



Park Place Townhomes

December 2010 News

Coyote Sightings

Recently there have been coyote sightings in Cary, including one here at Park Place.

The Urban Coyote

In spite of being hunted and trapped for more than 200 years, more coyotes exist today than when the U.S. Constitution was signed. Hardly any animal in America is more adaptable to changing conditions than the coyote. Coyotes can live just about anywhere.

One of the keys to the coyote's success is its diet. A true scavenger, the coyote will eat just about anything, including snakes and foxes, doughnuts and sandwiches, rodents and rabbits, fruits and vegetables, birds, frogs, grass and grasshoppers, pet cats and cat food, pet dogs and dog food, carrion, and just plain garbage

Most coyotes do everything they can to avoid people. Coyotes are active mainly during the nighttime, but they can be moving at any time during the day. Most sightings of coyotes occur during the hours close to sunrise and sunset. If you enjoy seeing coyotes and want a closer look at them, use binoculars. Don't ever put food out to lure them closer. Nearly all wild animal bites occur when people attempt to feed them or to treat them like domestic animals.

For Sale

Barbara Pandy has a Kenmore washer and dryer; 2 yrs. old; \$200 each. Phone (919) 460-3315.

Work Schedule

The gutter cleaning contractor will be out the week of January 3– 7 to clean out the gutters and downspouts so please be alert for the possibility of having someone on your roof.

Park PlaceTownhomes

Park Place Owners Association

Annual Meeting Sunday, November 14, 2010 3:00 p.m.

The meeting was called to order by President Jesse James at 3:05 p.m. He then introduced the other Board members: Charlie Seay, Judy Brown, Peter Thoits, and Christine Hamaker.

Jesse declared that there was a quorum present, 21 residents were present in person or by proxy. He also announced that the dues for 2011 will remain the same at \$180 per month.

The minutes of the November 15, 2009 Annual Meeting were approved as distributed.

Property Manager, David Robbins of Grandchester Meadows, discussed the Budget Planning Spreadsheet and the Building Maintenance Records sheet that had been distributed. Questions were entertained:

The Landscape contract was discussed. Some landscape improvements have been done this fall. More will be done in the future. The irrigation system at the front entrance was improved this year.

Betsy asked about the budgeting for pool resurfacing and deck painting. This has been included in the budget plan for 2012.

A home owner asked about the lighting at the front entrance. This was worked on this year, but it is still not satisfactory – it needs to be worked on again. There were also questions about street lights. David stated, just go to the Grandchester Meadows website and submit the number on the pole for street lights that are out. It is linked to Progress Energy who will do these repairs.

Discussion on cost for the pool telephone. It is required and is a commercial/ business rate.

Jesse presented a President's Report.

The Community Watch is active. He discussed the few problems that we've had this past year. Jesse reminded everyone that the best thing we can do is get to know our neighbors. Make sure our neighbors have our phone numbers and let them know if we are going to be away from home.

The Clubhouse has been enjoyed by both residents and one rental to a non-resident. Betsy stated that the clubhouse has been used more this past year.

Betsy discussed guests at the pool. Next year she is going to try a Guest Pass that may be used during the week, to allow guests to use the pool without the resident being present.

Continuing Board members are:

Christine Hamaker	2009 – 2011, inclusive
Charles Seay	2009 – 2011, inclusive
Peter Thoits	2010 – 2012, inclusive

Current members Jesse James and Judy Brown are up for re-election. A motion to re-elect Jesse and Judy, for three -year terms, from 2011 – 2013 was passed.

Jesse asked for any additional questions or comments:

Question on when the termite inspection will be. David stated that it will be done very soon.

Helen reported on the landscape improvements that have been done this fall.

The meeting was adjourned at 4:10 pm.

Minutes submitted by: Judy Brown, Secretary

Minutes approved on [to be approved at AM 2011]



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YTD Financial Highlights thru Nov 30, 2010

Total Income	\$ 204,767.00
Expenses (major expenses)	
Administration	\$ 24,869.00
Building Maintenance	\$ 90,291.00
Grounds Maintenance	\$ 47,232.00
Reserve Expenses (siding, paving, roofs)	\$ 40,080.00
Pavement Repairs	\$ 12,375.00
Recreation	\$ 15,740.00
Total Expenses (all expenses)	\$ 235,905.00
Net Income	-\$31,138.00

NOTES:

As you can see, these six expenses account for about 97 % of the total expenses.

Note that the administration expenses include the Park Place administration and \$8,632 annual dues to the Parkway PUD, whose major expense is the Cary Parkway landscaping.

Approximately 45% the building maintenance is house painting, 17% is general building repairs, and 17% is the deck staining.

The recreational expense is basically for the swimming pool and clubhouse.

Detailed financial reports can be found on the Grandchester Meadows website under Park Place on the menu.

The siding replacement expense was larger than expected this year as deteriorating wood siding continues to be found. This is frequently seen by the color of the new siding before it is painted. There will be continuing expenses to replace siding in the future, but the good news is that the replacement siding is a material that will not deteriorate.

We have now completed both house painting and deck staining cycles, so these items will be small until the next cycle starts in 2013.

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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
Judy Brown	Secretary/ Asst Treasurer	468-8160	jjbfromnc@aol.com
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

Safety Committee:

Jesse James 469-9391 fjames@mitretek.org

Social Committee:

Kay Reusch 650-1403 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:

Peter Thoits 380-8664 peterthoits@webtv.net