

# OLDE RALEIGH COMMONS

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## SPRING 2021 - NEWSLETTER

### President's Message

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Dear Neighbors:

We begin 2021 with various activities happening in our community and also a new representative working with us from Grandchester Meadows. Jace McMahon joins us following the recent departure of Chris Wing, who moved from the area to be closer to family. We extend a warm welcome to Jace and look forward to working with him in the days ahead!

Also new this year is the addition of three first-time Board members. Sharon Thomas was elected to the Board at our October annual meeting, and Bob Cortez and Diann Kearney have graciously stepped forward and agreed to represent you on our Board as appointed members per Article V Section 3 of our bylaws. We now have a full complement of Board members in our Condominium Owners Association (COA) to help guide us in decision making going forward. Thank you in advance to Sharon, Bob and Diann for all you will do to maintain the investment we each have here in Olde Raleigh Commons! Nancy Stamey's continuing service on the Board as Treasurer may not be understated and her willingness to help us keep our books in order is greatly appreciated! One further acknowledgement with our thanks goes to outgoing Board members Steve Geis, Ellis Carter and Karen Prather for their three years of service; each has served in a vital capacity during their tenure on the Board.

I am quickly discovering as Board president that there is a steep learning curve for all that is going on here, and I am learning more than I ever thought I would need to know about what it takes to keep our buildings and property in top shape (thank you, Paul, for "educating me" on all matters ORC)! I view this as a team effort and I will do my best to work with each of you and those on our Board and committees to maintain the quality of life we expect here in our community. Please feel free to share any of your issues or concerns with me. I hope to keep everyone well informed through timely posting on our garage bulletin boards of the minutes from Board meetings, which also can be viewed online at the Olde Raleigh Commons website on [www.grandchestermeadows.com](http://www.grandchestermeadows.com).

- Barbara Nickel

### Finance Committee Overview

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The Finance Committee was formed to review the Board's monthly financial positions and make recommendations on the best methods to maintain those positions. The committee also assists with drafting the annual budget. Current members are Pete Nickel, Bob Newell, Ellis Carter and myself. The committee meets monthly and works in conjunction with Grandchester Meadows to review current month expenditures and ensure there is adequate funding for future projects and normal operating expenses. Operating funds are currently maintained at Wells Fargo.

The Reserve Fund, a fund for the financing of large irregular requirements (e.g. the roof), is replenished by monthly contributions from the Operating Fund and maintained at First Citizens. Currently a significant portion of those funds are invested in an annuity to yield a higher rate of return.

If you have an interest in serving on the Finance Committee, please contact me.

— Nancy Stamey, Treasurer

#### Your 2021 Board of Directors

**President**

Barbara Nickel

**Vice President**

Diann Kearney

**Treasurer**

Nancy Stamey

**Secretary**

Bob Cortez

**Member at Large**

Sharon Thomas

## Maintenance Matters

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We hope you have noticed some of our contractors working diligently this spring on repairs and improvements on our buildings and grounds. Recent projects include roof, gutter and exterior work on the front of both buildings, new lobby call boxes, grading and drainage work in the back of 3700, tree pruning, and other general landscaping enhancements.

Two projects are currently in progress: first is the purchase of a new HVAC unit for the first floor hallway of 3701. There are eight common HVAC units altogether, four in each building, and these are replaced on a revolving basis as needed at the end of their useful life.

The second, more extensive project, is addressing the longstanding ground level moisture abatement issues in both buildings. To give a little background on this, we have made several attempts over multiple years to deal with the recurring problems of unsightly peeling paint on the columns of 3701, mold and mildew issues in the elevator room of 3701, and similar mold and mildew concerns in multiple storage units in both buildings. These fixes have not worked; the problems keep coming back. In an effort to find a more permanent solution, the Board has hired a professional engineering consulting firm, Atlas Engineering, as recommended by Dennis Kearney, to evaluate these areas and make specific recommendations as to how we might effect proper repairs. Your Maintenance Committee and Board received their 37-page report earlier this year. Our thanks go to Dennis for his expertise in preparing a written request for proposal sent to three highly recommended contractors, and to Grandchester Meadows for helping us coordinate these efforts. As of this writing we await the proposals and intend to proceed with a signed contract as soon as feasible.

The annual changing of batteries in the Smoke/Carbon Monoxide (CO) detectors in both buildings has been completed. This is a safety function provided by Olde Raleigh Commons to ensure that the batteries are replaced on a timely basis. During the battery replacement and testing a total of eight units were discovered to be defective. The units were quickly replaced by manufacturer Kidde at no cost to ORC and new units were installed. Special thanks to Sharon Thomas and Bob Cortez for accompanying the technician from Tidal Electric in this vital function and to Paul Braun for coordinating replacement of the defective units.

### **Contact A Board Member:**

- If you see anything needing repair in the common areas.
- If you hear beeping originating from the riser room or the fire box in the lobby.
- If you have chirping smoke detector batteries (but first, if you have owner-installed carbon monoxide detectors, check that the chirping is not coming from them).
- If you need a temporary entry entrance code for your vendor for any repairs lasting more than one day (do not give resident entry code to any contractor as this will compromise the security of our building.)
- If you need to have elevator pads in place for moving large items. [Note: having two people handle the pads while hanging makes it easier to distribute weight on the grommets thereby saving wear and tear on the costly elevator pads.]
- If you have any concerns!

## Did You Know?

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There are several active volunteer committees here at ORC helping to make our community a welcoming retreat for residents and visitors. New committee members are always welcome and we invite your participation! Please note: time commitments are *discretionary* and can be as little or as much as you are able to contribute. If you would like to become more involved in our community please contact the committee chair for more information. It is a great way to meet and get to know your neighbors!

Currently our Maintenance Committee has three members: Paul Braun, Wayne Liesegang and David Dropkin. Dedicated members of this committee have worked hard for your community and put in many hours keeping things in good repair *for you*. Paul has been our lead go-to person in this role for some time now, but we would love to have more helpers! It does not require technical expertise; both men and women are encouraged. A big part of the job is not physical effort but rather coordination with Grandchester Meadows and vendors. Observation of what is going on around the buildings is also important—your role would be to direct any concerns to a Board member. Please give this your thoughtful consideration!

### **Current Committees & Chairs:**

#### **Architectural and Interior Design**

- Barbara Nickel

#### **Finance**

- Nancy Stamey

#### **Landscaping**

- Charlotte Campbell

#### **Maintenance**

- Paul Braun

#### **Social**

- Betty Barber



## Ready for Spring!

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All around our grounds, shrubs are showing new life and perennials are emerging from the earth. The Landscape Committee has been busy tidying the beds and planting more flowers and shrubs as the weather permits. Walk around both buildings and see what you can discover, stopping a while to sit and visit with neighbors. If you look closely, you may see a wide variety of birds, butterflies and other pollinators visiting blossoms as we had hoped when we planned our updated landscape in 2019.

A major emphasis this year is to provide deferred care for our beautiful and valuable trees. Bartlett Tree Experts has pruned most trees and will be treating them at the appropriate times this spring. The Mulch Guys is providing routine maintenance, mulch and pine straw. The Landscape Committee is refreshing flower beds (with the support of residents—see Henri Braun or Barbara Nickel if you would like to contribute to the “flower fund”).

Thanks to all of our neighbors for their help with suggestions, work days, compost, finances and/or encouragement! (And for reminding visitors and vendors to use the sidewalks to avoid stressing our grass, particularly in front of the 3701 building.) We want to thank Diane Johnson for her service on the Landscape Committee as she is stepping down from this responsibility.

- *Charlotte Campbell*, Landscape Committee Chair



Committee Members: Henri Braun, Becky Brownlee, Linda Cortez, Ginny Dropkin, John Gaitenby, Nancy Stamey



## Helpful Reminders Spring 2021

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Here are a few practical tips to keep things running smoothly in the ORC Community:

- **DO** replace the batteries in your owner purchased carbon monoxide detectors annually. (A good time to do this would be when the electrician replaces your ceiling smoke detector batteries in March.) There have been multiple instances of residents reporting chirping smoke detector batteries when in fact the chirping has been due to spent batteries in resident-owned carbon monoxide detectors. These are usually plugged into wall outlets and could be anywhere in your unit. They emit the same warning sound as our ceiling detector units.
- **DO** break down your cardboard boxes with a sharp utensil until flat (crushing them is not acceptable). And bag the contents of any non-recyclable items (plastic, Styrofoam, etc.) into trash bins.
- **DO** inspect the caulking in your shower(s) to see that it is in good condition—not cracked or separating from the wall or shower basin. Leaks from caulking can and have resulted in costly repairs in the common areas and the unit below.
- **DO** have your contractors follow these guidelines:
  - Contact you by phone from the front parking lot before entering the building.
  - If not bringing in tools or equipment, they may enter through the lobby and call you for entry using the call box.
  - If bringing in tools, buckets or equipment, the contractor(s) must enter through the garage. Resident should be prepared to come downstairs, after receiving a call from the front of the building in the parking lot area (note: cell phone reception in our garages is not dependable), greet the contractor at the garage entry door, and escort the contractor(s) to your unit. If more than one trip is required, resident must be prepared to escort the contractor(s) each trip.
- **DON'T** allow your contractor to prop the door open unattended.
- **DON'T** give anyone (contractors, friends, relatives) your restrictive key that opens the building elevator lobbies, all building external doors, and main garage storage areas. Additional restrictive keys can be ordered by contacting a Board Member. Additional keys for your unit can be obtained by going to Marshall's Locksmith Service (4205 Poole Rd, Raleigh, NC).
- **DON'T** give anyone (contractors, friends, relatives) the resident security code to the elevator lobbies. If need be, you can obtain a temporary contractor code from any Board member.
- **DON'T** walk on the grass to access front entry doors from the parking lot (3701); please use sidewalks. Wear and tear on our grassy areas will take a toll on the appearance of our lawn over time.

And, finally, **THANK YOU EVERYONE** for reminding all visitors and vendors to wear their masks upon entering our buildings and in all common areas! And for wearing one yourself!

### **Management Team:**

### **Grandchester Meadows Inc.**

### **Important Contact Information**

#### **Web Site Address:**

[www.grandchestermeadows.com](http://www.grandchestermeadows.com)

(Click Current Homeowners >

Olde Raleigh Commons)

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

**Phone / Text:** (919) 757-1718

**Fax:** (919) 882- 8739

#### **Account & Real Estate Questions:**

[accounts@grandchestermeadows.com](mailto:accounts@grandchestermeadows.com)

#### **Management Questions:**

[manager@grandchestermeadows.com](mailto:manager@grandchestermeadows.com)

#### **Postal Address:**

Olde Raleigh Commons

PO Box 1149, Apex, NC 27502



## Welcome to Un“Commons” Destinations!

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*This feature will highlight eateries, businesses, and service providers that are favorites of ORC residents. If you have a favorite un“commons” enterprise and would like to have it featured in the newsletter, please contact Diann Kearney.*

### **Bella Monica**

3121-103 Edwards Mill Rd, Raleigh  
919-881-9778  
www.bellamonica.com

During the pandemic, many families have adjusted their eating and cooking habits as we have all sought to minimize our exposure and spend more time at home. Our family, accustomed to frequenting some of the best eateries in Raleigh, has adjusted to this change with the support of an Instant Pot and curbside pickup. One of our very favorite locally owned and operated restaurants is Bella Monica, which is located in our nearby Harris Teeter shopping center. While Bella Monica has been around for some time—they just celebrated their 20<sup>th</sup> anniversary—I am surprised by the number of locals who have never eaten there. Authentic Italian food with quality service and reasonable prices, Bella Monica was our choice for a recent birthday celebration. Favorite dishes? Whole wheat penne, baked ziti, and lasagne top our list. Their menu includes vegan and gluten free options. And, as so many restaurants are doing today, the curbside pickup option at Bella Monica is super simple and almost completely touchless.

— *Diann Kearney*

### **Nofo at Five Points**

2014 Fairview Rd, Raleigh  
919-821-1240  
www.nofo.com

Recommended: pork chop, spinach burger, nightly specials  
Offering carry-out food items and an eclectic gift shop, too!

### **Trali Irish Pub (Brier Creek)**

10370 Moncreiffe Road, Suite 109, Raleigh  
919-544-4141  
www.traliirishpub.com

Recommended: Kenmare salmon and shepherd's pie

— *Barbara Nickel*

### **American Home Entertainment (Les)**

725 Thompson Rd, Garner  
919-215-3886

We just had a new Samsung Frame TV installed. I obtained three quotes. This company was the most competitive and could wholesale the TV and install it. They were very prompt and friendly and were able to do an outstanding job in just a few hours. One of the men also walked me through how to operate the TV and use the remote.

— *Karen Prather*

## Commons Art: Celebrating the Creative Spirit at ORC

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### Barbara Walker

Barbara Walker, an artist who specializes in painting on porcelain, studied at the Memphis College of Art and Memphis State University. She has taught and demonstrated this art across the United States, Australia, England, Eastern Europe, Japan, Scandinavia, Mexico and Central and South America. Barbara is listed in Who's Who Worldwide and is one of five US artists included in the book PORCELAIN ART, THE INTERNATIONAL COLLECTION.



### John Gaitenby

John Gaitenby is self-taught and grew up in a family of artists and musicians in Massachusetts. A resident of North Carolina for 35 years, he considers himself a contemporary realist painter who enjoys portraying a scene in oil or acrylics. John says of his work: "In my painting I like to represent our natural surroundings with particular attention paid to color and light. Old structures, old earth and rich colors are most appealing to me."



## Quarantine Pastimes

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### REDECORATING

I am always happiest when I have one or more projects to keep me busy. Since I moved in five years ago, I had been dreaming of renovating my kitchen. Four years ago, I replaced all the black kitchen appliances with white appliances. That helped to make my kitchen look larger, but I still was not satisfied. Being stuck at home because of Covid and also recovering from a major illness gave me plenty of time to plan and make my long-term dream a reality. I picked out a light-colored quartz counter top, painted the walls and cabinets light aqua, and installed an antique French chandelier over my kitchen table. My friend, Marina Bosetti, who is a tile artist, made a beautiful mosaic of a flower garden which was installed over my sink. The project is now complete and I am loving my new, bright and cheerful kitchen!

- Nancy Stamey



### CARDS WITH FRIENDS

When we were growing up and long before no one had ever even imagined screen time, we spent many long hours with childhood friends playing card games of all manner and types. The list was long—a form of entertainment that our families and our children have never outgrown! Now, even though we cannot gather together yet in person, there is an online version that allows us to enjoy time with one another in the safety of our homes. Visit [www.trickstercards.com](http://www.trickstercards.com).

There are 12 card games from which to choose, and we have tried most, but tend to keep coming back to our old favorites: Hearts, Spades and Oh Hell. Each person that plays will need a device to display his/her hand and the other person's bid—either a computer, laptop or tablet. Each game has a set of parameters (rules) that may be set according to the preference of the "host," the one who extends the invitation to others to participate through a "join code." You may play with two, three or four people, but with fewer than four one of your opponents/partners could be the "computer." We communicate verbally with one another on a cell phone set to *speaker*. And this works very well! We safely enjoy competition, camaraderie and snacks at cocktail hour, adjourning around 7:00 p.m. at dinnertime. Lots of fun and something that we look forward to at the end of a busy day!

- Barbara and Pete Nickel



## RECYCLING: What You Need to Know

Green for Life (GFL) contracts with ORC to pick up trash and eligible recyclables. Because GFL delivers the contents of our recycling bins directly to Sonoco where they are processed, we can use the Sonoco recycling list printed at the end of this article rather than the less inclusive list posted by the City of Raleigh.

Moderately sized corrugated boxes must be broken down flat. Our janitorial service takes the boxes to a city or county recycling site at least twice a month. *Please note: In our area, plastic and Ziploc bags can be recycled ONLY at grocery stores.*

Toxic/hazardous waste and other assorted recyclable items must be properly disposed of at a local Multi-Material Recycling Facility. **Please do your part and help minimize trash or toxic material in our landfills!**

**HERE'S HOW:** For items that are NOT permitted or should not be placed in any of our trash bins, both Raleigh and Wake County maintain multi-material recycling sites. To locate them and determine what items are acceptable, go to the following web site: [www.wakegov.com/recycling](http://www.wakegov.com/recycling)

- **Convenience Centers** that serve our area accept many items per web site above.
- **Multi-material Recycling Facilities** accept a larger variety of items (see adjacent photos) including white goods, rigid plastics, scrap metal, electronics, computers, televisions, old phones, corded household items (anything with a cord), oil, textiles, antifreeze, pallets, and large cardboard. Each drop-off area is clearly identified with signage and readily accessible with parking. Employees there are very courteous and helpful. Toxic/hazardous waste has a separate drive-through drop-off section. You are not permitted to get out of your car; an employee will unload these items for you: batteries, light bulbs, paint, household cleaners, hazardous waste/chemicals.

None of these aforementioned items should be placed in our bins. As an additional step toward being good stewards of our environment, tell your neighbor if you are willing to take or help them transport these items to a recycling facility.

1. North Wake Multi-Material Recycling Facility - 9037 Deponie Drive, Raleigh
2. South Wake Multi-Material Recycling Facility - 6130 Old Smithfield Road, Apex

**Both open Monday-Saturday 8 a.m.-4 p.m.**

For food waste, several ORC residents use a composting service, [www.compostnow.org](http://www.compostnow.org), to divert waste nutrients from the landfill and instead use those nutrients to build healthy soil. One must register and pay a small monthly fee for pickup. Visit [www.compostnow.org](http://www.compostnow.org) for more information or contact Becky Brownlee.

Please help minimize waste in our landfills by doing your part! You may direct any additional questions to Barbara Nickel OR:

Green for Life (formerly Waste Management)  
Customer service: 919-662-7100  
[www.gflusa.com](http://www.gflusa.com)

Sonoco Recycling  
919-833-9783  
[www.sonocorecycling.com](http://www.sonocorecycling.com)



# DON'T TANGLE OR CONTAMINATE RECYCLE MORE FOR A GREENER STATE



## PLASTIC

Bottles, tubs, jugs and jars



No pumps

Empty and rinse

## METAL

All cans



Empty and rinse

## GLASS

Bottles and jars



Empty and rinse

## PAPER

Paper, cartons and cardboard



Flatten cardboard

## KEEP THESE OUT!



- ⊗ Aerosol cans
- ⊗ Aluminum foil
- ⊗ All batteries (car, lithium, etc.)
- ⊗ Ceramic items
- ⊗ Clothing or textiles\*\*
- ⊗ Diapers
- ⊗ Disposable cups (plastic and coffee)
- ⊗ Electronics\*\*
- ⊗ Food-tainted items
- ⊗ Hazardous waste
- ⊗ Household glass
- ⊗ Medical waste
- ⊗ Plastic bags/wrap\*
- ⊗ Scrap metal/wood\*\*
- ⊗ Shredded paper\*\*
- ⊗ Styrofoam/peanuts
- ⊗ Tanglers (cords, hoses, wires, etc.)
- ⊗ Tires\*\*
- ⊗ Toys



\* Take clean and dry plastic bags and wrap back to the grocery store.

\*\* These items may be able to be taken to a convenience center or other facility that will recycle them. Call your local recycling agency to find out how.

**SONOCO**  
RECYCLING