



Park Place Townhomes

February 2009 News

Upcoming Events:

Fridays- Happy Hour at the clubhouse from 5 to 7 pm.

February 25, 2009- 7:00 pm to 7:30 pm—**Finance Committee Meeting at the clubhouse.**

April 29, 2009- 7:00 pm to 7:30 pm—**Finance Committee Meeting at the clubhouse.**

May 9, 2009- Pool will be opened for the summer season.

Board Meetings

3 pm @ the Clubhouse:

March 15, 2009

May 17, 2009

July 19, 2009

September 20, 2009

November 15, 2009
(Annual Meeting)

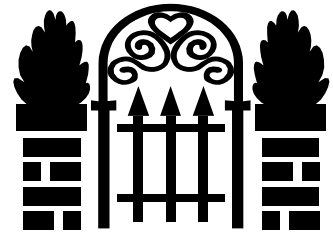
General Reminders

When a homeowner does improvements or additions to the exterior of their house, they are then responsible for the upkeep of these items. The usual such improvements are enclosed decks, and adding storm/screen doors on either the front and rear doors.

All the contractors doing work such as painting, deck staining, and gutter cleaning, are responsible for clean up after their work. If a homeowner notices things that have not been taken care of; contact the contractor, if possible, or else notify David Robbins and he will inform the contractor.

Exterior repairs will be done to the extent of what is customary and necessary to maintain the building, but not necessarily totally replaced.

Patio door replacement from now on will be done using the same type of door that we already have. If a homeowner wants a different type of door, they must go to Home Depot and purchase the door that they want themselves. They will be reimbursed up to the cost of the current doors. The doors will still need to meet the specs of the HOA.



A great neighborhood!

HAPPY HOUR



Please join your neighbors every Friday night from 5 pm to 7 pm for Happy Hour. This is a great chance to meet with your neighbors and unwind after a long week.

News from the Social Committee

The Bridge group meets on the fourth Thursday of each month from 2 to 4 pm in the clubhouse. We would be thrilled if there were other neighbors who would like to join us. If so, please call Kay Reusch at 319-5257.

A Reminder About Assessments:

One of our many responsibilities as your property management company is the collection of the annual assessments from the home owners. This process starts in November/ December when the payment information for the upcoming year is mailed out to the home owners. These documents are also placed on your community website in case these are needed in the future. In the event that you do not receive the December mailing; you should visit the website to retrieve these documents. Also, while you are there; please click on the Welcome/ Contact Info Update icon from the main Grandchester Meadows, Inc. web page (www.grandchestermeadows.com) to submit your latest contact information so that future mailings reach you as intended.

The rest of the process is completely dependent on how you as home owners respond to the obligation to pay these assessments. Although it is difficult and unrealistic to expect for everyone to maintain a perfect payment history; it is still important for all home owners to be diligent in paying these assessments on time. In the current economic environment it is understandable that some home owners will have difficulty keeping up with this obligation but we would ask that these home owners contact us so that we can make other arrangements. Both payment reminders and statements will be sent out as needed throughout the year so please keep your contact information updated. It is also very helpful to provide an active email address to the HOA so that reminders can be sent efficiently.

Hopefully our mutual efforts will help keep most of the accounts current but there will still be some that become delinquent. These home owners will receive notices and be assessed late fees in an effort to prompt payment. If not paid; these accounts can be turned over to an attorney for collection and the attorney costs are assessed to the delinquent account. This is a last resort effort by the HOA and it is regrettable that additional attorney fees begin to be assessed at this point but it is necessary in some cases. We will make every effort to keep the home owners informed and we would ask each home owner to be mindful of the following reminders:

- The payment information is mailed out in November/ December. Go to the website if you have not received it by January.
- Your contact information should be updated as needed on the website: www.grandchestermeadows.com
- Keep up with your payment due dates throughout the year.
- Contact us immediately at suggestions@grandchestermeadows.com or (919) 389- 7944 if you are having difficulty making your payments.

Communications & Work Orders

There are two important aspects of our property management service that everyone should become familiar with and utilize. The first is our various forms of communicating with our company and your neighborhood. We will be updating your community website over the next several weeks with the help of your Board of Directors and your input. Please visit www.grandchestermeadows.com and become familiar with the content of our main page. This includes contractor referrals, work requests, local links, contact information, and government links. You will also be able to access your community site from this main page by selecting your community from the community menu.

Please use the website for learning more about your neighborhood any time of day. In the event that you need additional information or you have questions not addressed on the website, please send an email to manager@grandchestermeadows.com and you should receive a prompt response. The website is also where you should submit your work requests. Click on the hammer icon identified as "Work Request" and fill out the on line form. It is important to complete all of the required fields so that the contractor(s) can address your concerns quickly and accurately.

We realize that not everyone uses the internet so you may always call us at (919) 389- 7944 during normal business hours. This is also the number to call during off hours when there is an emergency. However; work requests will still need to be submitted in writing so that we have accurate documentation of every work request. These work requests should include your name, address, phone number, and a description of the problem and should be submitted to:

Park Place HOA

415 Center Pointe Drive

Cary, NC 27513

We look forward to hearing from you throughout the year.

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. 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 you neighbor.

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 30th 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...

This article is intended to help the Home Owners Association provide proper maintenance for your town house and to help you identify interior/ exterior problems that require your attention. The HOA is responsible for numerous exterior maintenance projects which are defined in the Covenants. Please refer to the Covenants for specifics about the exterior maintenance requirements of the HOA.

The HOA manager routinely inspects the property to determine future maintenance requirements but there will always be some issues that are missed or concealed. Please submit a work order request at: www.grandchestermeadows.com when you find items that may be the responsibility of the HOA to address. A written report is required so that the HOA can properly track all work orders.

Exterior Items to Inspect-

Window and door frames. These can start to show wood rot on the inside portion of the wood frames which is concealed from the outside.

Roof and chimney. This will require that you inspect your attic area for recent signs of water penetration. Please pay specific attention to the areas around your plumbing vents which exit through the roof. There are several causes of roof leaks so please try to be specific when you describe your findings.

Gutter and downspouts. These are cleaned out routinely, but please let the HOA know if a gutter is clogged or not functioning properly.

Interior Items to Inspect-

Plumbing and Hot Water Heaters. It is important to periodically check the condition of your plumbing and hot water heater. This will require that you inspect the crawl space area where the hot water heater and other main plumbing lines may be located.

Toilets and showers. Toilets should be inspected frequently to prevent slow water leaks. Toilets should not be used to dispose of unsuitable materials. Showers need to be properly caulked to prevent water leaks.

Insulation/ Ventilation- There is insulation in both the attic and crawl space areas. You should be inspecting to make sure the areas are properly insulated. Also; while you are in the crawl space you should look for moisture problems. During rainy seasons you will find some moisture in the crawl space. The best rule of thumb is to wait at least two days after rainfall before looking in the crawl space for standing water. In some cases; additional ventilation is required and in some rare cases a sump pump is required.

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	jfbfromnc@aol.com
Frank Desmond	Treasurer		
Christine Hamaker	Member		

Committee Chairperson

Landscape Committee:

Helen Doyle	468-1615	
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Safety Committee:

Jesse James	469-93991	fjames@mitretek.org
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Social Committee:

Kay Reusch	319-5257	kreusch@nc.rr.com
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Sunshine Committee:

Judy Brown	468-8160	jfbfromnc@aol.com
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Clubhouse/Pool Manager:

Betsy Mebane	469-9738	betsy_mebane@hotmail.com
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Newsletter Editor:

Barbara Pilkington	461-0633	bpilkington6@yahoo.com
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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