

Fortunes Ridge Newsletter

Fortunes Ridge Homeowner's Association
July 2008

For more information, go to website: www.grandchestermeadows.com



Construction

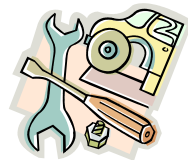


Construction is in full swing in Fortunes Ridge. We are repairing and painting damaged siding and trim, giving front doors a fresh, new coat of paint, replacing gutters, and staining and sealing all mailboxes. These repairs will be done in stages according to the building number. As of now, buildings 66-73, 77-78 have been repaired and painted; buildings 90 and 91 have been repaired and have had their siding and trim painted, but not their front doors; buildings 79, 88, and 89 have been repaired and are in the process of having their siding and trim and front doors painted; and buildings 80-83 have been repaired. Buildings where the work is completed or "in progress," will be the first to receive new gutters.

We have numerous projects underway and hope to have a fresh new look by fall! We appreciate your cooperation and tolerance while construction continues. Please contact Grandchester Meadows, Inc. with any specific questions or concerns regarding construction.



Exterior Home Maintenance



Windowsill damage is prevalent in Homeplace III, but preventable! Living in a wooded community means taking extra care of the exterior of your home. Dirt and debris can quickly build up behind window screens, trapping water on the sill, and resulting in an expensive repair bill for the homeowner. According to the Fortunes Ridge Exterior Maintenance Policy, homeowners are responsible for "all doors, storm doors, screens, storm windows, and skylights." The Fortunes Ridge Townhomes Association is responsible for the "maintenance, repairs, and replacement resulting from normal aging and exposure." However, "repairs and replacements resulting from...termites, fire, flood, water, wind, natural disasters...homeowner negligence, and other similar acts shall be the responsibility of the homeowner." The HOA has been maintaining the gutters throughout the neighborhood on a regular basis to prevent exterior water damage. Please take the time to clean out any leaves, dirt, or debris that may be preventing water from draining properly from your window sills. The HOA has decided to paint window trim a lighter color so that vinyl replacement windows can be purchased by the homeowner at a lower cost (white and cream are the least expensive replacement options). If you are interested in purchasing vinyl replacement windows, please be sure to fill out an Architectural Request Form and submit it to Grandchester Meadows. To view the Fortunes Ridge Townhomes Association Exterior Maintenance Policy in its entirety, please visit http://grandchestermeadows.com/fortunes_ridge/docs/FR_exterior_maintenance_policy.pdf. Please direct any questions you may have to your property manager, Rebecca Mousseau, at Rebecca@grandchestermeadows.com.

I've got a question!

Got a question about our neighborhood that you want answered? Feel free to email it to Rebecca@grandchestermeadows.com. Make sure you put "Fortunes Ridge" in the subject line. Please include that it is a question for the "I've got a question!" column of the newsletter.



Calling All Helpful Kids!

Do you love to baby sit? Do you love pets and want to work in the neighborhood? The neighborhood is looking for you! You can submit your name to our community manager, Rebecca Mousseau from Grandchester Meadows, at Rebecca@grandchestermeadows.com. Please let her know which task you are interested in and your age. You will also need to include your phone number and any special skills (Red Cross babysitting certification, CPR certification) that you have earned. We'll publish a list in our next newsletter! Thank you in advance for your willingness to contribute to our neighborhood!



From My Kitchen



By Lauren Betcher

Finally, a new twist on zucchini. Here is my latest success!

Tomato and Zucchini Gratin

¼ C Extra Virgin Olive Oil (EVOO)
 4 medium zucchinis sliced thin
 4 medium tomatoes sliced thin
 Salt and Pepper
 4 minced garlic cloves
 1 TBS chopped fresh basil
 ½ C grated hard cheese of your choice



Take a 9x13 pan and drizzle a little EVOO on the bottom. Layer with ½ of the zucchini then with ½ of the tomatoes and drizzle on some EVOO and S+P. Repeat. Sprinkle on the garlic and basil. Add the grated cheese and the last of the EVOO. Bake for 1 hour 15 minutes at 350 degrees. This dish may be served hot, warm, cold, OR is great on a tuna fish sandwich! Feel free to substitute some or all of the zucchini for yellow squash or egg plant. Look for this and other great zucchini recipes on line at www.nikibone.com. Got a great recipe? Want to share it? Email it to rebecca@grandchestermeadows.com Make sure to put in the subject Savannah News Letter Recipe.

Crime Watch

It's better to be prepared than to be the victim! Here are some helpful suggestions to protect both you and your family from a potential crime:

- Lock all windows and doors to your property
- Install motion sensors on your lights (indoor & outdoor)
- Keep entrance lights on when it is dark
- Invest in an alarm system
- Keep outdoor areas well lit at night
- Leave on a radio while you go out
- Fill out the vacation watch form from your local police website
- Ask a neighbor to watch your house while you are away
- Get a dog!



Wanted: Acoustic Musicians

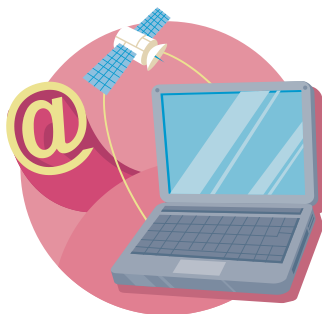
We are looking for residents who are interested in getting together for a fun, easy Jam session. Guitarists, fiddlers, and any other acoustical musicians who would like to partake should contact Lynda Pletcher for more details. This is a great opportunity to get out and meet your neighbors! You don't have to play, just come on out and enjoy the music!

Community Reminders



In accordance with both Durham County ordinances and the Fortunes Ridge covenants, **all** animals **must** be walked on a leash and **all** animal waste **must** be picked up by the pet owner. Failure to abide by these laws will result in a \$50 fine to the pet owner. Please be considerate of your neighbors!

Important Contacts



Grandchester Meadows, Inc. 389-7944

- www.grandchestermeadows.com
- accounts@grandchestermeadows.com
- info@grandchestermeadows.com
- suggestions@grandchestermeadows.com





Fortunes Ridge Homeowner's ASSOCIATION

BOARD OF DIRECTORS MEETING

July 10, 2008



Meeting called to order at 6:40PM by President Martha Brown

Board members present: Linda Bowles, Quinn Byars, Martha Brown, Ann Colosia, Larry Jaeger, Bob Jordon, Peggy Oden, Lynda Pletcher, and Christine Stachowicz

Rebecca Mousseau -Grandchester Meadows Property Manager

Four guests

Reports:

Carolina Outdoors: Chris Lambert presented a mid-year property inspection report to the board which included the condition of the turf, shrubbery, trees, wet areas and the continued drainage problems. He reported that many of the drainage problems might be remedied with the installation of new gutters and downspouts and installation of gutter extenders. He presented a number of other recommendations to the board and the estimated costs associated with the projects for later consideration by the board.

Gutter replacement Quotes:

Home Depot - Proposed larger aluminum gutters to be custom made to match the exterior trim colors. The quote included removal and proper installation. To do the entire community the cost was estimated at \$148,489.00.

Jim Brown presented a second quote. This included oversized down spouts, aluminum seamless gutters to be made in colors to match trim, removal of the old gutters. He proposed recycling of the old materials in order to lower our cost for installation of new materials. His proposal was in stages of installation beginning with the repaired buildings in phase 1, and then doing the gutter replacement on the next set of buildings in phase 2 before they are repaired. In this manner he could work with the builder and painter. As gutters are removed, siding can be replaced and or repaired when needed, painter can paint and the new gutters be installed. His quote was \$533.69 per unit (house) or an estimate of \$78,452.43 for all 148 units.

Rebecca (Grandchester Meadows) is to get a third quote to the board from Trademark Seamless Gutters by July 22nd.

The board plans to make a decision by the end of July.

Painting: Joe Shields of Shamrock Painting, presented color suggestions for the two stories. He, the Architectural Review Committee (ARC), and the Benjamin Moore Paint Representative have worked together to select color combinations that will meet a variety of needs and be aesthetically appealing for both the one and two story houses. They proposed that we use a darker color than what is currently on the siding of the two stories, and use lighter trim around the windows. This will make it easier and less expensive for owners wanting to replace their windows, to not have to special order windows in a variety of trim colors. Each building will have a darker contrasting door color. One board member recommended using deeper, richer neutral colors on the siding rather than the suggested colors so there would be more contrast with the white trim. Joe mentioned that darker siding colors would be subject to fading quicker than the lighter more neutral shades.

Motion was made and seconded to use the suggested color of Nantucket Gray on the siding and use Monterey White as the trim on all two stories. Motion passed 8 for; 1 against. Door colors will be determined at a later date by the ARC.

Managers Report and Business

Building Repairs-One stories completed or almost finished: 66,67,68,69,70,71,72,73,78, 88,89,90 and 91. Three of the two - story buildings are currently under repair. The work has been slower than anticipated due to the rainy weather. The board wants to get an accurate cost of the repair, painting and gutter replacement per building in order to know how to proceed into the next phase of repairs. The board noted this is a huge undertaking in time and fiscal resources. We have 148 units (houses). Rebecca reported an average amount being spent to date for repairs and painting, which does NOT include the gutter replacement work, at \$784.00 per unit (house). Board asked Grandchester Meadows to inspect the condition of the completed work before paying the invoices.



Meeting Minutes Continued...



Additional parking spaces at 94 for visitors- Two bids have been received for painting the four spaces : Raleigh Paving for \$300.00 (Not sure if this is labor and materials); Shamrock's bid is \$325.00 for labor and \$55.00 for materials **Motioned made, seconded and approved to have Shamrock do the 4 spaces as they are here on the property.**

Violations:

Letter has been sent to a Homeowner with a 30 day notice to repair steady leaking water heater/ water pipe in shed on deck. It has caused extensive damage to the floor, posts and may be adding to the water problems in the immediate area. The siding cannot be repaired until the leak is fixed. Board members expressed concerns about possible mold and damage to the adjoining units. Grandchester Meadows will look into city codes for water and health violations; and our covenants about daily fine options if the problem has not been fixed by July 24.

Letter has also been sent to homeowner in regards to repairs needed to their decks that pose a safety risk.

We continue to have parking violations including unregistered cars and visitor spaces being used improperly. Rebecca is placing notices on the violating cars when she is on the property. The cars are to be towed if not moved.

Homeowner Requests:

Letter will be sent by Grandchester Meadows to homeowner requesting to install a French Drain system on the common property to address water leakage in her basement. The letter will explain that the Board's position is that correcting the outside drainage issues with proper gutter replacements may be a better and less expensive option to try first. If the homeowner proceeds with project, then the HOA is not responsible for any and all damage this system may directly or indirectly cause to surrounding units. The owner is also responsible for repair and maintenance of the drainage system.

Homeowner request for board to replace a bay window at back of property due to window rot on the window frame. After careful study of the exterior maintenance agreement and lengthy discussion, motion made, seconded and passed unanimously that the exterior maintenance agreement is clear that windows are the responsibility of the homeowner. Rebecca will write a letter to homeowner.

Other Business-

Board discussed using a stain on the mailboxes rather than painting with the off-white trim paint color. We tabled a decision so that Rebecca can talk with Dan about the appropriate amount of time for the wood to "cure" and to get some samples of the stain to compare with paint.

Board approved removal of large magnolia tree at 72C which is damaging foundation and sidewalk.

Board would like another quote from a different company before proceeding with removal of large River Birch at 73C which is impacting that foundation. Rebecca will contact Leaf and Limb Tree Service.

Owner at 67 A feels the large bush at the front and under her front windows are a safety hazard and wants them removed.

Carolina Outdoors will advise on removal of bushes and replacements at 67A and D

Board approved repair of sink hole between 80 and 81 as per the Carolina Outdoor proposal. Tabled business - Putting up clear numbers that show in the dark on each building, "dressing up" green and white signs by adding finials on top, replacing the railroad ties in flower beds, and several other landscaping recommendations. The board felt their priorities have to be on gutter replacements and building repairs and painting.

Rebecca will contact WCA regarding stopping the delivery of the Woodcroft Gazette, now being placed in the mailbox flags. Very few owners remove it/read it.

Meeting adjourned at 9:00 PM

Next Board Meeting September 11th, 2008 at Woodcroft Professional Building Suite J

Respectfully submitted; Lynda Pletcher, Secretary

If you would like to emailed a copy of the meeting minutes going forward, please email Rebecca Mousseau at

Rebecca@grandchestermeadows.com.