

# Park Place News

JANUARY 2012

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ISSUE TWO



*Park Place- A great place to call home!*

## Happy New Year!

### First, a brief look back at 2011 to say thanks!

We want to recognize and say thank you to the following community members:

**Betsy Mebane** for the terrific swimming pool season. She has done a great job operating the pool and also taking care of the clubhouse rentals.

**Helen Doyle** deserves our appreciation for keeping the landscaping looking so great. She coordinates our landscaping with Fetsko. She has selected plantings and given advice on planting

choices to the residents and encouraged them to plant flowers around their homes. She, as well as everyone else, appreciates the landscaping that people are doing on their own and the improvement in the community appearance as more people get into gardening.

**Christine Hamaker**, who recently retired from the Park

Place Board of Directors, for her years of service.

The Town of Cary has completed the sidewalk on Cary Parkway. You may now walk all the way from here to Morrisville and beyond.

**Susan McGuire** for offering to serve and becoming a member of the Board.



iAir, Inc.  
Steve Stargardt  
919- 906- 8552

Please visit us online at:

[www.grandchestermeadows.com/parkplace/index.htm](http://www.grandchestermeadows.com/parkplace/index.htm)

Park Place Reserve Balance as of 12/31/2011: \$102,206

Park Place Financials thru December 31, 2011

The six expense categories listed in the chart to the left account for 99% of the total expenses.

The 2011 Grounds expenses were over budget due to several trees that needed to be removed as well as general tree limb removals. As for the over budget Recreation expenses, these included much needed pool work and the installation of a new HVAC system in the clubhouse.

The major siding work will be on hold for some buildings until late 2012 / early 2013 since they were already scheduled for painting in 2013. This will save on the painting costs associated with the completion of the repairs.

Detailed financial reports can be viewed anytime on the Grandchester Meadows website under Park Place.

<b>SUMMARY THRU 12/31/2011</b>	<b>YTD ACTUAL</b>	<b>YTD BUDGET</b>
Total Income	\$219,315	\$225,490
Total Expense	\$164,495	\$156,756
<b>Net Income</b>	<b>\$54,820</b>	<b>\$68,734</b>

<b>PRIMARY EXPENSES</b>	<b>YTD ACTUAL</b>	<b>YTD BUDGET</b>
Administration	\$25,622	\$26,051
Building Maintenance	\$35,523	\$40,800
Grounds Maintenance	\$40,262	\$38,550
Recreation- Pool & Clubhouse	\$23,304	\$14,355
Siding Replacement	\$34,725	\$31,500
Termite Warranty	\$3,580	\$3,600
<b>Total of Primary Expenses</b>	<b>\$163,016</b>	<b>\$154,856</b>

## Neighbor Notes

**Animal control:** If an animal such as a squirrel or raccoon, gets into a home, crawl space, attic, etc. it is the individual home owners responsibility to get the animal out of the house. If there is a hole in the building where the animal entered, the hole cannot be repaired until the animal has been removed.

**Mold:** It has been reported that mold has been found in the showers of a home. It was preceded by the homeowner having nose an eye irritation prior to the discovery of the mold. The mold was in showers installed by the original builder which were not properly installed. It appears that the pan was not correctly installed over the threshold and poorly installed tiles and that tiles were

cracked by the mold. For more information you may contact Mary Hester at (919) 319-8854.

**Sidewalks:** Sidewalks will be repaired on a as needed basis. Currently, sidewalks crumbling at the edges are not considered necessary for repairs. Those with large cracks or uneven which present a tripping hazard should be reported to management through a repair request form accessed under the "repairs" link on the home page of [www.grandchestermeadows.com](http://www.grandchestermeadows.com).

**Driveways:** Unlike sidewalks, be reminded that driveway upkeep is the individual homeowner's responsibility as they are not part of the "common area".

## Contractors & Contacts

### **Community Management**

Grandchester Meadows, Inc.

David J. Robbins

(919) 389-7944

### **Landscape**

Fetsko Lawn Care, Inc.

Rod Civis

(919) 878-0079

### **Plumbing**

Cary Plumbing Company

(919) 469-3556

### **Repairs & Home Improvements**

J&B Residential Services

Bryan May

(919) 390-8580

### **Heating & Air Conditioning**

IAir, Inc.

Steve Stargardt

(919) 906-8552

### **2012 Board & Committee Members**

**Judy Brown-** Board & Finance

**Helen Doyle-** Landscaping

**Jesse James-** Board & Community Watch

**Lou Marotta-** Finance

**Susan McGuire-** Board

**Betsy Mebane-** Clubhouse, Community Watch & Pool

**Kay Reusch-** Social

**Charles Seay-** Board & Finance

**Peter Thoits-** Board, Finance & News

## Neighborhood Referrals



*It isn't always easy to find somebody you can trust so this is an effort to share the good experiences from the neighborhood.*

The following contractors have been recommended by your neighbors for various household services. Please submit your referrals for the community via email: [ppoa@grandchestermeadows.com](mailto:ppoa@grandchestermeadows.com) . This email will go to the property manager for listing on the website as well as inclusion in upcoming newsletters.

### **Electrician**

Phil Callison (919) 650-3259 or (910) 635-8659

### **Garage Door Openers**

Classic Door Systems

Chuck Gezelle (919) 878- 3125

### **Handyman**

House Medic

(919) 661- 7161

### **Pest Management**

KIL-MOR

1(800) 4-KIL-MOR

