



Park Place Townhomes

Fall 2010 News

GROUNDS MAINTENANCE NEWS

The common areas are periodically checked for dead trees and limbs, but anyone noticing needed tree maintenance should contact landscape committee chair Helen Doyle at (919) 468- 1615. You should also be aware that trees or limbs falling in the common area will be cleaned up by the HOA, but tree or limb damage to your home is covered by your homeowners insurance, not the HOA.

Fetsko Lawn Care routinely trims trees in the front yard when they deem it necessary. Homeowners should advise them if they do not want their trees trimmed.

You probably noticed that the roadside tree outside the swimming pool had to be removed. It will be replaced by a spring flowering shrub at planting season.

A French Drain has been installed by the curb across the street from the swimming pool to prevent the drainage and discoloration of the road.

The Board and Park Place management appreciate the cooperation shown in clearing the streets during the recent project to seal the road pavement.

HOA BOARD ELECTIONS

Two board members, Jesse James and Judy Brown, terms are up in November. Anyone wishing to run or nominate someone for board membership may do so by completing the nomination form to be included with the annual meeting notice or at the annual meeting on Sunday, November 15th, at 3 pm at the clubhouse.

BOARD RESOLUTION

The HOA board passed a clarifying resolution stating that dogs must be controlled on a leash at all times in the common area, and invisible electric fences installations are not approved. A copy of the resolution may be obtained from Board Secretary, Judy Brown.

CONTRACTOR REFERRAL

Barbara Holmes on Colchis Court had a problem with her garage door opener mechanism and reports that she received excellent repair service from Chuck Gezelle at Classic Door Systems (919) 878- 3125.



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FALL OUTDOOR ACTIVITY

The "American Tobacco Trail", a place to get outside and enjoy the beautiful fall days. With the opening of the Chatham County section, the trail now extends about 16 miles from Apex to near I-40 in Durham. Open to walking, jogging, biking and horseback, the trail is a converted railroad track. It is located a short distance west of Cary and can be accessed from several locations. A search of American Tobacco Trail on the internet will show websites that give details and directions to the trailheads and parking areas.

For an exceptional bike ride try the Virginia Creeper trail in western Virginia. You can ride for 17 miles, all downhill.

SWIMMING POOL APPRECIATION

We wish to express our appreciation to the swimming pool crew who kept the pool open, orderly and clean through a long, hot summer. The pool functioned all summer without any problems, and we appreciate all their hard work and dedication.

REMINDER - YARD SALES

Only community wide yard sales are permitted at Park Place. Currently we need a volunteer to organize a sale for this fall. The volunteer would select a date and do the publicity to the public, and the HOA will inform the residents. Interested? Call the HOA secretary Judy Brown.

SAFETY TIP

Lighting in an area is a good deterrent to home break-ins. Many of our home back doors are near wooded areas and the back decks are very dark at night. A small fluorescent light bulb installed in the light fixture on the deck would take about 14 watts, so it will light up the area at a cost of 10 - \$15 per year if run continuously. Such lighting could be a good security measure for our community.



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YTD Financial Highlights thru Aug 31, 2010

Total Income	\$ 153,897.00
Expenses (major expenses)	
Administration	\$ 19,220.00
Building Maintenance	\$ 74,180.00
Grounds Maintenance	\$ 28,728.00
Reserve Expenses (siding, paving, roofs)	\$ 30,730.00
Pavement Repairs	\$ 12,375.00
Recreation	\$ 10,175.00
Total Expenses (all expenses)	\$ 180,282.00
Net Income	-\$26,384.00

Account Balances as of 8-31-2010

Checking/Savings	\$10,782.49
Reserve CD	\$30,031.31
Total Assets	\$40,813.80

NOTES:

As you can see, these six expenses account for about 95 % of the total expenses. Note that the administration expenses include the Park Place administration and \$8,632 annual dues to Parkway PUD, whose major expense is the Cary Parkway landscaping. Approximately 50% the building maintenance is house painting, and 20% 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.

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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