



## Park Place Townhomes

# July 2010 News

The hot and generally dry weather has been both a good thing and a bad thing for the neighborhood. It has been good because it has allowed for outside painting and repair projects to be completed. This is also good because dry weather tends to slow down wood rot and mildew. However at the same time, these conditions are horrible for lawns, trees, and shrubs. Below are updates for the HOA projects and there are some helpful tips on page 2 for keeping the area around your house green and attractive.

1. **Painting & Repairs-** These projects started later than expected due to the weather in the early spring but are now nearing completion with the last building, 420– 426 Center Pointe Drive, scheduled to be completed by the end of this month. The HOA will continue with regular repair requests but this concludes all of the major repair projects scheduled for 2010.
2. **Deck Staining–** This project was completed several weeks ago and we believe the touch ups have all been completed. However, please contact me if there is anything that may have been missed.
3. **Gutter Cleaning–** The pine trees have started to drop their needles so we are getting on the schedule for the second round of gutter cleaning for 2010. We will monitor these gutters but the tentative schedule will be to have the gutters cleaned out during the second or third week of August. The final cleaning of 2010 will be completed later in November.
4. **Pavement Repairs and Seal Coating–** The areas on Colchis Court and Vinca Circle have just received recently received asphalt repairs. All of the asphalt areas in the community will be seal-coated in late August after the repairs have an opportunity to set properly and the weather is more favorable for this project. We are anticipating to complete this project the week before Memorial Day.

Please contact me at [david@grandchestermeadows.com](mailto:david@grandchestermeadows.com) if you questions, comments, or concerns.

Thank you,

David Robbins

Community Manager for the Park Place Townhomes



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**LANDSCAPING**- Helen Doyle will be conducting a walk thru with Fetsko Lawn Care in the coming weeks to evaluate the different landscaping needs of the community. This will include immediate needs as well as long term needs. Please contact Helen directly at either (919)– 468– 1615 or mattdoyle@aol.com if you have specific input that she can share with the landscaper. All home owners are strongly encouraged to water their front grass, shrubs, and trees at least one time per week in order to help preserve the health of the plants. This will reduce replacement costs and keep the neighborhood looking good so it is certainly worth the small effort on the part of each resident. Please do all that you can to help.

**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 "Park Place Guidelines" which have been distributed and are available on the website. 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?



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### YTD Financial Highlights thru June 30, 2010

|  |               |
|--|---------------|
| Total Income                             | \$ 115,642.40 |
| Expenses                                 |               |
| Administration                           | \$ 16,718.66  |
| Building Maintenance                     | \$ 49,727.10  |
| Grounds Maintenance                      | \$ 23,776.47  |
| Reserve Expenses (siding, paving, roofs) | \$ 24,730.00  |
| General Services                         | \$ 4,584.99   |
| Recreation                               | \$ 4,926.25   |
| Total Expenses                           | \$ 124,463.47 |
| Net Income                               | -\$8,821.07   |

### Account Balances as of 6-30-2010

|                  |             |
|------------------|-------------|
| Checking/Savings | \$28,346.30 |
| Reserve CD       | \$30,031.31 |
| Total Assets     | \$58,377.61 |

#### NOTES:

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

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.



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### Fun at the Pool

It has been a great summer to spend time at the pool and many people have been taking advantage of the great Park Place pool and clubhouse. To ensure maximum enjoyment for all residents, please remember the following rules.

No GLASSWARE in the pool or on the pool deck.

ALL Guests must be accompanied by a resident.

Children 14 and under may not be at the pool without an adult.

Residents and guests are required to sign-in. PLEASE PRINT your name and address so that it is readable! Also, don't forget to list the ages of any children that are with you.

DO NOT LEAVE SOILED DIAPERS IN THE BATHROOM TRASH CANS! With the summer heat, these really do SMELL!

Please use the ashtrays at the pool NOT the deck as an ashtray.

Return noodles and other pool toys to the container.

Return lounge and table chairs to their original place.

Recyclables go in the Recycle Bin, trash goes in the Trash Can.

This year we had had a major problem with "Ring around the Pool" (similar to "ring around the bathtub").

**PLEASE SHOWER EVERY TIME BEFORE YOU ENTER THE POOL.**

Enjoy the pool but remember that you are not the only person using it.

Thanks –

Betsy, Mary Lou

Certified Pool Operators

### The Best Clubhouse in Cary

If you are having a party this summer or anytime, why don't you use the clubhouse? It gives you a large space to move around, a full kitchen, great bar area for food, comfortable sofas and chairs, a large glass top table with chairs as well as two card tables with chairs. You and your guests can also enjoy the pool or just sitting outside beside the pool. The rental fee is only \$25 a what a bargain! Complete the Clubhouse Rental Request form available on the Park Place web site and return it to Betsy Mebane at 420 Center Pointe Dr. ; email – [betsy\\_mebane@hotmail.com](mailto:betsy_mebane@hotmail.com) or 919-469-9738.

## Park Place Townhomes Maintenance as of 7-22-2010

| <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                         | 2010                   | 2015                   |
| 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                         | 2010                   | 2015                   |
| 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             | 2010                    | 2016                    | 2010                         | 2010                   | 2015                   |
| 111-117 Colchis Court   | 3/97              | 2010                    | 2016                    | 2010                         | 2010                   | 2015                   |
| 420-426 Center Pointe   | 4/97              | 2010                    | 2016                    | 2010                         | 2008                   | 2013                   |
| 410-416 Center Pointe   | 3/97              | 2010                    | 2016                    | 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             | 2009                    | 2014                    | 2009                         | 2009                   | 2014                   |
| 210-216 Vinca Circle    | 8/99              | 2009                    | 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      |
| 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