international business, electric vehicles, sustainability. The full schedule for the year is posted in the message boards. The CP University message board is right at the top of the messages.

Our annual picnic was moved indoors with the threat of rain. The DJ was great. The ice cream truck is always a hit. There were some hiccups serving the food but folks said the food tasted great. We greatly appreciated the patience exhibited as we worked to shore up the caterer.

May 27 was the second Evening Entertainment program. Titled 'The Mannequin Mayhem Show', we enjoyed a very funny presentation of ventriloquist Steve Brogan. He had wonderful characters who he brought to life. The Volunteer Expo (June 2) is a wonderful event bring together all the committees and task forces to share their work and talk to potential volunteers. This is a fantastic way to learn about the groups that make CP such a great place to live.

Don't miss the next Pocket Park Coffee (June 10.) This time we will be at the park on Finnbar. ALL CP residents are invited to each coffee. It's a great way to see all our wonderful pocket parks as well as talk to some great people.

The next New Resident Orientation Workshop is on August 9. This is a fantastic way to get up to speed on all the CP has to offer.

Be sure to review the weekly Lifestyle newsletter that comes out on Fridays. You no longer need to log in to view the newsletter. Just click the link! To register for events, you will still need to log in but viewing the newsletter is just a click.

We appreciate hearing from residents about new CP university ideas or other program ideas. Our email address is: [lifestyle.committee@cpamberly.net](mailto:lifestyle.committee@cpamberly.net)

Finally, a big thank you to the CP staff, volunteers and residents who collectively make our events so special. Thank you.

## Task Force Reports

### Software Assessment Task Force (SATF)

The Software Assessment Task Force (SATF) has 5 remaining HOA owned software products left for final review and disposition. Four of these software products have been identified as "necessary" by the HOA Board and Staff, and are expected to be approved during the next two months once the new Microsoft 365 Business Premium and MSP360 backup software programs have been implemented. Review of the remaining item, the CP Domain Licenses, is in progress.



## **Treasurer's Comments**

**By Ron Lepionka, HOA Treasurer**

We had net income \$36,000 for the month of April, which to a budgeted net loss for the month of \$(54,000), a favorable variance of \$90,000. Revenues were favorable to budget by \$5,000 due mainly to higher than budgeted resale fees. Maintenance was unfavorable to budget by \$(14,000) due mainly to the timing of tennis court resurfacing. Landscaping was favorable to budget by \$88,000 due to mainly to the timing of our mulch payment along with no expenditures for tree maintenance or landscape projects, and service contracts were favorable to budget by \$6,000 due mainly to timing of costs for the annual audit of the 2024 financial statements.

Year to date through April, income was \$113,000, compared to a budgeted loss of \$(50,000), a favorable variance of \$163,000. Year-to-Date Landscaping costs were favorable to budget by \$126,000. Much of that is due to a timing difference of actual to budget on the installation and of, and payment for, the mulch. We also have favorable variances of \$16,000 in resale fees, \$10,000 in management fees, mostly due to lower than budgeted Amberly Master Fees, and \$9,000 in payroll costs. 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 \$1.950 million at April 30, 2025. That amount continues to remain fairly steady.

We have \$1.5 million in CD's at a weighted average interest rate of 4.36%, and also had \$1.6 million in money market funds.

We have started to update the financial forecast for the remainder of the year so we have a more current view of our financial picture. Also, we have been updating the reserve study, as is good practice, by assessing the components for timing of possible replacement, including reserve items we've added since the last study and updating inflation and interest rate assumptions, which will impact the funding requirements. The outlook for future expenditures as well as the annual funding for those expenditures will be included in the budgeting process later this year.

Complete financial statements have been posted to the website.



## Secretary's Comments

By Stan Levine, HOA Secretary

This month Board members reviewed the 58 boxes of physical files that were in storage in order to determine what can be disposed of, shredded, or scanned/saved/shredded. The task has been completed.

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

The By-Laws has been updated and sent out to the community for comment. Comments have been received, and the Board is reviewing them and getting ready to send it out to the community for a second review.

The Compliance policy has been updated as a draft and is being reviewed by the Board prior to sending it out for comment.

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

There is an ongoing process improvement effort. It is looking at ways to improve the efficiency of the Board, Committees, and Kuester staff.

# 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 2<sup>nd</sup> & 4<sup>th</sup> 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](mailto:Architectural.Committee@cpamberly.net)**

or

Patrick Dzimiri, Compliance Coordinator: **[compliance@cpamberly.net](mailto:compliance@cpamberly.net)**

## ARC Makes It Easy For You

### Understanding the Anomalies in the Design Guidelines

Homeowners that are considering changes or improvements to their yard or the exterior of their homes frequently get ideas from what they observe throughout the community. Other times they may ask neighbors or seek information through the community message board which is a good way to go about making a plan. Of course, the next important step is to look for the Design Guidelines on the CP website to understand what can or cannot be done and what the required process is to get the ball rolling. Nothing new here for homeowners that have been in CP for many years.

However, newer homeowners may not know the ins and outs of the Design Guidelines, but almost all questions can be answered by taking the time to explore them.

One issue for new or newer homeowners to understand is that many, many changes have been made to the Guidelines as they have evolved over several years. This means that you may see something that a homeowner did that was allowable under older versions of the Guidelines, but cannot be done under the current Guidelines. There are a number of these situations that have been “grandfathered”, so what you may see is possibly a “grandfathered” change and not a violation. ARC also has a “Variance Policy” which can be found in the Guidelines, if a homeowner thinks an exception to the current Guidelines is justified. Many of the “regulations” that CP must abide by are established by the Town of Cary, and ARC cannot offer a Variance when there is a conflict with those TOC regulations. However, asking the TOC for a variance is an option for homeowners that feel strongly about an ARC denial that was the result of a TOC regulation.

Don’t forget that the majority of the rules/policies in the Guidelines are not in place because of the TOC or other government entity, they are there because CP believes they are necessary to maintain the community’s beauty and home values as well as preserving CP’s reputation of excellence.

Please understand that ARC is not responsible for the enforcement of the Guidelines, that is the responsibility of Management, specifically, Patrick Dzimiri - Compliance Manager. However, ARC does do Post Audits after the completion of approved Modification Requests and Fast Tracks, and if something does not conform to what was specified in the MR/FT, that information is passed on to Patrick. For example, replacing a street tree with a tree that is smaller than the minimum requirements, or a variety that is not listed in the Guidelines.

Contacting ARC to help clarify issues is always an option, but please do your homework first by checking out the segment(s) of the Design Guidelines that address your project.

## Compliance Corner

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

### **Pressure Washing: Keeping Our Homes in Pristine Condition**

Summer is here! Well, officially, **summer is only 18 days away!** Unofficially, with the commemoration of Memorial Day, summer season has kicked off. This is such a vibrant time of year in Carolina Preserve, and we appreciate everyone's partnership in keeping the neighborhood looking its best as we enter the summer season.

As you enjoy those fierce and competitive pickleball matches, tennis matches, and golf tournaments, please remember that pressure washing plays a significant role in maintaining the charm and visual appeal of our community.

One of the requirements of **Section 5 of the Design Guidelines, Maintenance Policy**, is the requirement that the house be maintained in an attractive shape which includes pressure washing the home and updating of stain/steeler on a regular basis.

### **Overall Aesthetics of the Home**

Per **Section 5 of the Design Guidelines, the Maintenance Policy**, homeowners are encouraged to include tasteful, well-maintained decorative elements — but it is equally important to avoid excessive or cluttered displays that could detract from the neighborhood's cohesive and attractive appearance. The association reserves the right to determine when decorations exceed reasonable limits, ensuring that we all work together to keep the community looking organized, welcoming, and beautifully cared for.

### **Rubbish and Debris**

Overall, residents in Carolina Preserve do an excellent job of disposing of rubbish and debris appropriately and keeping the general appearance of their home neat and tidy. As a gentle reminder, if trash is not being collected that day, trashcans should be kept out of public view. Trash cans should only be out in the front of the house when waiting on trash collection and should be placed back out of view once trash has been collected.



As a reminder, per Section 5 of the Design Guidelines, Maintenance Policy, no rubbish or debris of any kind shall be placed or permitted to accumulate within, upon or adjacent to any Lot so as to render any such property or any portion thereof, or activity thereon, unsanitary, unsightly, offensive or detrimental to any other portion of the Community.

If you have any questions about the Architectural Review Committee (ARC), or how to submit **Fast Track or Modification Requests**, please visit [cpamberly.net](http://cpamberly.net) to access the Architectural Guidelines and helpful resources.

Thank you for your partnership in helping to keep Carolina Preserve beautiful and well cared for as we move into the summer season.

All the best this month.

Your Friendly ARC & Compliance Manager & Landscaping Liaison,  
**Patrick**  
([compliance@cpamberly.net](mailto:compliance@cpamberly.net))



# 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 | Ian Jagoda | Cara Lehman | Francine McElhinney  
Board Liaison: Steve Rich | Interim Staff Liaison: Brian Kelly

## Covenants Committee (CC)

Herb Blum | Stephen Bowers | Bob Lamar | Rich Martin | 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 | Ted Steinwender | Carl Wrublewski  
Board Liaison: Bob Williams | 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: General Manager

### **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)**

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

**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

**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**

**Board Open Working Meeting**

**September 23 | 12pm**

**In person & virtual**

**Formal Meet the Candidates & Voting**

**Demonstration**

**October 3 | 6:30pm**

**In person**