



Park PlaceTownhomes

April 2011 News

Fire Safety

There has been rain recently, but at times there is little rain and the trees and shrubs become very dry. We recently had a fire in the bushes and a tree in the front of a home on Vinca Cir. The cause of the fire is unknown, but a discarded cigarette is suspected. Fortunately, the Cary fire department came very promptly and put out the fire before there was serious damage. In addition to the trees and bushes in the front yards, many of the back yards are near the woods, so please be careful about any activity which could start a fire there as well.

Park Place Directory

We have a Park Place Directory updated in February. You can contact Judy Brown for a copy if you did not receive one.

Parking

Remember that each residence is allotted two parking spaces and that guests should park in the visitor spaces. Please do not use vacant spaces in front of other people's houses.

COMMUNITY GARAGE/YARD SALE ON APRIL 30

Go through your closets/attics/garages and get rid of those items you no longer need/want. If you don't want to spend time "selling" items, put them out and label "FREE".

People will take lots of "FREE" stuff!

Advertising the sale will be done for you with a special note about "FREE" items.

JOIN IN THE COMMUNITY GARAGE/YARD ON APRIL 30!

Monthly Homeowner Payments

The contents of the Park Place drop box and mailbox by the clubhouse are collected every 7 to 10 days so there may be times that it takes a few more days than expected for your payment to clear your bank. For those owners that wish to have their payments clear their bank sooner, you may also send your payments to the following address: **Park Place OA, PO Box 37367, Raleigh, NC 27627.**

Swimming Pool Information - Summer of 2011

Pool Opens: May 20, 2011

Pool Closes: Sept 11, 2011

1. Residents and guests need to sign-in and sign-out
2. NO glass is allowed in the pool area.
3. Baby diapers are NOT to be disposed of in the trash cans in the bathrooms!

Due to instances last year of non-accompanied, non-residents coming to the pool, we are going to try a "new" guest policy this year, here it is:

Guest Policy for Swimming Pool

1. Each residential unit will be allowed two guest passes per week.
2. These passes maybe be used by a guest, older than 17, Monday through Friday **without** the Resident being present.
3. On **weekends** all guests MUST be accompanied by the Resident.
4. Guest passes may be obtained up to one week in advance by contacting Betsy Mebane – phone – 919-469-9738; email – betsy_mebane@hotmail.com or Mary Lou Jackson – email – maryloujackson@nc.rr.com
5. Guest passes must be signed by both the guest and the resident.
6. Guest must sign-in at the pool and leave the pass with the sign-in book.
7. Any person without a guest pass or a resident present will be asked to leave!

Town of Cary- Starlight Concert Series

It doesn't get any better than spending time with family and friends relaxing under the stars listening to great music! The Starlight Concert Series is a series of free concerts held on Fridays throughout the summer. From reggae to bluegrass to jazz, the series showcases an eclectic mix of local and regional talent. Co-sponsored by the [Friends of the Page-Walker Hotel](#) and [Diamante, Inc.](#) All concerts begin at 7:30 p.m. in the Page-Walker Arts and History Center Garden, 119 Ambassador Loop, Downtown Cary. For your comfort, please bring a lawn chair or blanket. Please leave pets and alcoholic beverages at home. Here is the **2011 Concert Schedule**:

June 11 – Moment's Notice - Drift away to an eclectic mix of high-energy jazz with Bobby Moody and friends! Moment's Notice is a regular favorite at the Starlight Concert Series for one special reason – they ROCK the house!

June 25 – Old Habits Bluegrass Band - Raleigh based Old Habits is one of the area's most popular bluegrass bands.

July 23 – Lois Deloatch - With a rich contralto voice, jazz singer/songwriter Lois Deloatch is sure to be crowd pleaser. Don't miss this opportunity to see one of the areas foremost jazz musicians.

July 9 – Jamrock - Roots and reggae music sure to please the soul! Jamrock is another regular at the Starlight Concert Series.

August 13 – Cuervo - Cuervo is a Latin rock band created by Ricardo Granillo of Carnavalito.



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YTD Financial Highlights thru March 31, 2011

Total Income	\$ 54,631.00
Expenses (major expenses)	
Administration	\$ 3,950.00
Building Maintenance	\$ 6,261.00
Grounds Maintenance	\$ 5,747.00
Reserve Expenses (siding, paving, roofs)	\$ 10,650.00
Termite Warranty	\$ 3,580.00
Total of other expenses combined	\$ 981.00
Total Expenses (all expenses)	\$ 31,169.00
Net Income	\$23,462.00

NOTES:

- As you can see, the first six items above accounted for 99% of the total expenses.
- The administration expenses include the Park Place administration, but not yet the annual dues to Parkway PUD whose major expense is the Cary Parkway landscaping.
- There is an expense for grounds maintenance as it is an annual contract with equal monthly payments. Grounds maintenance does not include the bark mulch, which will be a separate expense item.

Detailed financial reports can be found on the Grandchester Meadows website under Park Place from the community page.

The siding replacement continues as deteriorating masonite 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. This is reflected in the 2011 budgeted expenses which are \$156,756 compared to the 2010 actual expenses of \$251,354. Other reductions are expected in siding replacement and pavement maintenance over time.

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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