



Park Place Townhomes

June— 2008

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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) Gutter cleaning will start after Memorial Day and should be completed in 3 to 5 days. Please monitor the function of your gutters to help verify everything is clear.
- 3) Painting is currently being completed on Vinea Circle.

Board Meetings

3 pm @ the Clubhouse:

July 20, 2008

September 21, 2008

November 16, 2008
(Annual Meeting)

Recent Events from Your Neighbors

AWARDS: Congratulations to our neighbor, the Reverend H. William Green, Associate Pastor of First United Methodist Church in Cary. He was recently honored with the "Pastor of the Year" award given by the National Coalition of Men's Ministries at the annual conference in Nashville, TN. The award means that he will be included in the coalition's Hall of Fame.

BOARD NEWS: The Board of Directors is sad to announce that William Champagne has recently moved from the neighborhood. His efforts to improve the community were greatly appreciated and we wish him well in his new home.

The Board of Directors has selected Frank Desmond to fill William's vacated Board position. Frank has been a hard working member of the Finance Committee and he is looking forward to the additional responsibilities as a Board member.



Did You Know?

The community has a website located on the property management server: www.grandchestermeadows.com. This website has many general functions such as: submitting work orders, reporting a street light problem, researching local government sites, contractor referrals, etc...

By selecting Park Place from the community menu on the main site you can access community specific information such as: monthly financials, long term budgeting plans, community documents, clubhouse calendar, maintenance planning, etc...

Please visit both sites regularly to keep up with community news and to help us serve you better. Also, it would be greatly appreciated if home owners would submit pictures and suggestions for the website. This is the best way to personalize the website for the community and to improve the website's usefulness.

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.

The weather is getting warm again and the pool is open. We are really lucky to have such a nice pool and clubhouse to use and share with the community. The pool is a great place for getting some exercise, meeting with friends, relaxing, and just cooling off in the hot weather. I know all about that because I grew up around pools. I spent every summer at the local outdoor pool club, and the rest of the year at the indoor pool. When I was a kid, my entire life revolved around pool activities, and most of my friends were kids I met at the pool. I spent years teaching swimming and coaching swim teams. When I was old enough to have a job, lifeguarding helped buy my books in high school and college. So, needless to say, I continue to love swimming and I love going over to the pool. But because of my experience, I also have a deeply ingrained respect for the importance of respecting pool rules. Having been a lifeguard for many years, I have seen the consequences of not following pool rules. I have pulled drowning people out of the water, I have seen broken necks, broken bones, plenty of blood and lots of cuts and scrapes. And they were all the result of one little bad choice that could have been avoided; either running on the deck, diving into a shallow pool, or roughhousing in or around pool. The pool is fun, but it is no joke when the fun ends.

Because we have a pool that is shared by a community, pool rules and regulations take on a different scope than those one might have at a home pool. We have two sets of rules for our pool. We have the laws agreed upon by the homeowners association that deal with more socially oriented issues such as the number of guests a resident may bring to the pool, or how to reserve the clubhouse for a private party. There is another set of rules that deal directly with safety and are also required by law. Because our pool is essentially a "private" pool, we are not required to have lifeguards, so there is no authority figure present at the pool to ensure the safety and enforce the rules. Therefore, it has to be the responsibility of everybody in the community to make sure that pool rules are followed and respected. That means you. If you are at the pool and you see someone breaking the rules it is entirely permissible to

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speak up in a respectful way. The rules are there for everyone's safety and they need to be taken seriously.

Serious injuries and even death can result from something as simple as running on the deck of a pool, and especially diving onto a pool that is more shallow than 10 or 12 feet deep. Not to ruin anyone's fun, but over the several years I have been able to use the pool, I have seen many of the rules be repeatedly broken by residents and their guests. The rules serve to protect personal safety, but they also protect the pool use privileges of all the other residents. If one person falls or dives into the pool and sustains an injury, Park Place could end up facing a serious lawsuit and the pool will undoubtedly be shut down until the issue is resolved. As you know, these cases can take years to resolve. That means no pool for everyone for several years because of the negligent behavior of one person. The bottom line is to please consider others and respect the rights of the community when you use the pool. Your choices affect other people, so please be considerate. We all share the pool. It is not there for you and you alone for your personal use and misuse.

I am one of the regulars at the pool, and I have made some observations over the past couple of years that I want to pass on because I think it will make the pool a more enjoyable resource for everyone. I want to share a few of the experiences I have had because I hope to make everyone aware that the pool is a responsibility and the rules must be respected and followed by everyone, including your guests. When you bring a guest to the pool, you are the one who is responsible for their safety and it is your responsibility that your guests follow the rules and enjoy the pool. In particular, anyone under the age of eighteen attending the pool must be supervised at all times and not allowed to be anywhere inside the gates of the pool without adult supervision. Even if we had a lifeguard on duty this would be the case. Unfortunately, on several occasions over the past several summers I have observed residents leaving their underage grandchildren and children at the pool unattended. I have also observed

residents who bring their grandchildren and other guests (grandchildren and children are considered guests if they do not reside in Park Place) to the pool and allow them to run around the deck, dive into the pool and roughhouse with each other. I have observed those same, adult residents also running on the deck and diving into the pool. Finally, I arrived at the pool at the end of last summer to find several children under the age of ten left unattended. The youngest boy was seen standing at the side of the pool with his bathing shorts pulled down around his knees and he was urinating into the swimming pool. His older brothers and sisters just watched and laughed, and of course his parents and grandparents were not there supervising.

Rather than approaching the offending residents individually, I choose to write this article instead because I think it is an issue that everyone can take some responsibility for. At the time, I did not know that it would have been OK for me to have asked the kids to sit in chairs away from the pool until their guardians re-appeared. Due to my background as a lifeguard, it is difficult not to be aware of accidents waiting to happen when I'm at the pool. However, at the time, I did not feel comfortable speaking up because I wasn't sure if it was my business. What I learned is that it is my business. What I should have done was to kindly ask this family to please follow the rules so that everyone else can continue to enjoy the pool. Now I know it is OK to speak up. It is OK because it is about protecting people's safety. If a kid is running on the deck, I don't want to see them fall and get hurt. If someone is diving into the pool or drinking out of glass containers in the pool area, it is OK to say something. A lot of times people forget how their actions can affect others, and they forget how dangerous a pool can be if the rules are not respected.

By all means, have fun and use the pool. But please be respectful and respect the rules, respect the others who are using the pool, and respect the fact that your actions can have far reaching effects that you may come to regret. Thank you in advance for your support.

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.

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...

Park Place Community Contacts

Park Place Owners Association Board of Directors

Jesse James	President	469-9391	fjames@mitretek.org
Charlie Seay	Vice Pres	380-7564	
Judy Brown	Secretary/ Asst Treasurer	468-8160	jjbfromnc@aol.com
Barbara Pilkington	Treasurer	461-0633	bpilkington6@yahoo.com
Frank Desmond			

Committee Chairperson

Landscape Committee:

Helen Doyle 468-1615

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

Newsletter Editor:

Barbara Pilkington 461-0633 bpilkington6@yahoo.com

HOA Contractors

Landscape

Fetsko Lawn Care, Inc.

David Fetsko

(919)878-0079

Property Management

Grandchester Meadows, Inc.

David Robbins

(919) 389- 7944

Repairs

J&B Residential Services

Bryan May

(919) 390-8580