

OLDE RALEIGH COMMONS

FALL 2022 NEWSLETTER

President's Message

This will be my final newsletter message to you as President of our ORC Board. There is a lot of valuable information in this fall issue. Please set aside enough time to read it in its entirety for things you need to know.

I'd like to begin by expressing my appreciation to those who have helped us bring so many needed projects to completion. First, for my go-to consultant who is most knowledgeable about our buildings, Paul Braun. His expertise and guidance on all maintenance needs have helped the Board make the best choices for keeping our buildings shipshape. He is ably assisted by the other members of the Maintenance Committee, Wayne Liesegang and David Dropkin.

Our beautiful grounds would not flourish without the constant oversight of our dedicated Landscape Committee, led by Charlotte Campbell.

We also commend Dennis Kearney for his leadership in replacement of the 3701 roof and making this process look easy. It was not. A project of this magnitude was way beyond my area of expertise and I am deeply grateful for his efforts on behalf of our community.

Thanks also to our Property Management Company, Grandchester Meadows (GM), for helping to coordinate all of these projects and keeping the records straight.

But above all, know that none of this would be possible without the dedicated leadership of your Board of Directors, who have been unified in their support of our community interests. This is no small task as our buildings age. They have endorsed and refined our Management Plan, originally initiated by former Board member, Nancy Stamey, which serves as a blueprint going forward for exactly what needs to be done here and when. This is reviewed first at every Board meeting to ensure we anticipate all regular maintenance. Please do express appreciation to Diann Kearney, Bob Cortez and Sharon Thomas for all their hard work and being unanimously committed to upholding our high standard of living over the long term by keeping our buildings in good repair.

As I rotate off the Board at the end of the year, I leave a message and charge to the new Board for 2023: please keep up the good work! This year we have done our best to address maintenance issues head on as they occur and get them resolved in a timely manner with reliable contractors. I have accumulated a list of these service providers to pass along to the new Board; they will work closely with Grandchester Meadows to get the work done. We have also tried to focus on transparency, always keeping residents up-to-date and well informed.

Your Board has tried to avoid assessments, but as you know we were forced to levy an important one this year for the Fire Panel in 3701. There are many reasons why Associations can get in trouble with assessments, but I will outline some pitfalls here for residents to consider and future Boards to avoid: 1) underestimating your Reserve Plan—our Reserve Study will be redone in 2024 and careful consideration should be given to each item on it; 2) underestimating the rate at which buildings decline and failing to recognize associated increasing costs; 3) prioritizing keeping costs fixed (i.e. your monthly dues) for a deteriorating asset in an inflationary environment; and 4) postponing needed non-urgent maintenance and repairs (these can be properly addressed in annual budget planning, particularly for those occurring on a multi-year basis, like carpet cleaning and cosmetic items, e.g. painting).

I think everyone wants the same thing here. We want our buildings to look as good when we get ready to sell them as they did when we moved in to the community. We can do this by working together and supporting your Board's efforts to keep us on track!

— Barbara Nickel

Annual Meeting Reminder

By now you should have received your Announcement 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 Wednesday, October 26**. Please mark your calendars for this important event.

Residents will have three ways of participating:

- 1) join the Zoom session led by GM
- 2) call in from your phone
- 3) share with a neighbor who has internet access.

Please note the following:

- Nomination ballots were received by September 13, in accordance with the bylaws. **Important:** Providing that there are a sufficient number of candidates to fill all Board vacancies, NO additional nominations may be made from the floor at the Annual Meeting. (per bylaws: see Wake County Register of Deeds, <http://services.wakegov.com/booksweb/> (Grantor: Olde Raleigh Villas Condo, Book: 012573 p 02349)
- Two new Board members will be elected. The first one is for a three-year term beginning in 2023, replacing outgoing Board President and Treasurer, Barbara Nickel, who will rotate off at the end of this year. A second Board member will be elected for a one-year term, filling the vacancy created by Sharon Thomas, whose resignation will be effective on 12/31/2022. Bios for the two candidates who are running are now posted on the bulletin boards. Because no other candidates are running, they may both be elected by acclamation at the Annual Meeting. Minutes from last year's Annual Meeting may also be accepted by acclamation. Proxies for Annual Meeting attendance must be received by GM no later than Tuesday, October 25. Your proxy will count toward satisfying the quorum requirement. GM has also included in your packet a copy of the minutes from the 2021 Annual Meeting and the proposed 2023 budget. Ratification of the 2023 budget will require written votes. A voting packet will be mailed to you the day after the Annual meeting for this purpose. Instructions will be included in the packet. The results of your votes will be made available to you via email and the GM web site by Friday, November 18. This delay will allow owners who may not be in the area to have enough time to return their votes via postal mail if necessary.

ORC 2022 Board of Directors

Barbara Nickel	3700-202
Diann Kearney	3701-103
Bob Cortez	3701-204
Sharon Thomas	3701-108

Maintenance Committee

Paul Braun	3701-105
Wayne Liesegang	3701-101
David Dropkin	3700-204

Social Committee Events

As of this writing, we are looking forward to the BBQ Dinner on the Grounds on Oct. 22. We will pick up catering at Smithfield's Chicken and Bar-B-Q and serve in the parking lot. The menu includes BBQ, chicken, potato salad, coleslaw, hushpuppies, and tea. There will also probably be a couple of homemade desserts!

Our Dinner Group got off to a great start at the end of August. There were enough participants to fill three tables at three different Italian restaurants and then we met back at home for coffee and dessert. Our next gathering will probably be in November. That's when we'll try a Progressive Dinner at home. We currently have 24 participants signed up to get invitations for the next gathering. If you're interested and haven't signed up, please do so!

And finally...there has been talk of putting together a holiday gathering. Stay tuned!

—Karen Johnson, Chair

3701 Reroof Project

After months of planning, our Building 3701 Reroof Project finally began work on September 13. The reroofing work took about two weeks, and we were blessed with superb weather for it. Gutter and downspout replacements are underway and should be completed before the Annual Meeting.

We hope all are happy with the results. Most folks seem pleased with the new shingle color (thanks for those that provided input into the color choice!) and we are glad to be rid of mismatched patchwork that we had. More importantly, after a decent test provided by the remnants of hurricane Ian, the roof seems to be performing well.

Our consulting engineers, Giles-Flythe, performed two progress inspections of the work being done, and will provide a final inspection once the gutters are complete.

The installing contractor, CTI, did an admirable job, though with such a large project there is inevitable mess and inconvenience. Thanks to all the residents who were patient and altered plans and parking to accommodate them. Also, thanks for those that supplemented CTI's own cleanups by picking up miscellaneous pieces of roofing material and those pesky nails and orange caps!

As of this writing we do not have final invoices, but it is safe to say we will come in below our budgeted amount. There was very little additional work scope for replacement of rotted wood decking, etc., and we had a contingency in our budget to cover such.

I would like to thank my fellow committee members Wayne Liesegang, Paul Braun, Bob Cortez, and Jim Padian. We also are grateful for the leadership of our Board President, Barbara Nickel.

— Dennis Kearney



Maintenance Matters

We hope you all have noticed the extent and scope of various repair projects that have been completed this year on both of our buildings. It seemed like when one job was either in progress or completed, another new one just dropped in and took its place—all year long. And more often than not, multiple trips were required to finish a job.

These efforts demand a dedicated time commitment from many ORC residents and your Property Management Team. Contractors must be escorted inside since access to our building is secured by an entry code. Sometimes research needs to be done in order to find parts or find good prices. Proposals must be requested, reviewed and selected. Someone on-site must be the liaison to the contractor, helping to answer questions and provide any needed follow-up.

Occasionally, advanced preparation for projects is needed which requires direct communication to residents: signs, emails, reminders, etc. This all consumes a lot of thought, time and energy for those in charge of overseeing specific repairs to make sure they happen as expected. An attentive resident eye must be on-site to assist contractors as needed.

Communication with Grandchester Meadows is ongoing because responsibility for repairs simply does not “end” when a work order is placed. That is only the beginning. The job does not actually end until the invoice has been received, matched with work done, and paid.

So as you can see, repairs here do not just “happen.” Here are just a few of our many accomplishments for this year - along with the 3701 roof - the list goes on.

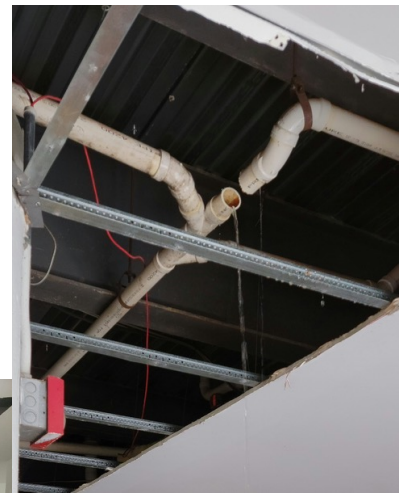
SPRINKLER HEAD INSPECTIONS FOR ALL UNITS

These are now required annually by the National Fire Protection Agency fire code. The heads must be free from leakage, corrosion, paint, loss of fluid in the glass bulb, and physical damage. Upon our spring inspection by Crawford, there were 167 heads identified as either corroded or painted. Two of them in 3701 were also hanging too low and the sprinkler pipes in the ceiling (pictured) had to be trimmed back. Not so easy, as the ceilings had to be opened, repairs made, allowed to cure overnight, and then the ceilings redone (requiring multiple trips by CTI). Because water remained fully drained from the sprinkler system overnight, we were forced to undergo a fire watch until it could be restored. Many thanks to all those residents from both buildings who stepped in to cover the City of Raleigh fire watch requirement that kept all of our residents protected, and to all residents for your patience during the entire repair process.



CEILING LEAK IN 3700 GARAGE

This turned out to be a major undertaking. This summer water began dripping from the middle of the ceiling at the entrance to the 3700 garage. CTI came out that same afternoon to investigate the cause. Because this happened at precisely the same time as our sprinkler head repairs, it further complicated the issue and it took over two days to pinpoint the exact cause: clogged condensate pipes over the garage that failed to empty properly into the 3700 backyard. Progressive Plumbing had to flush the lines and replace various pipe joints in the ceiling. CTI then installed ceiling access panels (which, through internet sleuthing, Paul was able to track down at a discount price) that will enable us to help keep the lines free-flowing going forward. Finally, CTI returned to make it look like nothing ever happened: insulate, sheetrock, and repaint multiple holes in the ceiling, and correct water damage to storage and resident units. As of this writing, we are still waiting to learn how much of this cost might be covered under our Master Insurance Policy.



MULTIPLE BUILDING REPAIRS

Wind, rain and age also wreak havoc on our buildings' exterior. There have been several instances this year. Pictured is an example of recent siding/flashing damage from Hurricane Ian.

Other projects completed:

- ◇ Replace all batteries in hallway emergency lighting fixtures and EXIT signs
- ◇ Common area carpet cleaning
- ◇ Multiple roof valley and vent repairs and corresponding interior ceiling painting
- ◇ Irrigation system installation in 3701 backyard
- ◇ New elevator pads for 3701 (these are unexpectedly expensive as they must be made from fire retardant fabric)



Paint on Sprinkler Heads

This is a no-no.

This summer, ORC spent \$14,377.24 on replacement of damaged or compromised sprinkler heads—a costly, labor-intensive and time-consuming process. While many sprinkler heads were replaced due to corrosion, some were cited because they were inadvertently spray painted by a contractor.

Going forward, a sprinkler head inspection will be required annually by the City of Raleigh fire marshal. It is the responsibility of each unit owner(s), when redecorating and repainting their unit, to protect the sprinkler heads in all rooms from spray paint damage by covering them appropriately during paint application. Failure to do so can result in inspection failure and necessitate subsequent costly repair by a certified fire sprinkler company.

Experienced painters should know to protect the heads with covers, but they do not all know this. Sprinkler heads that do not work properly pose a safety hazard to all residents in the event of an emergency. IT IS UP TO YOU to make sure you communicate this fire safety requirement to them.

We Need Your Help - Here's Why

When you moved into Olde Raleigh Commons, you may have been under the assumption that because we live in a condominium setting, everything will just be taken care of and that you have no responsibility whatsoever outside of your own unit.

Actually, that is not true. In our community, the common areas will be cared for by your COA. We have a Maintenance Committee and Board of Directors and some resident Committees that make this happen. Work on the new 3701 roof was monitored by a team of ORC volunteers. Others enhance beautification of our flower beds and grounds, often at their own expense.

What we DO NOT HAVE is an on-site concierge, ready to meet any need and at any time on a moment's notice. These responsibilities are being shared by ORC neighbors/volunteers who are willing and able to help (we do understand that this is not an option for everyone). Should this change, we will either have to hire someone to do this or pay our Property Management Company to do it. This will be very costly and your dues will escalate accordingly.

Won't you consider adding your name to the list of volunteers who are pitching in to enhance the quality of life in The Commons? Of all the names previously mentioned and whose names you have read, NONE of them are paid, hence saving us the cost of having to hire someone to do these tasks. It need not be a large time commitment. For example, if enough residents would express an interest in helping on the Maintenance Committee then it would be a light load for everyone, and a great opportunity for you to get to know your neighbors. No special knowledge or skills are required. Instructions would be provided. The Landscape Committee can always use helpers.

Please contact Barbara Nickel for volunteer needs. Some of these have been noted in previous newsletters, without response. Some tasks can be done right at home sitting at your computer. Some are intermittent, or simply on an as needed basis. If you travel, perhaps you can do a small task while you are in town. Please do your part!

3701 Fire Panel Update

Thank you for your understanding regarding the assessment for the fire panel in 3701. It is a big project and Crawford is still trying to get all the necessary parts. As soon as this can be scheduled, we will carry out the replacement and plan all of the attendant work this requires, including a multi-day continuous fire watch while the system is down. Every effort will be made to make this happen as expeditiously as possible. Residents will NOT be asked to assist with fire watch during overnight hours. You will be notified by email and signage when we are ready to make this replacement.



Insurance Claims for Master or Individual Policies

In your 2022 Spring Newsletter there was an article about our Master Insurance Policy for Olde Raleigh Commons. It would be a good idea for all residents to reread this to better understand how our Master Policy works (visit the Grandchester Meadow website, click on Document Index). In the event of damages, it is not always easy to know who is liable to pay for them: your COA, the Master Policy or your own individual policy. The Board met in July with our insurance agent from Snotherly Insurance, Joseph Wells. Here are some takeaways from that meeting:

- 1) We have blanket coverage for our buildings, meaning that if only one building is damaged the entire amount of restoration may be applied to that one if needed. The amount of coverage for this is evaluated annually and can be expected to rise each year.
- 2) Your insurance agent should help you determine how much dwelling coverage you need for your individual unit. This amount would be based on replacement cost, not current appraised value of your unit. It should include the \$5,000 deductible for the Master Policy.
- 3) In the event of a major event, a claims adjustor will help determine the value of your home in its original (when it was new) condition. Remember that any upfits that are made should be insured under your personal policy.
- 4) We can improve our common area insurability parameters by doing regular maintenance and providing information to individuals on recommended guidelines for routine maintenance, noting the difference between what their responsibility is and what the COA provides. Consideration should be given to what needs to be done for unoccupied units (i.e. those that go for extended periods of time with no one living there). The Board should work on establishing these guidelines.
- 5) Stackable condominium rules generally dictate that payment for repair of items originating in an owner's unit will be allocated as follows: homeowner pays for fixing the problem within his unit, and the COA would pay for any intrusion into common areas. A good example of this would be water leaking from a faulty commode seal. Homeowner pays for repair in his unit but COA pays for mitigation of water leaking down to the unit below. *
- 6) Concealment, misrepresentation or negligence can invalidate a claim.

Your Board of Directors should meet annually with the agent who carries the Master Insurance policy on our buildings. New policies can be instituted at any time and they should be appraised of any new regulations at this annual meeting or as needed. It is now scheduled on our Maintenance Plan.

* Each case of damage is different. In some instances liability is clear. In others, it is not. In these situations it is best to begin by contacting our Property Management Company for guidance then asking our Master Insurance policy carrier for clarification on any item potentially exceeding the \$5,000 deductible.

Finance Committee Report

The Finance Committee (FC) has had a challenging year. Numerous maintenance projects have been carefully reviewed to make sure there are sufficient funds in the operating account to pay for them. A good example of this is the new fire panel in 3701, which the Committee recommended be paid for by assessment due to unanticipated comprehensive cost. Each month, the Committee meets with GM to review all expenditures, track monthly activity on bank accounts, and make recommendations to the Board about potential expenditures from the Reserve. They also work with GM to prepare an annual budget for resident approval. This process has just been completed; an overall 6.509% increase in monthly dues is recommended for 2023 to cover basic operational costs.

The Balance Sheet and Income and Expense Reports are posted monthly for your review and are available to all residents via the Document Index section on the Grandchester Meadows website for Olde Raleigh Commons. Also available there are links to our governing documents, newsletters, Master insurance policy, general information for residents, and the minutes from recent Board meetings. Look for a monthly email reminder from Grandchester Meadows; a link is sent out to you as soon as the approved minutes are posted. Current FC members are Chair, Barbara Nickel, Pete Nickel, Bob Newell, Nancy Stamey and newest Committee member, John Monahan.

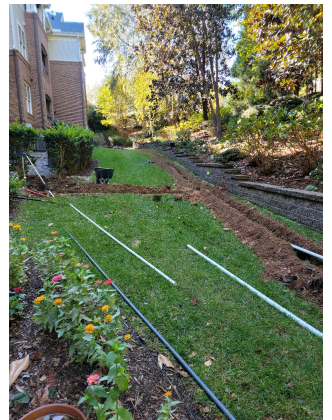
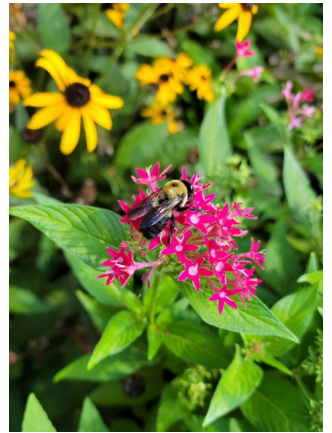
Fall Landscape Update

Butterflies, bees, and other pollinators have been busy this summer enjoying nectar from colorful plants while less-welcome visitors have nibbled on some of Henri's prize perennials! Research continues on deer and rabbit-resistant plants.

Work on some landscape projects progressed through the summer. Drainage problems behind 3700 affecting storage areas inside the garage were corrected and the area was replanted. Irrigation improvements have been made to areas at 3700 and 3701. Toward the end of the year the professional arborists at Bartlett Tree Experts will carefully prune our trees.

If you have not seen it, visit the new herb garden near the entrance to the 3700 garage. All ORC residents are welcome to use the culinary herbs there and in garden areas at 3701. There is plenty of sage behind 3701 for your Thanksgiving bird. If you need information about harvesting herbs, just ask someone on the Landscape Committee.

Thanks to all for avoiding walking on the grass after recent aeration and reseeding. Contributions for winter bedding plants are welcome (see Henri Braun or Barbara Nickel). While Becky Brownlee will be moving to Springmoor soon, her generous gift of much wonderful compost continues to benefit our grounds (visit [Compost Now](#) for details). Thank you, Becky, for many years of service on this committee. We welcome new members to the Landscape Committee and appreciate the support of the COA Board and our fellow residents.



ORC Landscape Committee

Charlotte Campbell, Chair

*Henri Braun, Rebecca Brownlee, Linda Cortez, Ginny Dropkin,
John Gaitenby, Jim Padian and Nancy Stamey*

Olde Raleigh Villas - Master Association - Management Company Change

Our Master Association, Olde Raleigh Villas Owners Association, Inc., has recently changed property management companies from Elite Management to CAS, Inc. (Community Association Services). Your Villas Board of Directors (consisting of two representatives from The Townhomes and two from The Commons) has employed CAS to provide professional management services to Olde Raleigh Villas, effective June 1, 2022.

CAS, Inc. is a 45-year-old company that specializes in the management of condominium, townhome, commercial, and homeowner associations and presently provides professional management services to over 200 associations. You are invited to learn more about CAS by visiting their website at www.casnc.com. Their customer service department is always available at 910-295-3791 ext 2. As in previous years, you will be billed annually for their services.

Please keep in mind that CAS will only be taking over the management of Olde Raleigh Villas (Master Association) and Olde Raleigh Townhomes. Olde Raleigh Commons, our condominium association, will continue to be managed by Grandchester Meadows. Please reach out to GM for any condominium issues or concerns or to make your scheduled monthly dues payments.

New Residents

Claudia and I are excited to have moved in over the last couple months after overseeing “ongoing” renovations to our unit. We are very appreciative of everyone’s patience during our construction phase and understanding our lack of patience waiting on supply chain issues to fix themselves. We made the move to Raleigh to be near our oldest daughter, who has been in Raleigh for many years. She has worked at NCSU and Red Hat.

Claudia grew up in Coral Gables, FL before moving to Charlotte. She has been a computer programmer – still working full time with banking software company, Jack Henry. I grew up in Charlotte and have worked in the printing industry for the same company for 40+ years – Taylor Corp (previously Standard Register). We are both looking forward to retirement in the next few years so that we can travel – looking forward to visiting our youngest daughter who lives in Boston with her husband and our two young grandsons.

Claudia is an avid reader and is looking forward to Book Club and she loves travel – especially to see family (especially to see those previously mentioned grandsons). I enjoy anything to do with UNC sports as all four of us graduated from Carolina and bleed light blue.

We are again excited to live in this close-knit community. We previously lived in a small townhome community in Charlotte for 12 years and appreciated the rules and structure of a homeowners association and the close neighborly environment. We look forward to meeting all of our new neighbors.

- Craig and Claudia Hill

We moved to ORC from our home of 25 years in the Laurel Hills neighborhood of Raleigh. Carol retired from the Office of Research and Planning of the NC Department of Correction; John retired from the Department of Statistics at NC State University. We enjoy singing in the choir, hiking, snorkeling, and travel. Living in a condo will make longer trips much easier.

- John and Carol Monahan

We are happy to be returning to Raleigh from Ocean Isle Beach. We are excited to move back to Olde Raleigh Subdivision as we lived in the townhomes for 12 years. We grew up in Raleigh and graduated from Broughton. Now we have five adult children between us and five grandchildren. We are coming home with one addition to our family, Timmy, our rescue dog of almost two years.

We look forward to meeting everyone!

- Buddy and Betsy Westbrook

FYI - COMMUNITY DIRECTORY - NEXT UPDATE TO BE APRIL 2023

To update your contact information in our directory, visit www.grandchestermeadows.com, click on Olde Raleigh Commons and scroll down to the very bottom of the page where it says “Update Contact Info”

Proper Disposal of Hazardous Household Materials

Two categories will be highlighted here: batteries and light bulbs. For your convenience, you may place these items in the small rectangular bins downstairs that are labeled for batteries and bulbs. A good ORC fairy will whisk them away for you. This is the easiest option. Alternately, take them to Batteries Plus Bulbs. There is a store nearby at 6812 Glenwood Ave. Make this a part of your regular routine, and do encourage friends and family members to do the same. **Do NOT throw them in the trash or the GFL recycle bins!**

Other helpful recycling options:

Best Buy will take used ink and printer cartridges

Staples will take many electronics: [Check here!](#)

Lowe's will take CFLs, long fluorescent bulbs, rechargeable batteries and plastic bags

Tips on how to recycle right

- **Glass Bottles and Jars** must be empty, tops discarded, rinsed inside with cold water and drip dried. Labels can stay on. Tops of plastic bottles may be left on.
- **Corrugated cardboard** should be clean and dry (no pizza boxes). Remove all packing materials and flatten boxes; tape and labels can stay on.
- **Textiles** (bedding, sheets, towels, unusable clothing) SHOULD NOT go in the trash or recycle bins or the landfill, where they will deteriorate and emit harmful gases as they degrade. Take them instead to H&M in Crabtree Valley mall where they will be properly recycled, or place them in plastic bags near the small rectangular bins downstairs. Clean towels may also be taken to pet stores or animal rescue shelters such as Second Chance. Shoes, belts and purses can be donated to a charitable organization for reuse or can go in the small rectangular bins.

Visit the following sites for more information.

[Wake County hazardous waste recycling](#)

[Wake County multi material recycling](#)

www.greencitizen.com

LIGHT BULBS

Fluorescent Light Bulbs and CFLs

Compact fluorescent bulbs contain an average of 4 mg of toxic mercury, on average. Hence, they should NEVER be thrown in with regular trash OR placed in recycle bins. They can damage the environment and cause harm to animals and people. Instead, place them in the rectangular bins in the garage for safe disposal. Long fluorescent bulbs like those in your laundry room also fall into this category.



LED Light Bulbs

Disposal of LED light bulbs is easier and safer compared to incandescent and halogen bulbs because they **don't have any hazardous chemicals**. You can even throw them in the trash can. However, LED bulbs have parts that can be recycled so recycling is the better option. Or, place them in the small rectangular bin downstairs for proper disposal.



Halogen Light Bulbs

Incandescent Light Bulbs

These bulbs are not recyclable but have no toxic elements and so can be thrown in the regular trash. You should surround them with plastic or packing material to protect workers who handle the trash from being cut.

Batteries - Typical single use alkaline batteries (AA, AAA, C, D and 9-volt) contain steel, zinc, manganese, potassium and graphite. At high levels, manganese can have adverse health effects. With any battery tossed into a landfill, there is risk of chemicals leaching into the soil, surface and ground water.

Isn't it good to know that this environmental hazard can easily be prevented? Here's what you need to know.

EPA guidelines recommend that ALL classes of batteries be taken to a battery recycler, a participating retailer that provides battery takeback services (Batteries Plus Bulbs), or to your local hazardous waste collection facility.

This includes:

- Used alkaline and zinc carbon batteries
- Button-cell, coin, or lithium (most electronic devices) single use batteries
- Rechargeable batteries
- Lead-acid batteries (automotive); return to a battery retailer

Community Feedback on EV Chargers

Earlier this year, a survey was distributed to Commons residents inquiring about interest in having Electric Vehicle chargers installed in our common areas. Results of the survey are as follows:

Number of respondents: 18 units

- 1) 5 said they were likely to consider an EV purchase for their next car; 10 said they were not likely; 3 said they were somewhat likely
- 2) 9 wanted more information about the feasibility and cost of on-site chargers; 9 did not
- 3) 3 said they would be likely to pay for the infrastructure installation cost through dues or assessments, 7 were somewhat likely, and 8 said they were not likely.
- 4) 4 said they would be willing to help the Board investigate costs; 13 said they would not

Conclusion: Based on the fact that only 18 units responded and that strong interest was not indicated, no further investigation will occur at this time. This topic can always be revisited at any time should circumstances change; residents should ask the Board for a new evaluation. If you would like a full copy of the survey results please contact Barbara Nickel.

Community Watch

Please help your Board of Directors ensure the safety of all residents by being particularly attentive to any possible **trouble alarms** that you may notice, either in common areas or individual units. If you hear beeping in common areas (this also applies to elevator and riser rooms) or behind ANY unit door, please notify a Board member IMMEDIATELY. The cause will be investigated promptly to determine if there is a safety concern. This applies at ANY hour of the day or night.

If you plan to be out of town for more than two weeks, it would be prudent for you to have a neighbor, friend or family member check your unit at least twice a month, and particularly after severe weather events, looking for unexpected leaks or anything else unusual.

Thank you for helping with this important “community watch.”

UPCOMING LOCAL EVENTS

Moore Square Market - Halloween @ the Market

When - Sun, October 30, Event Time: 10:00am - 2:00pm

Moore Square

Downtown Raleigh Tree Lighting

When - Fri, November 18, Event Time: 5:00pm - 8:00pm

Lichtin Plaza & South Street

ABC11 Raleigh Christmas Parade by Shop Local Raleigh

When - Sat, November 19, Event Time: 9:30am - 12:15pm

Hillsborough Street & Fayetteville Street

Holiday Market

When - Sun, December 4, 8am – 6pm

City Market