

LAKE CASTLEBERRY

NEWSLETTER | JUNE 2022

Board of Directors for 2022:

Sudheera Vemula - President
Sarah Soh – Vice President
Mike Morgret - Treasurer
Scott Conway - Secretary
Nicole Penke – Member at Large

SCHEDULE OF QUARTERLY HOA OPEN MEETINGS:

JUNE 14, SEPT 13, DEC 13

SCHEDULE OF BOARD MEETINGS OPEN TO RESIDENTS:

JULY 14, OCT 13

Meetings listed are open to all residents.

(Virtual links to listed meetings will be sent via email.)

Link to previous meeting minutes:

<https://www.jotform.com/tables/212845659890167>

QUESTIONS & COMMENTS? Please email us:

lakecastleberry-BOD@grandchestermeadows.com

Do you have news or content to share? We'd love to hear all about it! We'll be happy to include it in the next issue.



What is new on NABR?

- Homeowner Survey (closes on June 6/10)
- ARC form – **new way of submission coming soon!**
- Clubhouse rental form
- Committee of Interest form
- Key fob assistance form
- Pool Rules & Regulations
- Community project ideas form

The Art of an ARC Request Submission

1. Determine the project scope. Determine if you need to submit for township permit & inspections.
2. Check out the two very useful files published on the township website:
<https://www.apexnc.org/187/Publications>
 - a. "Applicant Guide to Plot Plans"
 - b. "Learn How to Create a Plot Plan Utilizing Wake County's iMAPs Feature"
 - c. Still have questions on where to start or about permit process? You have options to call township directly 919-249-3418 or get neighbors and HOA feedback on a NABR post or email any of the following: lakecastleberry-ARC@grandchestermeadows.com, lakecastleberry-BOD@grandchestermeadows.com, manager@grandchestermeadows.com
3. Be sure your plot plan includes but not limited to property lines, setbacks, easements, buffers, and dimensions (width, length, depth, height). In addition to the plan including color palette, sample images, pictures of your house depicting where it will be, etc. will help us understand the intent.
 - a. Setbacks and encroachments are driven by the township.
 - b. There are various types of easements: HOA, public, storm, and sanitary to name a few. Need more info? Feel free to contact us so we can better explain or direct you.
 - c. Buffers are protective areas which are also driven by township or state. There are two major types in our neighborhood - the township buffer and lake riparian buffer.
4. In our HOA community, out of respect for your neighbors, we ask that you meet with those that are visually affected by your upgrades and to obtain signatures of acknowledgement. For example, if you want to add a firepit in your backyard, you should obtain signatures of your neighbors who have direct line of sight to the firepit. Obtaining signatures of your front neighbors will not be necessary in this case. You should resubmit the documents with new signatures in the event the project changes mid-way.

The ARC is dedicated to review submissions to ensure community Rules & Regulations are met and the project(s) are in conformity of the neighborhood.

Coming soon: an improved and streamlined process of ARC request submission via NABR!

- Neighborhood courtesy:
 - Please pick up after your dog. There are now 4 dog stations so no excuses please!
 - Please drive carefully and slow down, not just in our community but on the entrance streets as well. We recently had more canine sightings and children out on the streets.
- Moving forward, we ask you to email us or submit on NABR with any questions or comments regarding community business. The management company needs to keep track of incoming work orders and to ensure faster communication with our contracted vendors.
- Clarification: pool hours are posted at the pool gates. We recently had some pool incidents of uncleanness, sanitation, umbrellas being blown, just to name a few. Additional QR codes will be posted for emergencies per pool rules. Feel free to utilize the storage box for toys you don't want to lug back home, close umbrellas at the end of the day or after use and turn off cabana fans/ lights. We need to take care of our common areas because maintenance fees are coming from our pockets after all.
- We have an opening for the Pool Committee Chair in addition to ARC. All chair positions are voted and appointed by the elected board, which consists of five directors. Our neighborhood needs volunteers in all areas. Please fill out the "Committee of Interest" form on NABR.
- Have an idea for the neighborhood? Please submit "Community project ideas form" on NABR.
- **Social event: Men's Beer Night is on June 3rd at 8pm in the clubhouse.**
- **Homeowner survey results will be shared in the next meeting on June 14th.**

Kids of the month: Anna & Milly

Anna (5) and Milly (3) are sweet & fearless sisters who live on Bellamy Ridge. They love to strike up deep conversations that often go personal while snacking on some puffy Cheez-its (yes, this is a new product and highly recommended if you do not have a white sofa). They also love everything unicorns, rainbows, and hearts.



Want your pet or kids to be featured? Please email us.

DID YOU KNOW?

- Upcoming Apex Township Events:
 - Latino Arts & Culinary Festival 6/4th
 - Pride Festival on 6/11th
 - Juneteenth Freedom Festival on 6/18th
 - Concerts and movie series to start in JuneRefer to township website for more info.
- NC State need you to be on the lookout for sightings of the "Spotted Lanternfly." This pest is invasive and threat to agriculture and homes. Visit www.ncagr.gov/SLF.
- Garbage and Recycling are picked up on Thursdays and Yard waste is picked up on Fridays. If day falls on a holiday, then it will be next day. Report pick-up failures by calling Apex Utilities.

IMPORTANT NUMBERS:

- GRANDCHESTER MEADOWS (919) 757-1718
- APEX UTILITIES (919) 362-8676
- DOMINION ENERGY 1-877-776-2427
- GARBAGE, RECYCLE & YARD WASTE (919) 362-8676