

OLDE RALEIGH COMMONS

SPRING 2022 NEWSLETTER

President's Report

This issue of the newsletter will try to bring all Commons residents up-to-date on several important issues in our community that have come to light since our year-end report in January. There is a lot of material here, so please take a moment to review each of these articles, which have evolved over recent months and are topics of general interest for all residents.

One of my main goals as your President is to keep everyone well informed on what is happening with maintenance on our buildings and grounds. This is an important function of an effective Board of Directors, according to a fall seminar hosted by Elite Management, property manager for our Olde Raleigh Villas Master Association (see Overview of Condominium Ownership, page 4), of which I am a part. Following are some notable takeaways from this seminar.

1) Boards have much more to keep track of for multi-level condominiums like ours as compared to townhomes or individual homeowner neighborhoods. Responsibilities are explicitly outlined in the Covenants, and include all common areas outside of individual units.

2) Board members should adhere to guidelines for Best Practices. They are: a) determine needed assessments, b) rely on experts, c) have a Reserve Study, and d) communicate clearly with residents.

3) Board members are charged with looking at the bigger picture and can limit themselves by failure to plan ahead. Aesthetics, such as painting, will always be sacrificed when hazard to people or property present themselves. Aesthetics should properly be addressed in the annual budget.

4) Board members should note that expenses for repairs steadily go up over time, not down, which makes it difficult to keep assessments fixed over consecutive years.

In conclusion, how do we measure up? I believe that as a Board we are doing a good job! One area where I felt we could improve falls under the communication area for Best Practices and is discussed in the Master Insurance Policy Overview on page 2. Your comments and input are always welcome; know that you can always contact any Board member with your questions or concerns.

- Barbara Nickel

Your 2022 Board of Directors

President / Acting Treasurer

Barbara Nickel 3700-202

Vice President

Diann Kearney 3701-103

Secretary

Bob Cortez 3701-204

Member at Large

Sharon Thomas 3701-108

ORC Management Team:

Grandchester Meadows Inc.

Important Contact Information

Web Site Address:

www.grandchestermeadows.com

(Click Current Homeowners >
Olde Raleigh Commons)

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

Phone / Text: (919) 757-1718

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Account & Real Estate Questions:

accounts@grandchestermeadows.com

Management Questions:

manager@grandchestermeadows.com

Postal Address:

Olde Raleigh Commons
PO Box 1149, Apex, NC 27502

Work Order?

Contact a Board member with

Master Insurance Policy Overview

In January, your Board of Directors met with Grandchester Meadows staff and Joseph Wells from Snotherly Insurance Agency to review coverages for common property on our Master Insurance policy through Auto Owners Insurance. Below is a basic review of the essential lines of insurance currently in place for the Association. Please take the time to review what is covered by insurance beyond your individual unit policy, paying particular attention to the deductible amount described below. Should you have any further questions, the full policy and contact information for our account representative, Joseph Wells, are posted on the GM website and should be kept with your individual unit insurance policy. This information is posted on the Document Index section.

Olde Raleigh Villas Condominium Owners Association, Inc. (ORC) currently carries two insurance policies that protect the Association, including the buildings, grounds, and the Board of Directors. A brief

General Liability & Property Package Policy through Auto Owners Insurance

Our policy through Auto Owners is known as a “Package Policy” and can also be referred to as the “Master Association” policy for ORC as it provides coverage for the property as well as General Liability protection essential for the Association. It covers reconstruction due to catastrophic events unless specifically excluded in the policy. Examples of things not covered are routine maintenance or failure to do this, construction defects, deferred maintenance, long term unaddressed water seepage.

Our specific policy currently offers a calculated blanket value of \$11,370,685 to replace the condominium structures in the event of a claim or loss. Additionally, the policy does require a \$5,000 deductible that must be met before a property claim will be addressed. This deductible amount can be addressed by your individual insurance policy.

It is important to note that in the event of a property claim, such as fire or water damage (due to water heater leak or toilet overflow, for example) our Master Association policy should reconstruct the damaged units’ property back to original construction. Any specific additional upgrades that a unit owner has made to their unit such as backsplash, upgraded countertops, flooring, will be the unit owner’s responsibility to replace via their insurance policy for the unit.

Directors & Officers Coverage through CNA Insurance

Olde Raleigh Commons carries a separate policy known as Directors and Officers Policy (or D&O for short) which provides coverage for Board members in the event of a lawsuit being brought against them for their decisions. It is designed to protect the people who serve as directors or officers of a company from personal losses if they are sued by the organization's employees, vendors, customers or other parties.

Our policy through CNA offers some of the broadest coverage for association boards and includes a variety of unique protection items beyond the standard scope of liability, such as protection for past, present and future board members, volunteers as well as the property manager, and wrongful entry (in the event of a

Insurance Agent:
Joseph Wells
Snotherly Insurance Agency
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Master Policy:
Olde Raleigh Commons website:
<https://www.grandchestermeadows.com/olde-raleigh-commons/> - select Document Index Page

Reminder: All ORC owners need to carry an HO-6 insurance policy on their respective unit. Master Association policy includes building replacement up to policy limits; walls in, to original builder specifications. Your individual Condominium policy should include contents, betterments & improvements and building coverage in the amount of \$5,000 for master policy deductible.

Maintenance Matters

The first quarter of this year has presented many repair challenges for the Board. It seems when one issue is corrected, another immediately materializes. There were 8 work orders in January alone. There have been multiple issues with roof repairs, largely due to weather events in January and February. We expect that with installation of our new roof later this year, the roof problems for 3701 will come to an end. In the meantime, temporary repairs have been completed. Below is a summary of some of these repairs.

- 1) securing 3701 roof valleys damaged by snow and freezing rain
- 2) 3700 trim damage on gable, right front of building
- 3) damaged trim removed
- 4) TrimMaster enables precise cut for replacement trim pieces
- 5) trim repair over 3701 garage was particularly challenging due to difficult access

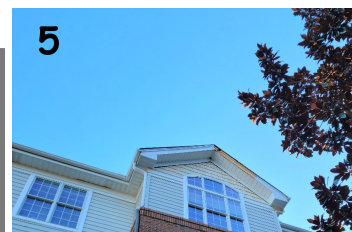
The other major item of concern is the now obsolete fire panel in 3701. (See related article below on Fire Watch.) It is important to note that it is now functioning normally for your safety, but we have been unable to correct the lingering electrical fault on the panel. While it is operational and meets regulations right now, it will not pass Fire Marshal compliance requirements and we must effect repairs as soon as possible.

By the time you are reading this article, a decision will have been made by your Board to either (1) spend more money trying to fix what we have, using refurbished parts that can only be ordered from a supplier in Michigan, or (2) order a totally new and updated system. Downside of option (1) is that there are no guarantees it will work or if it does how long it might last. Downside of option (2) is the cost. Both will require Fire Watch. We are currently investigating what it will take to replace our existing fire control system with an entirely new one to bring it up to current codes. While this item was included in our Reserve study for 2022, it was severely underfunded, as well as coming at a time when our financial resources are focused on the 3701 roof. Your Finance Committee and Board of Directors will address these concerns in the coming weeks.

One final note: we owe our usual debt of gratitude to Paul Braun for the many hours spent coordinating the aforementioned roof repairs and fixing the lobby door lock in 3701. He saved us several hundred dollars in trip charges from Marshall's Locksmith having to make multiple on-site visits to do what Paul has so generously done for us for free instead.

EV Chargers for ORC? - Fill Out Survey

The Board would like to assess resident interest in having on-site chargers for dedicated resident use. Please take a moment to follow the link to this survey, which will serve as a guide for possible next steps. . [CLICK HERE FOR](#)



Overview of Condominium Ownership

Occasionally, homeowners are unaware that when they purchase a condominium OR townhome in our community they automatically become a member of two Associations. This article will attempt to differentiate the two and remind residents about why two are needed.

The first of these Associations for Commons residents is Olde Raleigh Villas Condominium Owner's Association, Inc., more commonly referred to as Olde Raleigh Commons (ORC) or simply, The Commons. This consists of our 40 condominium units in two buildings and you pay monthly homeowner dues to our property manager, Grandchester Meadows (GM).

The other Association is Olde Raleigh Villas Owners Association, Inc., more commonly referred to as Olde Raleigh Villas (ORV), the Master Association for both the Townhomes and Condominiums. Our 40 condominium units, along with the 95 unit owners in the Townhomes (ORT), are part of this "planned community". An annual fee is collected from both Townhome and Commons residents by property manager, Elite Management. The ORV Board of Directors is composed of four board members, two from the townhomes and two from the condominiums. Each of the 135 units mentioned above pays an equal, annual homeowner assessment fee to ORV in January (\$450 for 2022). What you may NOT know is how these assessments are used.

ORV is responsible for overseeing all common properties and interests. Common property of ORV includes the brick wall on Duraleigh and Ebenezer Church Roads, the wooden fence surrounding the back of the community, the grounds, trees and shrubbery outside of the brick wall to the street, the two street entrances to our community, and the street lighting in the community. Common interests include maintaining this property through the collection of annual dues and ensuring that the Master Association maintains adequate reserve funds for the items identified above.

For those who are interested, legal governing documents for all three Associations—ORV, ORT and ORC—are filed on the wakegov.com website in the Real Estate section. ORC governing documents may also be found on the GM web site.

Finance Committee Report

On March 14, the Finance Committee met to review our bank statement balances, discuss expenditures for the month of February, and take a close look at our Reserve funds on hand. Please note that a copy of the Balance Sheet and Income and Expense Report is posted monthly on the Grandchester Meadows website under the [Document Index](#); click on Monthly Financial Reports. Reserve Funds in both our First Citizens and Wells Fargo accounts are reviewed monthly and current month invoices are evaluated to determine if there are any candidates to be paid from Reserves. In February there were two, both from CTI, each resulting from roof leaks in our two buildings.

A lengthy discussion about the status of our Reserve accounts followed. In order to make an accurate projection of what will be needed for the remainder of this year and going forward, we will need three key pieces of information that are not yet available: 1) total cost of the 3701 fire panel project; 2) estimate of 3701 roof replacement project cost, and 3) professional assessment of the condition of the 3700 roof (to aid the decision on when it needs to be replaced). We should have good estimates for each of these by the summer months. It should be noted that we have adequate funds in the Reserve to pay for the 3701 roof and fire panel replacement. But because these items were underfunded in our 2019 Reserve study (contact any Board member if you would like to see a copy), we will have seriously depleted the Reserves and will not have enough money to pay for the 3700 roof when the time comes. Costs have escalated significantly since the study was made in 2019, largely driven up by pandemic related labor shortage and supply chain issues. As soon as real numbers are available, the Finance Committee will make a recommendation to the Board.

Finance Committee Members

Barbara Nickel (Chair)
Bob Newell
Pete Nickel
Jim Padian

Fire Watch Information

An important issue has developed with the fire control panel in the 3701 front lobby. An electrical fault has been identified that will require either repair of the panel or full upgrade of the entire system. As these are being made, we will be without fire alarm protection in 3701, although the fire sprinkler system will remain fully active.

According to City of Raleigh Fire Marshal regulations, we have two options:

- 1) vacate the building while repairs are being done
- 2) provide an approved Fire Watch for all occupants left unprotected by the shutdown.

We have had to do Fire Watch before. What is different this time is that Fire Watch requirements have been tightened. Common living areas in 3701 must be inspected and logged every 15 minutes 24/7. This means that someone will have to walk the halls and check the stairwells, garage and lobby every 15 minutes (elevator may be used).

Information will be forthcoming to all residents about when and how long this might take. We are planning on an outage lasting from ten days to two weeks. Board consensus is that while the system is down, we will need to hire someone to cover a minimum of 12 hours overnight, and that residents could do the rest. Should we have to resort to hiring a Security Company, this could cost up to \$45 an hour (other options are being investigated). As you can see, costs spiral upwards very quickly in this complicated project that will take multiple days.

Hence, WE ARE HOPING TO SOLICIT VOLUNTEERS to do 1- or preferably 2-hour shifts during the daytime hours during a regular time slot for the duration of the repair (you could switch shifts with someone for specific day conflicts). The more people we can enlist to help, the fewer/shorter the shifts will be and the more money we can save.

The outage will be in 3701. However, we are asking everyone in BOTH buildings to please help us, if you are able, with this very important safety issue. As soon as dates are determined, a Board member will contact you to see if you might be able to help. All shifts must be covered, logged and reported to the Fire Marshal daily. If you miss a shift or are late, the

Roof Committee Update

The reroofing project for Building 3701 is in the planning stages with a September/October target construction timeline.

Our next step is to hire a consultant to produce specifications and a scope of work which can be bid to multiple contractors. The firm of Giles Flythe submitted the low bid for this work, and appears to be very qualified. They recently performed a similar service for our adjacent neighborhood of Olde Raleigh Townhomes.

Please reach out to the committee if you have specific questions or concerns about this project.

Roof Committee

Dennis Kearney, Chair
Wayne Liesegang, Member
Paul Braun, Ad Hoc
Bob Cortez, Board Liaison
Jim Padian, Finance Liaison

Welcome New Residents

Tom and Victoria Gerig @ 3701-207

We have lived in Raleigh since 1968 when Tom got a faculty position at NCSU, having gotten his PhD at UNC-CH. He taught in the Statistics Department for over 40 years, eight years as Chair. Vicki worked in the state Health Department until she retired in 2001. We have two daughters, three grandchildren and a little dog named Willey.

We have always liked the quality and location of the Olde Raleigh Condos, and over the years we have considered several units which were for sale, always deciding that it wasn't quite the time for us to move. But we became serious about downsizing recently, and Becky Brownlee, our personal real estate 'Angel,' introduced us to the Carters who were moving in February. We feel lucky to have been able to purchase their condo and are eager to move in and get to know our new neighbors.

Guidelines for Resident Kitchen Disposals!

There have been multiple repair issues in the past with clogged kitchen drains in individual units due to improper placement of food and other items into disposals. Yes, disposals are convenient. But they can also be very inconvenient and cause unnecessary expense and repair issues in your unit and the units below you if not used properly. Please observe the following guidelines for placing items in disposals:

YES, DO THIS

Scrape SMALL scraps and bits from plates into disposals.

→ THAT'S IT.

Nothing else should go in disposals.

NO, AVOID THESE

Do not put the following items in disposals:

- Potato peels
- Coffee grounds
- Onion skins
- Bones, pits or shells
- Fibrous vegetables (celery, squash)
- Chemicals
- Pasta/rice
- Paper towels
- Nuts
- Oatmeal
- Egg

THE WORST OFFENDER, according to county sanitation services, is grease of any kind. Millions of dollars are spent clearing grease from pipes. Do not put cooking oil, bacon fat, grease from pans or any other source down the drain. Small amounts can be absorbed with paper towels or poured into a small, covered container and thrown into your kitchen wastebasket. Used cooking oil may be siphoned into a container with tight fitting lid and placed in the designated green plastic bin downstairs in the garage for appropriate routing by a volunteer ORC resident to a Wake County multi-use facility.

Recycling Reminders

Recycling corrugated cardboard:

Do not put corrugated cardboard into the recycling bins OR the trash bins. Boxes must be EMPTIED of all contents and broken down FLAT before placing in cardboard recycling area in the garage. If you are in a hurry and don't have time to do this, please leave the boxes in your unit until they can be properly prepared. Very large boxes (as for a TV) should be scored into smaller sections that will fit in the car of our cleaning crew. Alternately, you can flatten them and take them yourself to the cardboard recycling area at the Jaycee center on Wade Ave, which has a very large opening for big cardboard boxes.

Plastic Bags:

Don't discard these into or next to the recycling bins; they are NOT accepted at recycling centers. You should take them to the GROCERY STORE for proper recycling. Receptacles there are plainly marked.

Styrofoam:

This cannot be recycled and belongs in the trash.

Commons Art: Celebrating the Creative Spirit at ORC

Kelly Hassin

Having grown up around boats in his native Arkansas, ORC resident Kelly Hassin started building elaborate boat models in 1972. One of his masterworks, a 1939 Chris Craft Barrelback, was completed over the course of five years. Other models in Kelly's fleet include the Lusitania, the Bluenose, a Canadian racing schooner and a Trumey 60' yacht.



Elevator Report

In March, 2022, our elevators had their regularly scheduled quarterly maintenance inspection/service. Ian is our regular technician from TK Elevator (formerly Thyssen-Krupp Elevator). He is highly knowledgeable and skilled, having completed four full years of college level education for certification, which includes extensive training in mechanics, hydraulics and electrical systems associated with proper operation of our elevators. He performed the required annual pressure test and other routine maintenance items and informed us that no issues were found. They are in good shape, and he said that our Phase 2 Otis Elevators are among the best and most reliable out there today.

Problems can arise at any time, and recently have in the 3700 building. Know that repair solutions are often, but not always, immediately evident. Your Board of Directors is attuned to the need for proper operation of elevators and will give any trouble issues top priority. Residents should note that ORC does not always get advanced notice of when repairs or inspections will occur, and that while maintenance is being done our elevators will be out of service, most often only for short periods of time. This is a necessary inconvenience for residents so we urge patience as this service, required for your safety, is performed.

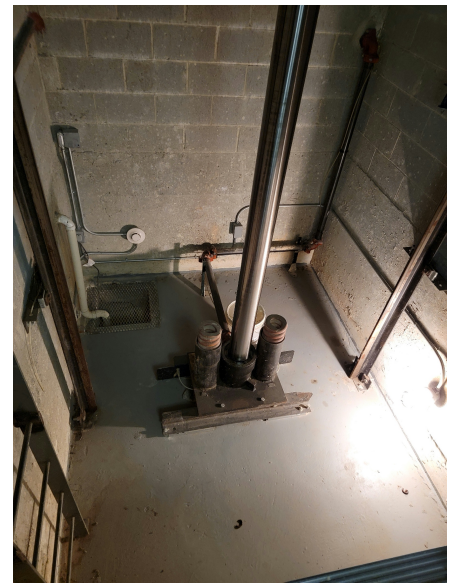
The attached photo, for those who may be interested, is what it looks like underneath the elevator cab, an area of regular inspection for our technician. If you accidentally drop something down the crevice by the elevator exit door, Ian will find it.

Wake County EMS Subscription Program

Wake County EMS Subscription Program Emergencies Happen. They're simply a part of life. Unfortunately, they can also be costly. For instance, a typical emergency ambulance transport can often exceed \$500, and most insurance providers, including Medicare, will not cover the full amount of an ambulance bill.

Did you know that Wake County offers a subscription service for ambulance transport? For \$60 per year, you and all permanent residents of your household can receive emergency 9-1-1 ambulance service anywhere in Wake County as many times as needed. Your annual subscription fee relieves you of any direct costs of 9-1-1 ambulance service not paid by your insurance. Your coverage begins two days after receipt of your payment and ends on December 31.

In addition to the coverage your family receives, all of the money from your subscription membership is returned to Wake EMS or the rescue squad that serves the area where you live. This provides valuable operating funds to ensure the continued high level of emergency medical care that you have come to expect. For more information, call 844-239-6690 or visit the



IMPORTANT REMINDERS

You have seen some of these before, but occasionally these guidelines are still being overlooked.

1. Furniture delivery must always be made through the garage entry.
2. All contractors and service personnel with tools and/or supplies must enter through the garage door; instruct them to call you from the parking lot so you can come down and let them in.
3. Never give service providers our resident entry code. Special entrance codes are available for contractors who come on multiple days; contact any Board member for a temporary code.
4. Elevator pads must always be hung for any furniture delivery or when contractors are moving construction materials and supplies in or out.
5. Storage Units: Keep all items two inches away from the wall to allow the wall to "breathe" and help prevent moisture buildup in your unit.
6. Keep flammables out of 3rd floor attic space (e.g. oil based paints, loose paper). Attics can get very hot in the summer and combustibles present a fire hazard.
7. Please instruct your cleaning service NOT to throw water over the balcony into our plants below.

Thank You, Winter Volunteers!

In January this year, we had two weather events that required prompt snow removal by residents to keep our walkways and driveway entrances clear of snow and ice. It has been our policy in the past to hire this job out for snowfalls in excess of six inches. However, for smaller events, we depend on neighbors willing to pitch in and lend a hand. Special thanks go to the following residents for shoveling snow and salting our walkways to make it safe for you to exit our buildings: Paul and Henri Braun, the Kearney family, Bob Newell, and Wayne Liesegang.



Also, as warmer weather arrives, so will increased attention be needed for the care of our plants outside. Thank you to Charlotte Campbell and members of the Landscape Committee for your continued diligence in the care and appearance of our property and grounds.

Spring is on the Way!

We invite you to explore our property to find early examples of spring beauty: camellia japonica, jasmine nudifolium, many Lenten roses (hellebores), pansies, and crocuses. Buds are swelling for the next colorful blossoms: azaleas, roses, Pieris japonica, two types of ornamental cherry trees, a weeping redbud, and two types of dogwoods. At the same time, many perennials are beginning to emerge and the beautiful hydrangeas (3 varieties) and other shrubs and trees are showing new growth. Some pollinators have already appeared, waiting for nectar-bearing blossoms.



Planning for additional plantings has been underway for some time. Look for new beds behind 3700 and some new varieties elsewhere. Your suggestions for landscape enhancements are always welcome and should be submitted to the Landscape Committee for approval. Planning continues for an outdoor seating area overlooking the peaceful wooded area adjacent to our property on the 3700 side and an herb garden near the entrance to the garage there.

The Landscape Committee (Henri Braun, Becky Brownlee, Linda Cortez, Ginny Dropkin, John Gaitenby, Nancy Stamey, Barbara Nickel, Charlotte Campbell) welcomes new members Jim Padian and Betty Murray (a neighbor from the Villas). Please join us.

How can you help? Join the committee and support the residents' funds for plants and other projects including the seating area. (See Barbara Nickel and Henri Braun.) Encourage your visitors to use the sidewalks and spare the grass. Help the irrigation team. Join compostnow.org to recycle your food scraps, etc. which are converted into wonderful compost which you can share. Keep a hummingbird feeder filled.

