



Park Place Townhomes

August– 2008

Volume 1, Issue 1

August 23, 2008

Upcoming Events:

- 1) Full shrub & tree pruning will be completed over the next few weeks. This is a process based on the variety of shrub or tree.
- 2) Deck staining bids are being received and this project should start in September.
- 3) Painting is currently being completed on Vinea Circle and will start on Center Pointe Drive.

Board Meetings

3 pm @ the Clubhouse:

September 21, 2008

November 16, 2008

(Annual Meeting)

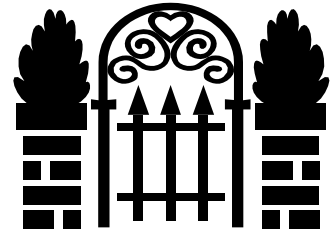
Recent Events from Your Neighbors

Happy Summer to all! It's been a great year at the pool. Thanks to everyone for their cooperation in keeping our pool running efficiently. And especially thanks to Betsy Mebane our excellent pool maintenance manager. We are very fortunate to have an "in house" pool manager. Also, thanks to Kelly Doyle for her article regarding the pool in our last newsletter.

Recently there was a lightning strike that did damage to equipment and connections in some homes.

Over the years there have been other lightning strikes here. Our community is on a high spot with several tall trees. Homeowners are encouraged to consider surge protectors. They are available from Progress Energy at a small charge. The Association is going to look into other means of protecting us from damage, such as lightning rods.

There have been a few homes that have had a water leak in the main water line from the water meter toward the house. This is on common property so repairs will be paid by the Association. But, we suggest that each homeowner monitor their water bills to make sure there is not an unexpected increase in water usage. Some problems have been a complete break – very obvious! But others have been a slow leak.



A great neighborhood!

Website- Our Property Manager, David Robbins, does an excellent job with our property. His company's web site, www.grandchestermeadows.com is an excellent source of help and information. On the home page you can submit a Work Request for your property, and report a street light problem. After clicking on Park Place, you will find lots of specific information about our community. Such as, Meeting information, Financial reports, Contractors, a copy of our Covenants, information regarding the Pool & Clubhouse, copies of past Newsletters, and a Calendar of events.

Odds & Ends:

Reminder to all Park Place Residents

Park Place covenants require prior approval by the architectural and/or landscaping committee(s) for improvements (p.14) and conversions (p.17). Please submit a request form before having work done on your property. Requests will be reviewed and submitted to the HOA Board for action. You will be notified of the board's decision as soon as possible.

In many instances you will need to get a permit from the Town of Cary. Permit information is available on-line at www.townofcary.org or by calling 469-4340. A section of this site advises that the answer to the question- When is it necessary to obtain a building permit?- is ALMOST ALWAYS. A copy of the approved building permit inspection card should be attached to your request .

When using a contractor always ask for a copy of their certificate of liability insurance to protect yourself while work is being performed on your property. This helps to protect you from the responsibility for incidents or accidents that may occur at the worksite.

The request form can be found at www.grandchestermeadows.com under Park Place HOA Documents.

Contractors recommended by your neighbors:

Plumbing: James L Koontz 845-9921 – recommended by Christine Hamaker (236 Vinca)

Interior Painting: Jim Castles 779-5297 (Garner); 795-7784 (mobile) – also by Christine

Misc Repairs: “Handy Husband” – C.C. Jones 919-362-8618; 910-818-1735 (mobile) – recommended by Kay Reusch (443 Center Pointe)

Carpet Cleaning: Carpet Dryclean 878-0748, www.carpetdryclean.com – by Barbara Pilkington

Wallpaper-Paint-Repair: Ronnie Jordan and Lisa Cottle 919-639-7444 – by Gwen & Jesse James

Do you have someone you'd like to recommend, please let David Robbins, or a member of the Board know and they will be published in a future newsletter.

Friendly Reminders!

1. Any replacement of porch fixtures **MUST** be brass, as with door bell buttons , door knobs, no exceptions! Air conditioner units and fans are not allowed in windows unless the board approves it. We have seen big profits this year in home sales and it is due to pride of your community. By all means feel free to plant any flowers you desire, but shrubs, trees, and flower boxes must be approved. Also keep in mind when planting if you are in an interior unit, have balance in your planting with your neighbor. If you have any questions or concerns, feel free to email me at david@grandchestermeadows.com.

2. Remember that Park Place Home Owners have in place the Neighborhood Watch Program:

Help prevent crime in Park Place by being aware and sensitive to what is going on around you and your neighbors. People wandering the neighborhood at odd times or any activity which doesn't seem right to you are reasons to follow **one simple rule: Call the Cary Police @ 469-4012 or 911 for Emergency and follow up with a call to Park Place Neighborhood Watch Captain, Betsy Mebane (420 Center Pointe) @ 469-9738 or F.W. "Jesse" James (446 Center Pointe) @656-7336.**

3. **Please store your trash cans** in the back of your home (not the front or front porch) except on garbage days when you can put them in the front.

4. **Please clean up after your pet** since this is required by the Park Place Owner's Association and the Town of Cary. Pet feces can carry diseases and will create strong odors so please show respect for your neighbors by always complying with this requirement.

5. The monthly assessment is due by the first of each month and is considered late after the 15th of the month. A late fee will be assessed if your payment is not received by the 15th and you will also receive a late notice. All delinquent accounts greater than 90 days past due will be collected by the HOA attorney at the owner's expense. You may drop off your payment in the drop box by the clubhouse or you can mail it to **Park Place OA, 415 Center Pointe Drive, Cary, NC 27513.**

6. Please visit the website **www.grandchestermeadows.com** frequently for community information and updates. This website has the community documents, financials, contact information/ links, contractor referrals, and much more...

Pool Rules & Regulations:

The community expects that all residents will treat the pool and clubhouse with respect. The following guidelines must be followed in order to provide a clean, safe, and enjoyable facility for all residents.

The home owner and/or resident must be present when the pool and/or clubhouse are in use. This will be vigorously enforced to avoid unintended guests using the pool facility.

Glass is not allowed in the pool area at any time! This is not only a safety hazard but broken glass in the pool will require the entire pool to be drained which costs a lot of money.

The Club House and/or the pool can be reserved by calling Betsy Mebane at 469-9738 or e-mailing her at betsy_mebane@hotmail.com.

All Park Place residents have full access rights to the pool when the Clubhouse is reserved.

The daily rental fee for the clubhouse is \$20 in addition to a deposit of \$250.00. Make both checks payable to Park Place HOA. The \$250 check will be returned after passing satisfactory inspection of the facility.

All events at the Club House will close at 12 midnight.

When reserving the Club House, please reserve for set-up time, event, and clean-up time. If the event ends at 12 midnight, the homeowner has until 12 noon the next day to clean the facility **unless the facility is reserved the following day**. The homeowner is responsible for the cleaning supplies and garbage removal. **Please note: the garbage must be removed and placed in the designated area at the back/ side of the building.**

If the facility is not cleaned, the \$250 check will be deposited and the amount will be deducted to pay for the cleaning service of the facility (breakout fees for the cleaning will be found on the Park Place Pool House Check List).

If damages occur, the damages will be assessed and deducted from the \$250 deposited check. If the damages are greater than \$250, a bill will be sent to the homeowner. If the amount of the damages is not paid within 30 days after the event, a \$5 per day overdue charge will be added to the bill and the HOA will initiate collection.

If the clean up charges and/or damage fees are not paid, the homeowner will forfeit use of the pool house facility and the charges will be assessed to the residence.

Pool house hours are:

Adults – 6 AM to 10 PM

Children – 9 AM to 9 PM (children must always be accompanied by an adult)

Each homeowner will be receiving a Pool Pass and must have it available when at the pool.

Each homeowner will be allowed up to six (6) guests at the pool at a time. The Pool and Club House will need to be reserved if a household has more than six guests at the pool.

It's a Wonderful Day to be a Neighbor!

Get to know your neighbors and keep up efforts to be friendly. Here are a few ways that it can help:

Networking – You can never have too many friends and you never know when you might need to borrow a ladder, or ask someone to collect your mail.

Safety – The more your neighbor knows about you and your daily schedule, the more likely he or she will be able to notice suspicious activity. You can give your neighbors an emergency contact number in case something happens to your house while you are away.

Conflict Resolution – The friendlier and more familiar you and your neighbors are, the less likely there is to be a problem. And if your neighbor is a friend, they are way more likely to knock on your door and talk to you in person than call animal control on your pet, call the HOA on your car, or call the police on your noise level.

It's important to note that although the HOA Board considers it their duty to maintain a nice neighborhood, they don't have the authority to make people obey laws and ordinances. So if you have a problem with a neighbor, this is a great opportunity to walk over to their house and have a polite conversation. By using this approach, not only have you taken immediate steps to resolve the issue, but you've gotten more acquainted with your neighbor and shown them by example how you would like to be treated. Be flexible and tolerant with your neighbor. Later on, you'll be glad you did and grateful to receive the same treatment.

Property Value – The strength of community bonds does have an impact on property values. The more people feel like they are part of a community, the longer they are likely to stay. Why does this matter? The more frequently neighbors sell, the more likely their homes will have to compete on the market. This usually lowers prices and extends selling time. These factors may have an adverse effect on the appraisal value of surrounding homes. Please forgive me if I'm getting a little too much into macro economics. The point is that it's important to set the neighborly example and to also participate in neighborhood activities once in a while. If you have any ideas for the HOA Board, you should contact them on the website or come to the next Board meeting.

Park Place Community Contacts

Park Place Owners Association Board of Directors

Jesse James	President	2007 – 2010	469-9391	fjames@mitretek.org
Charlie Seay	Vice Pres	2007 – 2008	380-7564	cseay@nc.rr.com
Judy Brown	Sec/Asst Treas	2007 – 2010	468-8160	jjbfromnc@aol.com
Barbara Pilkington	Treasurer	2005 – 2008	461-0633	bpilkington6@yahoo.com
Frank Desmond	Bd Member	2008 – 2009	380-3062	jdesmoon@nc.rr.com

Committee Chairmen

Landscape Committee:

Helen Doyle 468-1615

Architectural Committee:

Frank Desmond 380-3062 jdesmoon@nc.rr.com

Safety Committee:

Jesse James 469-93991 fjames@mitretek.org

Social Committee:

Kay Reusch 319-5257 kreusch@nc.rr.com

Sunshine Committee:

Judy Brown 468-8160 jjbfromnc@aol.com

Clubhouse/Pool Manager:

Betsy Mebane 469-9738 betsy_mebane@hotmail.com

Finance Committee:

Judy Brown 468-8160 jjbfromnc@aol.com

Recommended Contractors

Landscape

Fetsko Lawn Care, Inc.

(919) 878-0079

Painting

Smith Exterminating (for Termite Warranty)

(919) 851-0220

Repairs

J&B Residential Services

(919) 390-8580

Plumbing

Cary Plumbing Service