



Park Place Townhomes

April 2010 News

The warmer weather is finally here so the spring projects have been started. As was promised in the last newsletter, we have a more specific schedule based on the weather and the contractor's schedule. This schedule is listed below but it may change if there is inclement weather over the next several weeks. You will receive a door notice **3 to 5 days** prior to the start of the work so that you can prepare your home and belongings.

1. **Painting & Repairs-** a.) **101– 107 Colchis Court** will start **Monday April 19th** and should be completed by April 30th, b.) **111– 117 Colchis Court** will start **Monday May 3rd** and should be completed by May 14th, c.) **420– 426 Center Pointe Drive** will start **Monday May 17th** and should be completed by May 28th, and d.) **410– 416 Center Pointe Drive** will start **Monday May 31st** and should be completed by June 11th.
2. **Deck Staining-** a.) **100– 106, 101– 107, and 111– 117 Colchis Court** have been completed and/ or will be completed this week, b) **501– 507 Center Pointe Drive** will start **Monday April 12th** and should be completed by April 16th, and c.) **437– 443 Center Pointe Drive** will start **Monday April 19th** and should be completed by April 23. The stain has to be special ordered so this schedule is also based on an uninterrupted supply of stain. This may cause a 3 to 5 day delay if the stain does not come in as planned.
3. **Gutter Cleaning-** This is scheduled three times in 2010 for May/ June (pines), September/ October (pines), and November/ December (pines & hardwoods).
4. **Pavement Repairs and Seal Coating-** There are areas on Colchis Court and Vinca Circle that require asphalt repairs which will be scheduled in late May. All of the asphalt areas in the community will be seal-coated in late July after the repairs have an opportunity to set properly and the weather is more favorable for this project.

Please contact me at david@grandchestermeadows.com if you questions, comments, or concerns.

Thank you,

David Robbins

Community Manager for the Park Place Townhomes



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TRAFFIC

Residents have raised concerns about cars speeding along Center Pointe Dr, as we know, people use our street as a cut through between Cary Parkway and Old Salem Rd. Those cars probably account for most of the speeding. However, we as residents should also be aware of our speed as we travel through the neighborhood and feel free to give shaming glares to others we see going too fast. Remember that with the warm weather coming there will be people out walking, going to the pool, bicycling, talking to neighbors, etc. Also there are children to watch out for, and sometimes a loose dog or cat.

Another point is to observe the stop signs at Colchis and Vinca. There are instances where some cars are not stopping at those intersections, and it is understandable as there is so little traffic that we become complacent about the traffic.

We have not had any accidents in the neighborhood so far, so let's be determined to keep up that record.

One last thought is that a suggested solution to a speeding problem is "SPEED BUMPS", so let's keep our streets so we never have to consider them.

HOUSE DECORATIONS

In townhouse living there is always a pull between conformity and individuality. We don't want the neighborhood to be "plain Jane", but we can't have an "anything goes" attitude toward decorations on the front of the homes. At this time, the rules are somewhat vague about what is allowable, except that permanently attached articles are not permitted. This subject is included in the new "Park Place Guidelines" that have been prepared, and are included in the newsletter. The philosophy behind this is that people want to decorate and personalize their homes and that they will use good judgment in their selections.

Let us know what you think about home decorations. Do we need more strict, more lenient, or detailed guidelines, or are you comfortable with the current arrangement?

COMMUNITY POOL

The pool is scheduled to open on **May 22, 2010**.



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Financial Highlights thru March 31, 2010

Total Income	\$ 64,752.44
Expenses	
Administration	\$ 12,770.00
Building Maintenance	\$ 29,635.35
Grounds Maintenance	\$ 17,266.89
Reserve Expenses (siding)	\$ 15,280.00
General Services	\$ 4,064.82
Recreation	\$ 1,659.34
Total Expenses	\$ 80,676.40
Net Income	-\$15,923.96

Account Balances as of 3-31-2010

Checking/Savings	\$21,243.41
Reserve CD	\$30,031.31
Total Assets	\$51,274.72

NOTES:

Administration costs include the Parkway Association dues of \$8,632.

Expenses were high in January due to painting, siding replacement and the Parkway Association dues.

Due to the high expense of repairing and replacing siding, that expense is now listed as a separate budget item as it is anticipated that the building siding will have to be replaced over a period of time. Current siding expense offsets the reserve requirement budget item for siding replacement.

Refer to the Park Place website financial reports for complete financial details and the long range budget plan.

Park Place Townhomes Maintenance as of 4-9-2010

<u>Property Address</u>	<u>Year Built</u>	<u>House Paint Last</u>	<u>House Paint Next</u>	<u>House Capital Repairs</u>	<u>Deck Stain Last</u>	<u>Deck Stain Next</u>
501-507 Center Pointe	12/95	2008	2014	2008	2006	2010
440-446 Center Pointe	12/95	2008	2014	2008	2008	2013
500-506 Center Pointe	1/96	2007	2013	2008	2008	2013
437-443 Center Pointe	4/96	2008	2014	2008	2006	2010
100-106 Colchis Court	6/96	2010	2016	2009	2010	2015
430-436 Center Pointe	8/96	2008	2014	2008	2008	2013
401-407 Center Pointe	10/96	2009	2015	2009	2008	2013
101-107 Colchis Court	12/96	2003	2010	2010	2010	2015
111-117 Colchis Court	3/97	2004	2010	2010	2010	2015
420-426 Center Pointe	4/97	2003	2010	2010	2008	2013
410-416 Center Pointe	3/97	2004	2010	2010	2008	2013
120-126 Colchis Court	8/97	2009	2015	2009	2009	2014
110-116 Colchis Court	11/97	2009	2015	2009	2009	2014
400-406 Center Pointe	12/97	2007	2013		2008	2013
324-330 Center Pointe	4/98	2007	2013		2008	2013
309-315 Center Pointe	4/98	2007	2013		2008	2013
319-325 Center Pointe	4/98	2007	2013		2008	2013
320-326 Vinca Circle	4/98	2008	2014		2008	2013
310-316 Vinca Circle	7/98	2008	2014		2009	2014
300-306 Vinca Circle	9/98	2008	2014		2009	2014
230-236 Vinca Circle	11/99	2008	2014		2009	2014
220-226 Vinca Circle	11/99	2008	2014		2009	2014
210-216 Vinca Circle	8/99	2008	2014	2009	2010	2015
200-206 Vinca Circle	8/99	2008	2014	2008	2010	2015
201-207 Vinca Circle	4/99	2008	2014	2008	2009	2014
301-307 Vinca Circle	4/99	2008	2014	2008	2009	2014

Park PlaceTownhomes

Park Place Owners Association Board of Directors

Jesse James	President	469-9391	fjames@mitretek.org
Charlie Seay	Vice Pres	380-7564	cseay4@nc.rr.com
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Christine Hamaker	Member	467-9910	chamaker@nc.rr.com
Peter Thoits	Treasurer	380-8664	peterthoits@webtv.net

Committee Leaders

Landscape Committee:

Helen Doyle 468-1615

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