



## Park Place Townhomes

# May 2009 News

### Upcoming Events:

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

**General**- Gutter cleaning will be completed on May 16th & 17th or May 23rd & 24th. The shrub and tree pruning will start in late May/ early June.

**May 9, 2009**- Pool is scheduled to open for the summer season.

**May 17, 2009**- Board of Directors Meeting at the clubhouse starting at 6 pm.

**June 24, 2009**- Finance Committee meeting at the clubhouse starting at 7 pm.

### Board Meetings

3 pm @ the Clubhouse:

**May 17, 2009 (6 pm)**

**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 except these will be non-rot materials. 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.

Please inspect the interior of your storage room frequently. We have had a few with damage done to the interior caused by a leak in the roof. The homeowner was not aware that there was a leak, that was causing all the damage.

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### 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.

The clubhouse hosts a weekly happy hour on Fridays from 5 pm to 7 pm. Bring your favorite beverage and a snack. Please join your neighbors for this opportunity to unwind from a long week and catch up with your neighbors.

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## It's a Wonderful Day to be a Neighbor!

### **Thank You from the Landscape Committee**

This is just a "thank you" to all of you who have taken the time and effort to enhance your properties. I recently found some pictures I took eleven years ago of the development, and could not believe the difference. I do "drive throughs" regularly to see how the shrubs, trees, grass and flowers are doing. I can't tell you enough how the flowers you have planted and nourished and the landscaping improvements some have made have enhanced the overall attractiveness of the neighborhood. Thanks again and keep up the good work.

Helen E Doyle, Landscaping Chairperson

### **Know Your Neighbors**

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.

## Cary Area Notes:

### **Cary Parkway Project**

Refer to the Park Place website [www.grandchestermeadows.com](http://www.grandchestermeadows.com) for details on the Cary Parkway project which will be underway from now through October 2009.

### **Cary Activities**

Following is a list of some of the many concerts available in Cary this summer. See the Cary website at [www.townofcary.org](http://www.townofcary.org) for further information.

### **Starlight Concerts 2008 Series**

A series of free family concerts held on select Friday evenings on the grass in the garden area adjacent to the Page-Walker Arts & History Center - a superb way to spend a summer evening! Bring lawn chairs and a picnic. No pets or alcohol permitted. Concerts will be cancelled in event of inclement weather.

All shows held in the garden at [Page-Walker Arts & History Center](#), 119 Ambassador Loop, Cary Fridays from 7:30-9:30 p.m.

### **June 6 - Charlie Chiklis and the Moonlighters**

Swing to the music and vocals of greats from the big band era.

### **June 20 - Moment's Notice**

All styles of jazz for all styles of people, with Bobby Moody and friends.

### **July 11 - Jamrock**

True to the roots reggae style providing the mood, music and magic to take you to Jamaica.

### **August 1 - Carnavalito**

A blend of jazz, mambo, merengue, salsa, samba, rock and other Latin rhythms by musicians who are natives of Puerto Rico, North Carolina and El Salvador. Founded in 1989 by bassist and radio announcer Ricardo Granillo.

### **August 8 - Laura Ridgeway [ Rescheduled ]**

Vocalist Laura Ridgeway brings to life the great songs of the past. Ridgeway and Friends perform a variety of jazz, swing, oldies pop, blues, and original pieces with a jazz/blues twist - upbeat, timeless pieces that appeal to a wide range of audiences.

**Cary Area Notes:**

**Koka Booth Amphitheater**

**Carolina Bluegrass Festival**

Benefit Concert

May 17

**Larry The Cable Guy**

May 21

**"An American Celebration"** - Featuring the Concert Singers of Cary & The Triangle Wind Ensemble

May 23

**Summerfest Symphony**

Tchaikovsky and Dvorak featuring Play  
with the Pros

May 30

**Summerfest Symphony**

Red Clay Ramblers **Summerfest Symphony**

An Evening With Michael Feinstein:

The Sinatra Project

June 13

**Elvis Costello**

June 14

**Summerfest Symphony**

Soundtracks Under the Stars

June 20

**Summerfest Symphony**

Cirque de la Symphonie

June 27

**Summerfest Symphony**

Independence Day Concert/Fireworks

July 4

## **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, it is due to pride of our 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 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 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..

**Painting and Deck Staining**

Current plans are to paint 8 buildings this year.

The following are early in the painting cycle:

100-106 Colchis Court

101-107 Colchis Court

110-116 Colchis Court

420-426 Center Pointe

and will be followed by:

401-407 Center Pointe

111-117 Colchis Court

410-416 Center Pointe

120-126 Colchis Court

Plans are to stain decks on thirteen buildings this year with these at the beginning of the schedule:

120-126 Colchis Court

319-325 Center Pointe

320-326 Vinca Circle

310-316 Vinca Circle

300-306 Vinca Circle

230-236 Vinca Circle

220-226 Vinca Circle

and these following later in the year.

100-106 Colchis Court

110-116 Colchis Court

210-216 Vinca Circle

200-206 Vinca Circle

201-207 Vinca Circle

301-307 Vinca Circle

### **Recommendation for an Electrician**

From Matt Doyle:

This is a very positive recommendation for an electrician. This "guy" is really good!!

Phil Callison -- Target Maintenance -- 910 - 635 - 8659. Fax: 650-3250

He is retired, Special Forces, Army -- and being from Special Forces certainly adds to his competence. Those "guys" had to be able to use their brain and fix most anything on the run. He has a high energy level which enables him to tackle a job and finish quickly.

Having dealt with a number of contractors from various disciplines he is definitely one, if not the best, I have ever had. His rates are fair; he charges you his actual cost for parts. He demonstrated a very well founded knowledge of wiring and circuitry. He quickly diagnosed the problem I had and the cause. He conducts himself in a friendly and courteous manner. He repaired one circuit for me and the following day installed a new separate circuit to and into the garage. Both were handled promptly, quickly and effectively and at reasonable cost.

His State License is as an Electrician, but he also can provide maintenance work, in carpentry and plumbing. As he also did Underwater Demolition while in the forces he, I would guess, could also repair your swimming pool. Should any of you need that service!!!

As I said above, I very definitely recommend Mr. Callison. Should you elect to use his services, for whatever your needs, I am sure you will not be disappointed.

### **Environmental Kitchen Remodeling**

As our houses were built between ten and fourteen years ago, many of you will soon be considering remodeling, and the kitchen is usually high on the list of remodel projects.

#### **Incorporating Environmentally Friendly Products in a Kitchen Remodel**

Today concerned citizens care about protecting the environment. There is a growing awareness when purchasing products and much thought is taken when selecting sustainable products. This is also true when taking on a remodeling project. In fact, "greening" your home can now add to the resale value. This is especially true with younger people who now expect to purchase greener homes.

When we decided to remodel our kitchen and dining area, we wanted to incorporate as many sustainable products as possible. We did a lot of research of products and are very happy with the results. Since our appliances were falling apart, we did have to purchase new ones. Purchasing energy efficient appliances was an easy decision. Selecting cabinets were a bit more challenging. The sustainable products on the market seemed to be located in California. When selecting sustainable products, the shipment of the products should also be considered as the fuel used in shipment may negate the cost of the sustainable product. We decided on maple since this wood is reforested and grows quickly. Our backsplash is glass tiles made from recycled glass. Our countertop is made from concrete with recycled steel mixed in. The countertop is specially designed and comes in any color and is easy to maintain. Concrete is also 100 % recyclable and there is no off gassing. The wallpaper in the dining area is made from woven grass. The fabric on our dining room chairs are made from a recycled woven material. Finally, we replaced our carpeting on most of the first floor with carbonized bamboo made from recycled material. The floor is guaranteed for 50 years and is very easy to maintain.

If you decide to redesign and are considering sustainable products, you will find that there are more products that are readily available and very beautiful.- Submitted by Catherine Thoits

# 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	cseay@nc.rr.com
Judy Brown	Secretary/ Asst Treasurer	468-8160	jbbfromnc@aol.com
Christine Hamaker	Member	460-9910	chamaker@nc.rr.com
Frank Desmond	Treasurer	380-3062	jdesmoon@nc.rr.com

## 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 jbbfromnc@aol.com

### **Clubhouse/Pool Manager:**

Betsy Mebane 469-9738 betsy\_mebane@hotmail.com

### **Newsletter Editor:**

Peter Thoits

## 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

#### **Jack of All Trades**

George & Tandra Campeau  
(919) 427- 3199