



May 2025 Issue LXVI
Carolina Preserve
HOA NEWS

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The header features a black rectangular box containing the title "President's Comments" in a bold, black, sans-serif font. This box is flanked by two stylized firework bursts in red, white, and blue. Below the box is a large, draped banner with horizontal stripes of red, white, and blue, secured by two blue tassels.

President's Comments

As we prepare to observe Memorial Day in honor of the brave souls who have given their lives to protect our liberties, the remembrance also denotes the end of Spring - as if it is trying to figure out if it wants to come and stay at Carolina Preserve or if it will yield its grip to a delightful start of summer activities – we've had some warm days, some almost hot days, and way too many chilly days. A great sign of the coming summer is that the outdoor pool was opened in time for Mother's Day. That temptation has not stopped the Board from its efforts to get projects moving along, and especially the Locker Room project finished. As of now, we are waiting for a final schedule from Onofrio after they met with the Town of Cary inspection officials on Monday 5/5/25 to confirm all the work details that need to be completed to obtain our Certificate of Compliance. To give credit for work done to help complete the project, we must acknowledge the design group headed by Sharon Valvona in choosing the paint colors, the floor coverings in the locker rooms and the tile colors for the new tile in the shower areas. She was assisted by Peter Asmar, Linda Carlisle, Carol Davis, Barbara Holbrook, and Carol Sirota. Thanks to you all as we work to finish the project we inherited from last year's HOA Board.

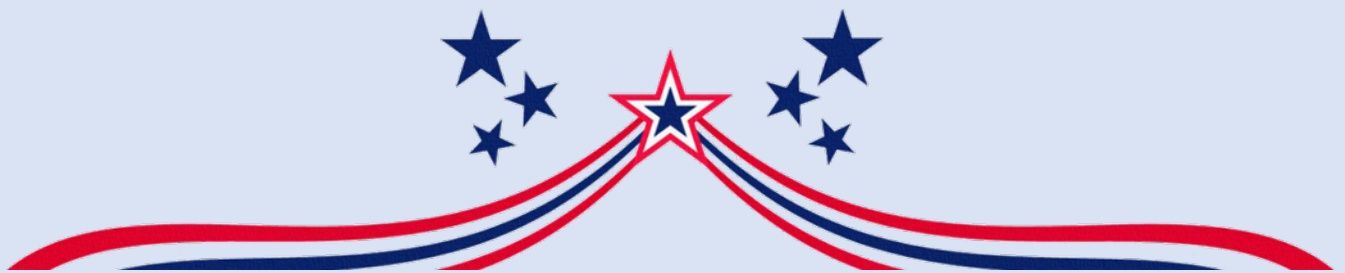
In addition to the major project of the Locker Rooms, the Board has moved forward with a number of other projects & tasks to continue our effort to update our documentation of Bradford Hall (BH) and the system inside the hall. We put in place our own copy of Basecamp (to assist in project management) in order to give us more control over its use and to simplify matters if we were to change the management company. We have finished installing the new telephone system, and are porting the main number to the new system. We will change over soon. We are evaluating several retaining wall repairs, repairing the landscape lighting at Weycroft. We have also completed a full inventory of the entire contents of Bradford Hall, and have released an RFP for an insurance agency to update our coverages. The Board is also deep into revisions of the Bylaws, enhancing the communications processes with Kuester, and have released an RFP to evaluate possible alternative management companies. The Land Use survey near the pickleball area has been completed, and our land architect will now move onto evaluating other areas in CP for usability. We have finalized replacing most lighting units with LED units, and have initiated improvements to the insulation in the attic of BH and to sealing many air leaks in ductwork and the ceiling itself. We will shortly repair the ceiling in the gym, as well as clean all the carpeting there once the ceiling is fixed. The Software Task Force is diligently reviewing the software we currently have and pay for, to determine if we can eliminate some (and its cost), and take better advantage of multiple features not yet in use. We are also evaluating (through the new Facilities Advisory Committee) possible updates to the HVAC control system to better maintain consistency and control throughout the whole building. We are reviewing the Facilities Use Policy with regards to animals in the building (both member's and demonstration animals) to prevent damage and make sure we are properly insured.

Kuester is in the process of obtaining a new GM for us, and we have enhanced our project approval and payment approval process this year with Kuester. RFPs have been released for various Landscaping Projects and for the maintenance of the HOA owned property. The irrigation system in the Villas is being addressed – not as a band aid – but as a full repair to make sure it works consistently. Documentation of contracts and projects is rapidly being completed and we are looking at more preventative actions for the pool piping (it is breaking too many times right now). We are about to initiate the scanning of old records so paper will not be retained any longer once scanned. This year's budget cycle is about to begin, and it will receive a fairly extensive overhaul to identify projects mostly likely to be initiated next year. All line items remain under constant scrutiny by our Finance Committee, and many opportunities for cost reduction are being investigated.

Given the number of projects the Board is involved in, we have many times thought: Give me coffee for those things we can change, and wine for those we cannot.

In closing, you will receive a status update from us when a firm completion date has been established for the Locker Rooms, and any other topics relevant to the whole community.

Until then, enjoy the pool!



News in Brief



Termination of the Board Email Address

On 5/1/2025 the Board terminated the use of Hoa.Board@CPAmberly.Net as a way for residents to communicate with the Board. This was done because of the number of emails the Board received that were either not an action for the Board or were difficult to keep track of. This resulted in many emails receiving no response or a significantly delayed response thus generating more emails to find out the status.

The primary way for residents to communicate with the Board is through the use of the Form **"Contact Us"**. However, even the use of that has not completely resolved the response issues. Those responsible have now been given specific instructions on how to respond to the **"Contact Us"** form submissions. In addition, the responses are being reviewed to ensure that they are meaningful and not delayed.

It should be noted that residents can also communicate with the Board at the end of each Board Working Meeting, during Community Meetings, and at the Town Halls!

Inventory

Did you know that Carolina Preserve did not have a listing of our assets? None. Anywhere. So, we created a project to inventory all of our assets, which we recently completed. Therese Lepionka led the project and got some assistance from a few Kuester employees, a few clubs and a couple of residents. We identified about 1,700 items!

This inventory also plays an important role in our insurance program as we need to have the correct insurable values to be covered in our insurance policies. Step two in this project was to calculate current replacement value for all of these items. Previous suppliers were called where we knew from whom we purchased items, and there was a lot of "internet shopping" to find current prices of other items. What we found was that the value of our "contents" was severely understated as insurance appraisal programs just use averages for like size and function buildings. Our "stuff" is a apparently a bit nicer than average.

As we head into our insurance renewal process this month, we'll be sure to share this information with our brokers and carriers to make sure we are adequately insured moving forward.

Amberly Report

The Amberly Master pool is now open.

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 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.

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

Rescheduled to June 28



General Manager Update:

Spring Progress, Community Improvements, and Team Appreciation

We're happy to bring you a warm and cheerful update as we head into the busy spring season!

You may have noticed the gym ceiling is currently under repair due to a break in the main sprinkler line. While the line has already been fixed, the ceiling itself will be repaired very soon. We sincerely apologize for any inconvenience this may cause and appreciate your patience as we complete this unexpected fix. Thank you for helping us keep these shared spaces in great shape!

We're also excited to announce that the outdoor pool is officially open! We know many of you have been eagerly awaiting pool season, and we're so glad the time has arrived for you to enjoy the sunshine and cool water.

The locker room renovations continue. Although we experienced a delay due to final layout adjustments required by the City of Cary, we're pleased to share that the Board has approved the contractor's proposed change order to address these concerns. We are hopeful (and excited!) to see the locker room project fully wrapped up in June.

On the landscaping front, we're pleased to report that Yardnique has completed a full audit of the irrigation system, and the Board has approved the needed repairs. These are scheduled to be completed before the end of May, ensuring that all of the community's plantings have a proper water source to withstand the upcoming summer heat.

We also want to acknowledge that there was a temporary downturn in the appearance of our common areas following the loss of landscaping services from Hansley. We truly appreciate your patience during this transition. To keep the parks, perimeters, and shared spaces properly maintained, the Board has approved a temporary service agreement with Yardnique while the Board and Landscape Committee complete the formal bidding process to select a new long-term landscaping partner.

Looking ahead, we're excited about the upcoming Community Picnic on May 17, 2025! The onsite team has been working hard alongside the LAC to prepare for this fun event, and we hope many of you will join your neighbors for a great afternoon of connection, laughter, and community spirit.

Finally, we want to take a moment to acknowledge the recent departure of the General Manager and express how incredibly proud Kuester Leadership is of the way the onsite team has come together to ensure the needs of Carolina Preserve residents continue to be met. If you see one of our great team members in passing, we encourage you to take a moment to thank them for their wonderful service to the community. The team is dedicated to making sure each and every resident has a great experience when visiting Bradford Hall, and while there is always room for improvement (as with anything), the hard work and positive attitude they bring each day does not go unnoticed. We are hopeful to find the right replacement for the General Manager position soon, and Kuester remains fully committed to working alongside the onsite team to support Carolina Preserve every step of the way.

Thank you for your continued support, trust, and partnership.

**Warmly,
The Kuester Leadership Team**

A decorative banner featuring a central black rectangle with the text "Committee Reports" in white. The banner is flanked by two large, colorful fireworks (red, white, and blue) and a red, white, and blue ribbon draped across the bottom.

Committee Reports

Architectural Review Committee (ARC)

As of April 23, ARC has reviewed and processed a total of 104 Modification Requests and 105 Fast Tracks since January 1. In addition, ARC has also completed 103 post audits of MRs and FTs. These Post Audits generally occur 3-4 months after the approvals.

Remember, an ARC member is always on call to assist homeowners with questions regarding the Design Guidelines or a future project. Sometimes the Guidelines can be confusing, but ARC is happy to help with any concerns. Typically, the ARC members on call will respond within a day and if needed, can visit a homeowner to look at the issue to be sure there is a clear understanding of the best way to solve the problem. Please use architectural.committee@cpamberly.net if you have any questions.

Club Advisory Committee (CAC)

The Club Advisory Committee organized three Club Express small group trainings last month led by Margaret Horst and Judy Rampolla and we thank these ladies for giving their time to train club leaders. The IT Committee will be holding walk-in help sessions in the Wall Street room at Bradford Hall on Thursdays from 12:30 pm to 2:00 pm, starting May 1st and ending June 26th. Club leaders and all residents can get help with Club Express at these sessions or they can send an email to the IT Committee if they have any questions.

The Guidelines for Composting and Recycling at club events are on the way to final approval and will be posted on the Club Express website under Clubs/Club Forms. The Environmental Club and Club Advisory Committee wish to encourage composting and recycling at club events but it is not mandatory. If a club chooses not to compost and recycle, then all of the waste collected will be removed as garbage by the cleaning crew.

Facilities Advisory Committee (FAC)

The Facility Advisory Committee is now further organized with Energy Efficiency, HVAC, Pools, Pump Room, RFPs & Contracts, Roof & Structure, Walls & Ponds as main working subgroups. Our monthly meeting has reports from the sub groups to the committee and then any new business. The short term focus has been to better understand our CP Facilities and especially any known problem areas.

An energy efficiency project to be completed soon at Bradford Hall will be to seal some known building air leaks and to significantly improve the upper story insulation. We have some data loggers deployed to baseline the HVAC temperature and humidity ranges seen in Bradford Hall rooms. The pump and pool piping has had various issues in 2024 and proposals to improve reliability and performance are being devised. The process of obtaining Request for Proposal (RFP) from prospective vendors and subsequent contract has been reviewed for possible improvement. Building, Wall and Pond inspection reports are being reviewed for problem areas.

Finance Committee (FC)

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

- We are in the process of reviewing and updating the CP Financial Policy. Edits and comments were made by the Committee and the Policy will be provided to the Board for further comment and approval.
- We conducted our monthly review of transactions. Kuester has stopped adding pictures to some of the invoices, resulting in more difficulty in our analysis.

- It was noted that CP has four digital/hardcopy subscriptions to the New York Times. We'll look to see if we need four copies and reduce the number if we can. We'll also look at other subscriptions.
- Briefly discussed Web Advertising. It could be a source of revenue to CP, but we'll have to determine the most advantageous rates to charge and who will manage it, if we implement a program.

Information Technology Committee (ITC)

ITC Help Sessions (Thursdays 12:30pm – 2pm) started on May 1 and we will continue to the end of June.

On May 1st we met after the residents were taken care of.

1. We added an action plan to track how many residents are coming for help.
2. We talked about CAC's request for more in depth training. The consensus was to ask them to review the quick start topics and give us the top 3 to concentrate on, once we have that information we can discuss what they are asking for and how quick we can get some of the topics knocked out. And if there are things that can be combined we will do what we can to address what they send us. I have sent an email out to Cindy Jackson.
3. We talked about the issues brought up with regards to the Contact Form.

Landscape Advisory Committee (LC)

- Members of The Landscape Committee have replanted the pots at Bradford Hall entrance - a "freshened look" with pansies being replaced by a seasonal selection by Mother's Day.
- The Landscape Committee worked with Yardnique and the BOD to get the perimeter of Carolina Preserve mowed and edged for the Easter holiday weekend. It looked really good! An interim contract sought by the committee has been approved by the Board.
- The committee has worked in coordination with the Board to issue a Request for Proposal to landscape companies to bid for a three-year contract for the perimeter. The committee expects to receive at least four bids and forward our recommendation to the Board for final consideration.
- The Landscape Committee reviewed more than a dozen resident requests. Approximately four requests are in the process of obtaining bids for removing dead shrubs and trees on HOA property and obtaining the regulatory permission. Site visits have been made by LC members and will be reviewed in May. All others have been resolved and closed. We ask residents to submit only requests pertaining to the HOA common ground and buffers. Please be patient as your request is reviewed by the LC and recommendations made to the Board. NOTE: Concerns about individual residential property should be reported on [this link](#).



- The Landscape Committee hosted a two-hour meeting with the Development Compliance Official and two Stormwater Specialists from the Town of Cary to get a greater understanding of the regulations involving the committee's management of the HOA-owned property. Managing the HOA common property is a complex issue and requires Town of Cary approval for almost all modifications.

Dyed versus Non-Dyed Mulch

It has been brought to the attention of the Landscape Committee our recommendation of the use of non-dyed natural mulch. This is a summary of our rationale for our decision. A longer documented statement is available.

When evaluating dyed versus non-dyed mulch, the primary concerns are safety, environmental impact, and toxicity. Dyed mulch, often made from recycled wood treated with synthetic dyes, poses potential risks due to its source materials, which can include chromated copper arsenate (CCA)-treated lumber that leaches harmful chemicals. Although the dyes are typically non-toxic, runoff can pollute water systems and affect soil and plant health by impeding water infiltration and altering soil chemistry.

In contrast, non-dyed mulch, composed of natural materials like bark and hardwood chips, decomposes organically and enhances soil fertility. It supports sustainable gardening practices, posing minimal toxicity risks to children, pets, and wildlife. Non-dyed mulch contributes positively to soil structure, nutrient cycling, and microbial activity, aligning with natural ecosystem functions and reducing the need for fertilizers.

The Landscape Committee advocates for non-dyed mulch due to its environmental safety and sustainability benefits. While dyed mulch offers aesthetic appeal, its long-term ecological effects and questionable sourcing make it less favorable. Non-dyed mulch is recommended for organic and native plant landscapes for its natural decomposition, soil health improvement, and minimal ecological impact.

NOTE: Dyed mulch is not prohibited in Carolina Preserve, but it must be brown in color only. If you choose to use dyed mulch, then opt-out of mulch and purchase your own. Recommended is [Scotts Nature Scapes](#)

Lifestyle Advisory Committee (LAC)

Lifestyle Advisory Committee events are in full swing at Carolina Preserve (CP.)

Twenty four hardy souls enjoyed an extremely interesting guided bird walk with members of North Carolina Audubon on April 12.

Our recent Health Screening held in conjunction with the Health and Wellness vendor fair was a great success. Exactly 100 people took part in five different screening stations. Summary results (no individual data) will be provided to Keri to help guide future fitness programming.

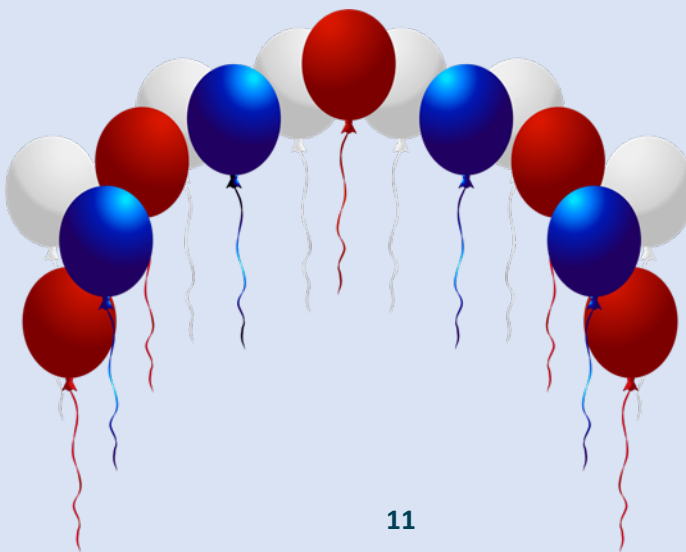
Our first Coffee in the Pocket Parks was held at Serenity. Wonderful turnout on a beautiful morning. The Coffees will rotate through the Pocket Parks. One is scheduled for June, September and October. Remember that all Coffees are open to all residents. It's a great chance to explore Pocket Parks you may not have visited yet.

We have a number of CP University course coming up including the War in the Pacific and Cary History told through Street Names.

Our annual picnic is coming up on May 17. Great food. Great DJ. \$10. Alseis Ice Cream truck will be back for dessert (included in price.)

May 27 is our next Evening Entertainment event. The Mannequin Mayhem Show. A very funny ventriloquist!

On June 2nd, a Volunteer Expo will bring the Board, CP Committees and CP Task Forces together in one place. This is an outstanding opportunity to talk with fellow residents about their activities supporting Carolina Preserve and sign up to help if what you hear interests you. Wine, Coffee and dessert will be served.





Task Force Reports

Software Assessment Task Force (SATF)

11 Software/Service items used at Carolina Preserve were identified as “needing review and disposition”.

5 of these have been resolved and closed (CE Website, Vote HOA, Court Reserve, MS 365 Software and Go to Webinar).

2 are in process of final review and closing (Backup for MS 365 and SharePoint, and CP Domain Licenses).

4 are “in progress” (Survey Monkey, Formstack, Zendesk and Tripleseat).

Note: Tripleseat and Survey Monkey may require addition time to resolve, but hopefully before year-end.

1 new software item was added by the HOA – BaseCamp.

Election Policy Task Force (EPTF)

The Election Policy Task Force met over a dozen times and submitted an Election Policy for CP Board of Director elections. The policy is currently under final review. The previous Election Task Force (ETF) will now become the Board Election Committee (BEC) and the Board of Directors is looking for 1-2 additional volunteers for this committee. Thank you to the EPTF members for their time and significant efforts!

Energy Efficiency Task Force (EETF)

The EETF continued work on several projects to improve Bradford Hall efficiency:

- Doug, Kent and Josh met to have a Zoom meeting with Insight Partners, AAON distributor for the Southeast. Insight Partners can expand and improve our Wattmaster Control system with Tridium front end and controls for AAON equipment and all PIUs.
- We have been working with Duke Energy to the extent that we can break into their massive security. Kent has managed to get a work order entered to eliminate the three phase service charges at the Yates Store entrance. We are supposed to be contacted by the Lighting Department to discuss buyouts for leased lighting and if we can get a signed verification we may be able to reduce our charges for the Clean Energy Rider.
- Work is continuing on analyzing the 6 Govee data loggers that are tracking temp and humidity at Bradford Hall. There are several inconsistencies between the many thermostats that we have and we are evaluating replacement potential.

Treasurer's Comments

By Ron Lepionka, HOA Treasurer

We had net income \$43,650, for the month of March, which compared favorably to a budgeted net loss for the month of \$(52,625). This favorable variance is mostly due to the timing of landscaping expenses as we have not paid for our first installment of mulch, which was budgeted for March. We pay for mulch in 3 installments, so instead of paying in March, April and May as budgeted, we'll be paying in April, May and June. Also, our maintenance costs were favorable, again due to timing, as the tennis court resurfacing was budgeted in March, but did not occur until April.

Year to date through March, income was \$77,393, compared to a budget of \$4,892, a favorable variance of \$72,501. Again, most of that variance is made up of timing differences.

Our Capital Reserves (made up of Replacement, IIF, Villa and Painting) total \$1.9 million at March 31, 2025. That amount continues to remain fairly steady.

We still have \$1.6 million in CD's at a weighted average interest rate of 4.41%. On March 18, we renewed a CD for \$102 thousand for 18 months at 4.00%. Renewal interest rates are down about a full percentage point since last year. We have 27 CD's ranging from 6 months to 2 years in length, with the weighted average tenor (remaining life until maturity) of about 9 months. We also had \$1.4 million in money market funds.

Complete financial statements and the investment summary have been posted to the website.



Secretary's Comments

By Stan Levine, HOA Secretary

Policies Review

We are currently reviewing the "Compliance Policy" which is actually 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 2025 Board has approved the release of the draft update to the CP HOA By-Laws for initial review and comment by the Residents and Owners. This initial review period ends on 5/25/2025. After the Board reviews the comments and accepts or rejects them, there will be another 30-day review period before the update becomes official.

There are many proposed major changes to the By-Laws. Some sections will require a majority or 2/3 vote by the Owners to be changed. Some Committees will be mandatory standing committees. So far we have received over a hundred comments/suggestions, and we are adding them to the draft document for consideration.

Communications

Several months ago we implemented a new Form based method for the residents to communicate.

We have updated the form to include instructions for residents to note in their submission if they have additional information (e.g. pictures, documents). They will then be contacted with an email address to submit them.

We have seen that some submissions were not being answered well or at all. We will be contacting the responders to get that situation resolved. We have also updated the instructions to those responding to the form submissions.



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



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*

Decorating with Care: Keeping Our Community Beautiful

Spring seems to be sprinting, and as I write, **summer is officially only 50 days away!** 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 move toward the summer season.

As you add personal touches to your yard or home exterior, please remember that decorations play an important role in maintaining the charm and visual appeal of our community.

Per **Section 3.3.5 of the Design Guidelines**, homeowners are encouraged to include tasteful, well-maintained decorative elements — but it's 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.

✓ **Decorative Components and Artifacts**

Decorative components include the visual items homeowners place in their yards or on home exteriors to enhance curb appeal — such as statues, garden ornaments, or seasonal décor. Specifically, **artifacts** are defined as clay, masonry, metal, resin, or wooden objects, including birdbaths, animal figures, gnomes, cut-out objects, planters, chairs, and benches. Please note that **pots and potted plants are not considered artifacts** and are permitted separately.

While these items can certainly add personality and charm, they should always be used **in moderation** and kept **neat and organized** to help preserve the community's overall well-kept appearance.

Allowed Items

- ✓ Decorative artifacts made of clay, masonry, metal, resin, or wood
- ✓ Birdbaths, animal figures, gnomes, cut-out objects, planters, chairs, and benches
- ✓ Pots and potted plants (considered separately from artifacts)

Items Not Allowed

- 🚫 Anything permanently placed on the driveway (except potted plants)
- 🚫 Furniture in mulched or grassy areas
- 🚫 Anything hung from trees (except seasonal/holiday decorations and lights)
- 🚫 Plastic or cloth items (except year-end holiday decorations and garden flags)
- 🚫 Anything placed on utility boxes
- 🚫 Any objects that interfere with mowing or lawn maintenance


We encourage all residents to review the **full Section 3.3.5 of the Design Guidelines** for additional details and clarification.

Street Trees: A Vital Part of Our Community

Per **Section 3.3.25**, every home is required to have a street tree that is at least **8 feet tall with a 2-inch caliper** (measured 6 inches off the ground). Not sure which trees are approved? Please refer to the link below for the current list of accepted species.

[View policy here](#)

If you can't plant the tree exactly where the original one stood — for example, due to a sewer line or other obstruction — it can be placed just a few feet away.

 **This is a perfect time of year to plant your street tree!** If you don't currently have one, we encourage you to plant it now. Thank you for helping us preserve the beauty, shade, and charm of our 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 to access the Architectural Guidelines and helpful resources.

Thank you for your partnership in helping 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)



Thriving in Place (TIP) is a nonprofit organization independent of the Carolina Preserve by Del Webb at Amberly Homeowners Association and is comprised solely of Carolina Preserve residents. Its vision is “*neighbors helping neighbors*” and all services such as medical transportation, rides to and from Bradford Hall, handy helper and tech assistance, and friendly check-ins are completely free to all who join.

It’s easy to join TIP and there is never a fee to join. Call **919-588-4748** and **leave a message**. One of our dedicated dispatchers will return your call or go to tipvillage.org to learn more.

We also welcome CP residents who wish to volunteer, but volunteering is NOT necessary to receive services.

Margaret Horst
Dispatcher



Margaret Cross
Driver



Tech help with TIP



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

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

Facilities Advisory Committee (FAC)

Doug Brugler *Chair* | Eric Haake *Vice chair* | Stephen Bowers *Secretary*
Stewart Abel | Dave Bangasser | John Bowser | Kent Kjellgren
Ken Merten | Dick Perkins | 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

Election Policy (EPTF)

Darren Chesin *Chair* | Dawn Schildhorn *Secretary* | Colleen Ferner
Margaret Horst | Michael Schwartz
Board Liaison: Bob Williams | Staff Liaison: Glenda Hunter

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

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

Board Open Working Meeting

September 23 | 12pm

In person & virtual