

Carolina Preserve HOA



Monthly eNewsletter February 2026 Issue LXXV

Inside This Issue

- 1 -February
- 2 -President's Comments
- 3 -Amberly Report
- 5 -Manager's Report
- 6 -Committee Reports
- 9 -Treasurer's Report
- 10 -Secretary's Report
- 11 -ARC Submissions
- 12 -ARC Makes It Easy For You
- 13 -2026 Committees
- 14 -Board Members
- 14 -Mark your Calendar



PRESIDENT'S *Comments*

Although the end of January and early February brought some extremely challenging weather with ice and snow, the past week has reminded us that spring is not far away—and that's welcome news for all of us.

With the freezing weather now behind us, you can see the pool renovation project has resumed. While weather delays are never fun, the pause was necessary to protect the quality of the work. The good news is that progress should now move forward steadily since warmer days are ahead, and a refreshed outdoor pool is getting closer. Keep a look out for a grand pool opening in May.

In the meantime, I hope many of you were able to take advantage of the indoor pool and spa, which proved to be a great amenity during those colder stretches.

The Board continues to work closely with FSR and our contractors to keep projects moving responsibly and keeping our residents informed. Thank you for your patience, support, and continued engagement.

I also want to take a moment to recognize our volunteers, who truly are the backbone of Carolina Preserve. From committees to events and everything in between, your time, energy, and commitment make a tremendous difference. On behalf of the Board and the entire community, thank you for all you do.

Warm regards,
Bob Muller
President, Carolina Preserve HOA



AMBERLY

Report

Amberly Master 2025 Year in Review

After many years without much, if any, transparency from the Amberly Master Board, CP took action in 2025 to ensure that Amberly, a self-declared “Planned Community” and non-profit corporation, provides all Amberly homeowners with the basic protections described in NC Law and the Amberly Governing Documents.

For example, CP requested that:

1. Regular Amberly Master Board Meetings be opened to homeowners at regular intervals (which the Master Attorney acknowledged is at least every quarter, when a Board meets monthly) to provide some input, ask questions and raise any concerns, as described in the NC Planned Community Act (PCA) and the NC Non-profit Corporation Act (NCA)
2. The Master Board fulfills homeowners' record requests as described in the Amberly Bylaws, the PCA and the NCA.
3. All sub associations appoint Association Delegates (ADs) to attend all regular Master Board meetings to represent all Amberly homeowners, as described in the Amberly and all sub association Governing Documents.

The Amberly Master Board has refused to provide homeowners with these basic protections, CP was forced to hire an Attorney to send an official Demand Letter to the Amberly Master Attorney. However, the Master Board has continued to refuse to provide all Amberly homeowners with these basic protections and still claims that the lot owners are not “members” or even “lot owners” of Amberly and has repeatedly encouraged CP to “sue Amberly.”

On the advice of an expert Attorney, to avoid costly litigation, CP next proposed to amend the Amberly bylaws, as permitted pursuant to the Amberly Governing Documents and NC law, to include the above basic protections for all Amberly homeowners, consistent with both law and the Amberly Governing Documents.

The proposal process by written consent followed the exact process described in the Amberly Bylaws, which were written by the current Amberly Attorney, who inexplicably and improperly wrote the 2017 amended Amberly bylaws which removed required ADs - who are the only homeowner representatives.

A majority of the membership voted to approve the Amended Bylaws, which, despite rumors, would have provided the above protections to all Amberly homeowners, and would NOT have benefitted any one sub association, or changed the voting structure of the Board.

The Amberly GM recognized the amended Bylaws as valid. However, the Master Board refused to certify the Bylaws.

In October, the Amberly Master Board proposed Bylaws inconsistent with NC Law and the expectations of the Community, for example providing open meetings to homeowners for only a “portion” of Board meetings, and only twice a year. At the same time, CP proposed Bylaws that would provide homeowners with the opportunity to silently attend all regular Board meetings and speak quarterly.

The majority of the membership voted to not approve the Master proposed Bylaws, and the Master President prevented the membership from voting on the CP proposed Bylaws.

Since October 10th, 2025, CP has made three separate requests/calls for a Special Meeting to discuss and vote on Amended Bylaws that would provide lot owners with basic protections intended under the law. Both NC Law and the Amberly Governing Documents require that a Special Meeting be held within 30 days of its request/call. However, the Master Board President has refused to acknowledge/schedule any Special Meeting, first falsely claiming vague procedural defects but now falsely claiming that the proposed Bylaws are inconsistent with the Declaration. They are not.

To date, the Master has spent over \$120,000 in legal fees to NOT provide Amberly homeowners with the basic protections intended under the law and our governing documents.

Despite that amended Bylaws have not yet been certified, and that Board members have still not been given requested access to all Association financial records, relentless pressure from CP has resulted in some “wins.” For example, in 2025:

1. The Master has started to post some Association documents on its website. (CP’s Bylaw proposal seeks even more posted documents.)
2. The Master has created a Q&A link for homeowner question submissions.
3. The Master President started distributing a “President’s Newsletter” once a month, including some limited financials. (CP hopes for a more meaningful “Board Newsletter” and more thorough financials.)
4. Sub Boards were finally permitted to review the approved budget before the ratification meeting, which had been improperly prohibited in prior years.
5. The first known properly noticed and held annual membership meeting to ratify the budget in recent history finally occurred. (Sub Boards and lot owners were not invited; CP hopes that they will be in 2026.)
6. After months of repeated requests, Master Board members were finally granted access to Amberly Bank Statements and the 2024 Amberly audit. (Other financial records have still not been shared).

So far in 2026, the first known Amberly Community Meeting was scheduled and held in January; and the first known meeting of all sub boards has been scheduled for February.

We are confident that a Special Meeting will be shortly called. If not, CP intends to request one judicially. We are equally confident that Bylaws that will ensure homeowner protections will finally be approved by a majority of the membership and certified in 2026.

This has been an uphill battle, but one that we are sure you will agree has been worth every step. Thanks to the Board for their refusal to give up on transparency for all Amberly homeowners!

MANAGER'S

Report



Dear Carolina Preserve Community,

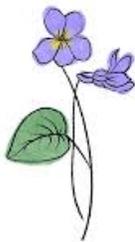
We are pleased to introduce Fran Kemmerlin, Resident Services Coordinator, to the CP Community. Fran is our newest addition to the staff at Carolina Preserve. Fran's primary role will be conducting community compliance inspections and architectural committee support. Fran has a good working knowledge of the FSR systems, and her assistance to the team and residents will provide additional bench depth with administrative duties. Fran's schedule will include Saturdays to assist homeowners and support lifestyle events.

The CP staff team is making headway with learning new processes and training on various platforms with FSR. We appreciate your continued patience as we continue to refine the many details required of this community.

We now utilize the FSR portal for work orders, landscaping requests, homeowner requests, and other functions. Please log on to the First Service homeowner portal to enter an inquiry or service ticket. There is a drop-down menu to categorize your subject. Our CP team navigates these tickets and assigns them to the appropriate service providers.

Please note that the outdoor pool area will be a "construction zone" from this week through early spring. Sundek workers will supply HEPA vacuums and a generator for the grinding process to remove old materials from the decking and pool surfaces. The new tile installation and coating applications are scheduled for March once the outside temperatures are optimal.

Judy Mann CMCA, AMS
General Manager



Committee Reports

ARCHITECTURAL REVIEW COMMITTEE (ARC)

On the new First Service Residential website there is a box “Architectural Modifications, Request Approval”. DO NOT use this process if you want to make any modifications to the exterior of your house or to your yard. The procedure has not changed, and you must continue to follow the process detailed in the Design Guidelines on the CP website.

As we begin the new year, ARC still needs a little help. For 2026, ARC is looking for one new volunteer. If you have any interest in serving on ARC, please read below to see the level of commitment.

ARC meets on the second and fourth Wednesdays of each month to vote on submitted Modification Requests, usually for about an hour, but only once a month in Nov. and Dec.

We also meet on the prior Fridays to review the submitted MRs and typically assign members to contact homeowners that submitted incomplete MRs or if additional information is needed. This is done by email or sometimes with a visit to the homeowner for clarification. The Friday meetings are about an hour with the possibility of some additional time committed to follow up assignments. On Thursdays prior to our Friday meetings, The Compliance Manager emails copies of all the submitted MRs and Fast Tracks for ARC members to read/review and make notes for the Friday discussions.

In addition, ARC members are assigned quarterly “post audits”, maybe a half dozen each month where we drive around to view or possibly visit homeowners (usually backyard projects) to inspect completed MRs and Fast Tracks. In addition, ARC members typically have three or four 2-week On-Call assignments over the course of the year. The On-Call person responds to emails that are submitted to ARC when homeowners are looking for information and guidance.

If you are interested in being a member of ARC, please email:
architectural.committee@cpamberly.net

Be Sure You Have a Street Tree As Required by the Design Guidelines

The Carolina Preserve Design Guidelines require every home to have a street tree. Almost every home in CP originally had a street tree and a secondary tree in the front yard. As they have grown, many residents have removed the secondary tree (which is permitted) or replaced their large original street tree with a smaller variety from the options listed in the Design Guidelines.

Several homeowners have removed their street tree and have not replaced them, which is required. A few homeowners have also replaced their tree with one that is below the minimum standard (2” caliper, measured 6” from the ground, and 8’ tall).

The purpose of this article is to provide notice for those that are missing their street tree or have a substandard one to correct the problem so that violations do not have to be issued. Check with your garden center or tree farm for the best time to plant and for tree availability. Anyone needing to correct these violations will have the Spring and Fall to remedy the situation. A community wide inspection for these violations will resume November 1st.

Please review the Design Guidelines, section “3.3.25 Trees.” Click [here](#) for a link to the Design Guidelines. Questions should be directed to the ARC via email (architectural.committee@cpamberly.net).

BOARD ELECTION COMMITTEE (BEC)

A Call for Board Election Committee (BEC) Members will be shared with the community shortly. Depending on timing, you may receive it either just before or just after this newsletter. The notice includes clarified eligibility requirements and preferred qualifications for residents interested in supporting the 2026 Board election process.

If you're considering volunteering, please take a moment to review the email announcement when it arrives and submit the [Volunteer Form](#) with the "Board Election Committee (BEC)" option selected. Your participation helps strengthen transparency and good governance in Carolina Preserve.

FACILITIES ADVISORY COMMITTEE (FAC)

There are major repairs or replacements needed with two of the largest HVAC systems at Bradford Hall. Quotes for their repair have been obtained. Quotes for their replacement are in process. Recommendations on how to proceed on these matters will follow.

Bradford Hall's roof has 50-year shingles but is starting to show some very significant staining on the parking lot side. Quotes for improving cosmetic appeal have been obtained. A longer-term preventative to avoid future staining has been identified and quoted. These improvements have been recommended for implementation.

The windows at Bradford Hall need cleaning. Quotes to accomplish this have been obtained and are recommended.

There have been some leaks around some windows on the south side at Bradford Hall's structure have been identified. Poor sealing of the outer wall and the foundation on the parking lot side has been identified. Some quotes to address these issues have been obtained. Probably the best next step is to hire a professional engineer to propose the best solution to these issues.

There are some drainage issues near the right side of the front entrance. Quotes are being obtained to correct this drainage issue.

FINANCE COMMITTEE (FC)

The Finance Committee met on January 28. The Committee members provided variance analyses for December and the year 2025.

The Committee discussed a number of management company transition items, including club accounting. For now, clubs should continue completing the CF forms as they have done in the past. We are looking into solutions with FSR that may streamline the downstream process in the future.

The Committee also discussed the timing of various projects for 2026, including the recently replaced salt system on the indoor pool, the indoor and outdoor pool projects, possible replacement of the poolpak dehumidifier at the indoor pool, the RFP for a reserve study and the Bradford Hall drainage project.

LIFESTYLE ADVISORY COMMITTEE (LAC)

We're excited to begin the new year by welcoming new members to the Lifestyle Advisory Committee (LAC). Joining us this year are Maureen Goodwin, Marie Milazzo, Eileen Pinkerton and Anne Schulze. We're also pleased to have the following members return for 2026 Harlean Botha, Alora Burton, Jackie King, Alice Stenstrom, and Nadine Dunn continuing their service in 2026.

Together, **Taylor Moulton**, the Lifestyle Director, and the LAC Committee look forward to bringing our community a full calendar including, evening entertainment, a variety of CPU programs, community gatherings, and more throughout the year.

What happened in January:

On January 16, For Garden's Sake hosted a Happy, Healthy Houseplants class at their location. We truly appreciate their partnership with Carolina Preserve and their generosity in sharing valuable plant knowledge with our community. 🌿

On January 17, Lifestyle hosted the Winter Kick-Off Party, featuring DJ Antoine, strolling magician Wayne Anderson, and an abundance of mouthwatering food catered by Top This Catering. Attendees had a fantastic time enjoying the food, magic, music, and dancing— but the highlight was definitely spending time with their neighbors and friends in Carolina Preserve. 🍴🎵🎪🎨

Upcoming Highlights:

- To celebrate Valentine's Day, our "Share The Love" event will be taking place in Bradford Hall the first 2 weeks of February. Residents are encouraged to write something they love about Carolina Preserve and add it to our decorated lobby. Pictures are encouraged!
- The first New Resident Orientation of the year will be held on February 18🏠 (Registration is Full-Waitlist available)
- Join us for our first evening entertainment on Tuesday, February 24, featuring the UNC CleftHangers, the nationally recognized a cappella group from UNC–Chapel Hill🎵 (registration/payment required)
- Curious about Cyberspace? Then, join us Wednesday February 25 and March 11 for Cyberspace 101/Threats and Security a 2-part series to learn more about: The basics, AI and Data, Advanced Tech, Threats/Risks and Protecting your personal data🖥️🔒 (registration/payment required)
- A FREE CPU presentation on March 3 will share the many resources of our local library📖 (registration required/rescheduled from Feb 3 due to weather)
- Elliot Engel will be back on March 18 to bring literature and history to life for a CPU of "How William became Shakespeare"📚📖 (details coming soon)

We look forward to seeing you at these events and more throughout the year!

TREASURER'S

Report

Net income was \$71,000 for the month of December, compared to budgeted net income for the month of \$35,000, a favorable variance of \$36,000. Revenues were \$15,000 higher than budgeted due mainly to higher than budgeted resale fees, which accounted for \$12,000 of the favorable variance. Landscaping was \$21,000 favorable to budget as we had lower stormwater management costs and no expenses for slope stabilization or tree and shrub maintenance.

For the year 2025, income was \$429,000, compared to budgeted income of \$66,000, a favorable variance of \$363,000. Revenues were higher than budget by \$83,000 due mainly to resale fees and interest income. Expenses were lower than budget in almost every category by a total of \$280,000. The only categories over budget were general and administrative costs by \$4,000 due mainly to higher fire suppression costs, insurance costs by \$8,000 due to higher renewal costs and a correction in our insured property values, and income taxes by \$13,000 as we did not pay any 2024 taxes and therefore had a large tax liability along with some penalties and interest.

Estimated income taxes of \$16,000 for 2025 have been paid and should also have been charged to income tax expense, but Kuester charged them to a prepaid asset account instead. That expense will now show up as a decrease to 2026 income, instead of 2025 income.

Our Capital Reserves (made up of Replacement, IIF, Villa, SCM and Painting) total \$2.5 million at December 31, 2025.

At December 31, we had \$1.7 million in CD's at a weighted average interest rate of 4.01%, and also had \$2.3 million in money market funds.

Complete financial statements have been posted to the website.



SECRETARY'S

Report

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

The Board has reviewed all received comments on the Bylaws and produced a draft final. It has been sent to the attorney for a full review. When the attorney's comments are received, the Board will make any necessary changes and then approve the final. This is planned to occur at the 24 Feb 2026 Board Working meeting

The Facilities Use Policy is in the process of a major update and review. The draft final has been completed and is being reviewed by the Board.

The Committee charters have been approved.

An administrative update to the Design Guidelines will be approved at the February 24 meeting, as well as updates to the Board Operating Procedures Policy.

The next Board Working Meeting is scheduled for February 24. The agenda and supporting documents are located where they always are: [CURRENT WORKING MEETING DOCUMENTS](#). Residents should provide any suggested topics or changes.





Architectural Submissions



A box labeled ARC Modification Request and Fast Tracks is beside the front entrance at Bradford Hall.

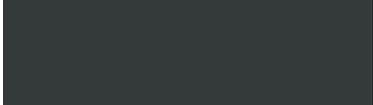
Note: All Modification Requests to be placed on the agenda for consideration MUST be turned in at Bradford Hall by Wednesday 12 noon, seven days before the scheduled meeting.

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





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 Staff 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.



2026 Committees

Architectural Review Committee (ARC)

John Bongino *Co-Chair* | Ken Merten *Co-Chair*
Ed Benfold | Claire Hammitt | Kent Kjellgren | Ben Wright
Board Liaison: David Jackson | Staff Liaison: Fran Kemmerlin

Board Election Committee (BEC)

Board Liaison: David Jackson | Staff Liaison: Glenda Hunter

Club Advisory Committee (CAC)

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

Covenants Committee (CC)

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

Facilities Advisory Committee (FAC)

Doug Brugler *Chair* | Eric Haake *Vice chair* | Stephen Bowers *Secretary*
Dave Bangasser | John Bowser | Kent Kjellgren | Ken Merten
Dick Perkins | Ted Steinwender | Carl Wrublewski
Board Liaisons: John Kasarda | Staff Liaison: Josh Hughes

Finance Committee (FC)

Rahul Parikh *Chair* | John Adamo *Vice Chair*
Colleen Ferner | Roberta Stanley | 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 *Secretary*
Jean Curtin | Brian Dos Santos | Jeff Hirsch | Margaret Horst
Board Liaison: Stan Levine | Staff Liaison: Glenda Hunter

Lifestyle Advisory Committee (LAC)

Nadine Dunn *Chair* | Harlean Botha *Secretary*
Alora Burton | Maureen Goodwin | Jackie King | Marie Milazzo
Eileen Pinkerton | Anne Schulze | Alice Stenstrom | Betsy Stevens
Board Liaison: Steve Rich | Staff Liaison: Taylor Moulton



2026 Board



Bob Muller

*President
Management Company &
Attorney Liaison*



Bob Williams

*Vice President
Assistant Secretary*



Stan Levine

*Secretary
ITC Liaison*



Ron Lepionka

*Treasurer
FC Liaison*



John Kasarda

*Member at Large
FAC Liaison*



David Jackson

*Member at Large
ARC Liaison, BEC Liaison*



Steve Rich

*Member at Large
CAC Liaison, LAC Liaison*



Mark Your Calendar

**Open Board Working
Meeting**
February 24, 12pm - 2:30pm

**Open Board Working
Meeting**
March 24, 12pm - 2:30pm

Town Hall
April 14, 1pm - 4pm

**Open Board Working
Meeting**
April 28, 12pm - 2:30pm

**Open Board Working
Meeting**
May 26, 12pm - 2:30pm