

OLDE RALEIGH COMMONS

FALL 2020 - NEWSLETTER

President's Message

Dear Residents,

As you will see from the details provided in this newsletter, our accomplishments over the past year are significant. The appearance of our buildings and grounds have continued to improve, and additional projects and improvements are scheduled for implementation in the near future.

My service on the Board is coming to a close, and a new President will take over in January 2021. I would like to thank my fellow Board members for their dedicated service to our community. Also, I want to recognize contributions of the members of our Committees. Their time, effort and dedication ensured that the Board was able to operate more efficiently and effectively in scheduling, monitoring, and overseeing completion of all our projects. Finally, my thanks to our management agency, Grandchester Meadows, for their guidance and expertise.

Best wishes to you all in the coming year.

- Steve Geis

Annual Meeting Reminder

By now you should have received your information packet from Grandchester Meadows (GM) for our Olde Raleigh Commons annual meeting, to be held as a virtual gathering at 7:00 p.m. on Tuesday, October 20. Restrictions on large gatherings have precluded us from meeting in person this year, so the process will work differently than it has in the past.

Residents will have three ways of participating: 1) join the Zoom session led by GM; 2) call in from your phone (GM has provided instructions on how to do this in your packet); or 3) share with a neighbor who has internet access, provided they and you are comfortable from a COVID safety standpoint using masks and social distancing.

Please note the following:

- Proxies and Nomination Ballots must be received by GM in advance of the meeting, no later than Monday, October 19. Instructions for returning these are outlined in your packet.
- One new Board member will be elected this year. As of this writing two candidates have responded: Bob Cortez, 3701-204, and Sharon Thomas, 3701-108. Ballots, which will include a complete list of candidates running and their respective bios, will be sent to you via email and postal mail on October 21, the day after our annual meeting. This is to allow for the contingency of someone who may submit their name during the meeting when so prompted in the agenda. In addition to ballots, a copy of the 2021 budget is included.
- Ballots and your vote on ratifying the budget may be returned online on the GM web site or via postal mail and must be received by GM no later than 5:00 p.m. on November 2. Instructions will be sent to you via email and postal mail on October 21. The name of the Board member elected and outcome of the budget vote will be made available to you via email and the GM web site on Tuesday, November 3. This delay will allow owners who may not live in the area to have enough time to return their votes via postal mail if necessary. Votes for the new Board member will be tabulated on an ownership percentage basis, per our bylaws— Article IV Section 12.

Your 2020 Board of Directors

| | |
|----------------|-------------------------|
| Ellis Carter | 3701-207 |
| 919-917-7243 | epcarter.sr@gmail.com |
| Steve Geis | 3701-305 |
| 919-510-7942 | smgeis3rd@gmail.com |
| Barbara Nickel | 3700-202 |
| 919-781-9297 | twonickelsbnn@gmail.com |
| Karen Prather | 3701-303 |
| 919-782-2574 | krp8227@yahoo.com |
| Nancy Stamey | 3700-104 |
| 919-703-7144 | nstamey23@gmail.com |

Any questions about the election process may be directed to Grandchester Meadows at 919-757-1718 or manager@grandchestermeadows.com.

Maintenance Committee Report and 2020 Accomplishments

Have you noticed that we've had an unusually busy year working on maintenance of our building and grounds? Many needed improvements have been completed that enable us to uphold the high standards that each of us expects as ORC residents. Throughout this process, the Maintenance Committee and Board have made every effort through extensive research and collaboration with Grandchester Meadows (GM) to execute repairs on all projects using the most professional and cost effective methods available.

Generally speaking, when a project is contracted, the price of any given repair can vary widely, and that is where your Maintenance Committee and Board of Directors comes in. Proposals submitted by contractors are scrutinized carefully as they can often include fixes not actually needed. Here are two good examples. The first one is failure of the commercial dehumidifier in the storage area of 3700. The manufacturer wanted to charge us \$5,000 just to diagnose the problem. The Committee extensively researched repair options and had a difficult time finding someone who understood the equipment enough to repair it; they finally were able to connect with a commercial specialist in ARS to repair the unit for just a few hundred dollars. Another good example is repair of our elevators. Our elevator maintenance company wanted \$10,000 per building to replace required safety equipment. This ultimately was resolved by the Maintenance Committee with charges totaling \$75.00 per building.

Recommendations of quality work at fair prices are always sought out and coordinated with GM. This is often a time consuming and at times frustrating process. We have had repeated instances of vendors or others who do not respond in a timely manner, do not do the job correctly, or do not come at all. Many thanks go to members of our Maintenance Committee—Paul Braun, David Dropkin and Wayne Liesegang—for their persistence and for their many hours of hard work and diligence in getting the job done and getting it done right.

The following is a list of repairs and upgrades completed so far this year. These are financed through your monthly homeowners dues, which are essential to help maintain the quality appearance and integrity of our building and grounds.

- Installed new overhead energy efficient lights in garage
- Replaced lights and cans over all unit doors with energy efficient standard LED fixtures
- Replaced smoke detector batteries
- Added energy efficient lights on our outdoor sign
- Replaced GFCI breaker in 3701 (used when vendors require power to fix something in a unit or common area)
- Repainted rear wall of 3701 garage using a waterproof paint to stop water intrusion
- Repaired bay window shingle area of 3701-104, 204, 106, 206
- Repaired water intrusion damage on the balconies of 3700-106, 206
- Added pine straw mulch in landscape areas
- Repaired leaks and updated irrigation system on both building sites
- Cleaned gutters and air ducts
- Made air handler repairs in the common areas, both buildings
- Installed sweeps to prevent wildlife intrusion
- Replaced door locks and closers in both lobbies
- Completed grille work refurbishment in garages and on all balcony railings; touchups still remain on a few units

► **Update on the moisture issue in 3701 Elevator Maintenance Room:** A dehumidifier was installed to help protect the elevator electronic equipment by keeping the humidity down in the room, but it cannot handle water which seeps up from cracks in the floor after heavy rains. There is no documentation or plans available that show the site preparation drainage nor a simple answer on how to remedy the situation. Research is ongoing.

► **Update on overflowing gutters outside 3700-206:** Water pours onto the deck whenever there is a heavy rain and could be a contributing factor to the costly deck repairs necessitated on 106, 206, above. Two steps have been taken so far: 1) larger baffles have been installed in the gutters to deflect the water and 2) fasteners of the gutters have been secured across the front of the affected areas. These adjustments have helped during normal rainfall but did not have the desired effect during heavy downpours. The next step will be to install larger gutters; work will begin soon.

► **FUTURE PROJECTS:** We will get a proposal from Rainy Days to install an irrigation system in the rear of 3701 to protect the large investment there.

Service Guidelines for Contractors

When your unit needs repair and a contractor must be contacted to enter your unit, each must follow the following procedures and processes:

- Contact the resident by phone from the front parking lot before entering the building.
- Wear a mask.
- If they are not bringing in tools or equipment they may enter through the lobby and call the resident from the call box to gain entry to the elevator.
- If bringing in tools or equipment the contractor(s) must enter through the garage. Resident should be prepared to come downstairs, after receiving a call, and greet the contractor at the garage entry door and escort the contractor(s) to their unit. If more than one trip is required resident must be prepared to escort the contractor(s) each trip.
- Do not give the entry code to any contractor nor allow them to prop the door open.

How to Request Repairs in Common Areas

In an effort to streamline the process for effecting common area repairs while at the same time utilizing staff time at Grandchester Meadows in the most cost effective way, the Board would like to adopt the procedure outlined below. Keep in mind that Limited Condominium Common Elements¹ and repairs inside each unit are the responsibility of the individual homeowner², while repairs in Condominium Common Elements (such as hallways, lobby, garage, roof, elevator etc.) are the responsibility of the HOA and will be paid for by your monthly dues³. These legal documents are available for your review on the GM web site.

Disposition of any problem that is reported will vary depending on the urgency of the repair, but in general please observe the following process. We can always make adjustments over time to ensure the best possible service to all of our residents.

When you see an area that needs repair, identify the trouble area clearly and contact a Board Member by telephone or in person (preferred) or email with a description of the problem. Some examples could include: Call Boxes not working, elevator malfunction, smoke detector indicators, water leaks, warning beeps from fire panels in front lobbies, hallway air conditioners out, etc.)

The Board Member will confer with the ORC Maintenance Committee to determine if the problem is an urgent safety concern (e.g. elevator not working) and notify Grandchester Meadows (GM) immediately to dispatch a repair contractor. You will receive prompt feedback from the Board Member about when to expect repair. If the problem is not urgent, the Board Member will confer with the Maintenance Committee to see if it is something that can easily be remedied “in house” without contacting GM for a work order. If a work order is required, as it will be for most repairs, the Board Member will fill out the GM online work order request and submit to GM. As soon as this step is accomplished you will be so notified by the Board Member.

If you have any other areas of concern not specifically related to a repair please make a Board member aware of the issue to see if the problem can easily be resolved without involving our property management company. Grandchester Meadows is there for us specifically to supervise association activities and to schedule routine evaluations and inspections. Thank you for your efforts in helping protect our community from excessive costs and keeping our property in good repair!

¹Covenant definitions 3.19 pp. 4-5

²Bylaws Article VIII Section 8 (a)

³Bylaws Article VIII Section 8 (b)

Thank you for protecting yourselves and protecting others by wearing masks in our common areas. As an extra precaution try to avoid more than two people in the elevator concurrently.

Landscape Overview

The Landscape Committee would like to thank the HOA Board for their support of the improvements to and maintenance of our grounds.

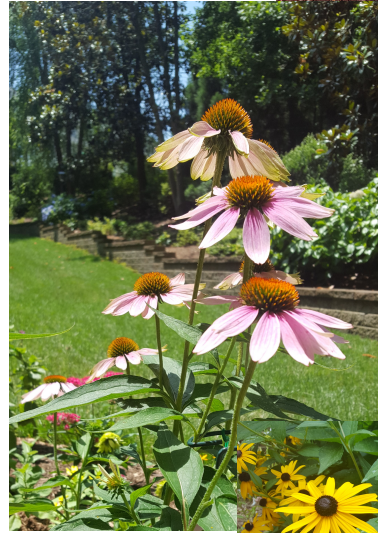
After installing new plantings in the front of 3700 and 3701 in 2019, in 2020 we have concentrated on adding to and maintaining those plantings through cultural practices, improved mulch and improvements to the irrigation system. *The Mulch Guys* is providing landscape maintenance and we are finding them responsive to our requests as we work together to meet expectations of homeowners.

An explosion of colorful blossoms is not only bringing pleasure to us but is attracting many butterflies, birds and other pollinators. The landscape committee wilted a bit during the hot humid days but will be enjoying working as cooler breezes prevail. (The garden at the back of 3701 is immaculately maintained—thanks to Henri Braun!) Please enjoy our grounds and your neighbors while observing proper precautions (masks and distancing).

Coming soon: fresh pine straw for appropriate locations, replacement of a few plants, improvements to the planting bed at the entrance sign, change of annual plants. Also planned is work on some trees and removal of overgrown shrubs behind 3700 in order to create a small patio for residents' enjoyment. Some of these efforts are not funded through the budget but with residents' generous contributions. (Contact Barbara Nickel or Henri Braun for more information.)

Thanks to all of our neighbors for their support of time, finances and/or encouragement! (And for reminding visitors and vendors to use the sidewalks to avoid stressing our grass.)

—*Charlotte Campbell*, Landscape Committee Chair; Committee Members: Henri Braun, Becky Brownlee, Linda Cortez, Ginny Dropkin, John Gaitenby, Diane Johnson, Nancy Stamey



Book Buddies Resume

The Baron Cooper Book Buddies has resumed monthly meetings this fall. The Wake County Public Library is again offering Book Kits. We are meeting in the garage of building 3701, wearing masks and sitting six feet apart. There are currently ten members and everyone is enjoying about two hours of book discussion and socially meeting our neighbors. We are now reading "The Glass Castle." Our next meeting is on October 5 at 3:00 p.m. when we will be handing out the new book for November, "Burgess Boys." If anyone is interested in joining us please meet in the garage and bring a chair. For more information contact Karen Prather at 919-782-2574 or krp8227@yahoo.com.

Grandchester Meadows Important Contact Information

Web Site Address:

www.grandchestermeadows.com

Current Homeowners Menu - Select Olde Raleigh Commons COA

Office Hours: Monday to Friday, 9am-5pm

Phone / Text: (919) 757-1718

Fax: (919) 882- 8739

Account & Real Estate Questions:

accounts@grandchestermeadows.com

Management Questions:

manager@grandchestermeadows.com

Postal Address: Olde Raleigh Commons,
PO Box 1149, Apex, NC 27502

Need a Service Provider?

Do you need a repair in your unit but don't know who to call? The following individuals/companies have been used by residents and may be just what you need! These providers are not officially endorsed by the Board but have been used with high levels of satisfaction by unit owners. If you have any questions, contact the ORC resident who provided the reference. If you have any names you would like to add for our next newsletter, please email the appropriate information to Barbara Nickel, twonickelsbnn@gmail.com

Tom Duvall
Capital Plumbing
Fix It Shop Road
Wake Forest, NC
919-821-2398
Fixed toilets, faucets, garbage disposal
Vivian Hunter

Doug Bunn
The "Honey Do" Husband
Handyman Services
(919) 847-2821
thehoneydohusband.com
Nancy Stamey

On-site Car Wash Company
Mark Manning
919-673-2570
Great Price and quality work
Nancy Stamey

Raleigh Auto Spa
2907 Wake Forest Road
Raleigh
919-833-7272
They only do hand washes, several options,
reasonably priced.
For exterior washes you do not have to get out of
your car.
Wayne Liesegang

Keith Cable
K & B Movers
919-845-8806
Great local moving company
Nancy Stamey

Tim Hoy
The Shower Guy
919-608-8124
timothyphoy@gmail.com
design, installation, repair
Barbara Nickel

Jimmy Cooper Upholstery
4805 Jefferson Ln
Raleigh, NC
919-876-3935
Re-upholstered furniture in 3700 lobby

Todd Frickman, electrician
Modern Mechanical
919-934-1651
Replaced track lighting in kitchen
Barbara Nickel

Sammie Bullock
Sam's Fireplace Service and Gas Logs
936 Cedar Creek Dr
Wendell, NC 27591
919-412-6145
Used by multiple 3700 residents

Julie Gilbert Catering
919-649-7430
Excellent baker and cook
Nancy Stamey

Cabinetry and tile work
Frank Donini Interiors
919-562-0781
doninisinteriors@earthlink.net
Excellent, high quality work
Nancy Stamey and Barbara Nickel

Cash's Appliance Parts
5512 Old Wake Forest Rd
Raleigh, NC 27609
919-790-1331
Family owned business for 39 years. They helped
me find parts for my 20-year-old cooktop, did all the
research and in the end directed me to the internet to
order the parts. They received nothing in return—
except my recommendation for an honest company
there to help you resolve your repair.
Barbara Nickel

Home accents
Julianne Seeley
9013 Mustard Seed Ln
Garner, NC 27529
Jkseeley53@att.net
919-410-1933
Bedspreads pillows, valances
Barbara Nickel