



# Lake Castleberry Owners Association Board Meeting

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JUNE 22<sup>ND</sup>, 2023





# Agenda

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Announcements & Appreciations

Community Maintenance & Repairs

Financial Update

Committee Updates

HOA updates

Community Engagement

Questions and Concerns



# Announcements & Appreciation

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SOCIAL COMMITTEE - *ARIELLE PATLA*

ARCHITECTURAL COMPLIANCE COMMITTEE - *SARAH SOH, DAVID KLEM AND CHRIS LAWRENCE*

CLUBHOUSE COMMITTEE - *AMY BARTO, BRYCE ROBERTS, AND JONI KLEM*

NEIGHBORHOOD NEWSLETTER - *ELLEN CONWAY*



# Driving/Walking on Community Streets

## RECKLESS DRIVING OBSERVED IN NEIGHBORHOOD

- Requested TOA Traffic Safety Unit for guidance
- Apex is participating municipality in NC Vision Zero
- Speed reader temporarily placed near entrance on Dorset Grove
- Speed-bumps an option?

**PLEASE SLOW DOWN AND OBSERVE SPEED LIMITS WHILE DRIVING IN THE COMMUNITY**

**BE CAREFUL WHEN WALKING ON STREETS – USE SIDEWALK WHEN POSSIBLE, ESPECIALLY WHEN DARK**





# Community – Maintenance & Repair

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COMMON AREA

CLUBHOUSE

SWIMMING POOL

SCM



# Common Area (1/2)

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## REPLACING PATHWAY LIGHTS NEAR CLUBHOUSE/POOL/PLAYGROUND

- demo by Carolina Lighting planned for July 6th

## REVIEWING DRAINAGE ISSUE REPORTED BY RESIDENTS ON GCW

- requested and reviewing quotes from multiple vendors

## ADDRESSING LIGHTING AT FRONT ENTRANCE

- J&W can not provide estimate to install lighting since there is no electricity outlet
- contacted TOA and Duke to have meter installed at entrance to accommodate ground lighting

## REVIEWING SODDING REPAIRS NEEDED WITH LANDSCAPING COMPANY

- tomorrow at 10:00 am



# Common Area (2/2)

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GAZEBO AND WALKWAY SCHEDULED TO BE POWER-WASHED AND STAINED LATER THIS MONTH

MET WITH HOA 11 TO DISCUSS PROPERTY ENCROACHMENT AND OTHER ISSUES

- existing encroachment needs to be removed
- interest expressed by the 11 Lots HOA to join LCB HOA
- drainage issue between 209 Glenvale St (Lake Castleberry) and abutting neighbor at 220 Great Bynum (Shenandoah)





# Clubhouse – Rental Agreement

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## RENTAL AGREEMENT FINALIZED

### RENTAL TYPES:

- Full Day (8am - 10pm) rental for **LC-OA member** private events - \$450 non-refundable rental fee
- Full Day (8am - 10pm) rental for **Point at Lake Castleberry** members - \$450 non-refundable rental fee plus \$500 refundable security deposit
- Rental by LC-OA members for community event or club event is free

ALL BOOKINGS VIA NABR APP







# Clubhouse – Maintenance

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COMPLETED DECK REFINISH (POWER-WASHED AND STAINED) AND REPLACED SANDPAPER GRIPS ON STEPS

CLUBHOUSE **FOB** DISTRIBUTION TRANSFERRED TO GRANDCHESTER MEADOWS (GM)

INTERNET SERVICE PROVIDER ACCOUNT TRANSFERRED TO COMMERCIAL ACCOUNT (?)





# Swimming Pool – Maintenance

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DEEPAK DHAR SERVING AS POINT FOR  
SWIMMING POOL RELATED MATTERS

POOL REPAIRS WERE COMPLETED ON TIME  
AND POOL OPENED WEEK EARLIER THAN  
PLANNED

POOL BATHROOMS BEING CLEANED WEEKLY

**PLEASE HELP TO KEEP POOL AREA TIDY AND  
LITTER-FREE**





# Stormwater Control Measures (SCM) – Status

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LC-OA SHOULD HAVE OWNERSHIP OF ALL SCM BY FALL 2023

- SCM #1 - HOA (fountain)
- SCM #2 - Builder (fountain)
- **SCM #3 - Builder (no fountain)**
- SCM #4 - HOA (no fountain)
- SCM #5 - Builder (no fountain)
- SCM #6 - HOA (no fountain)



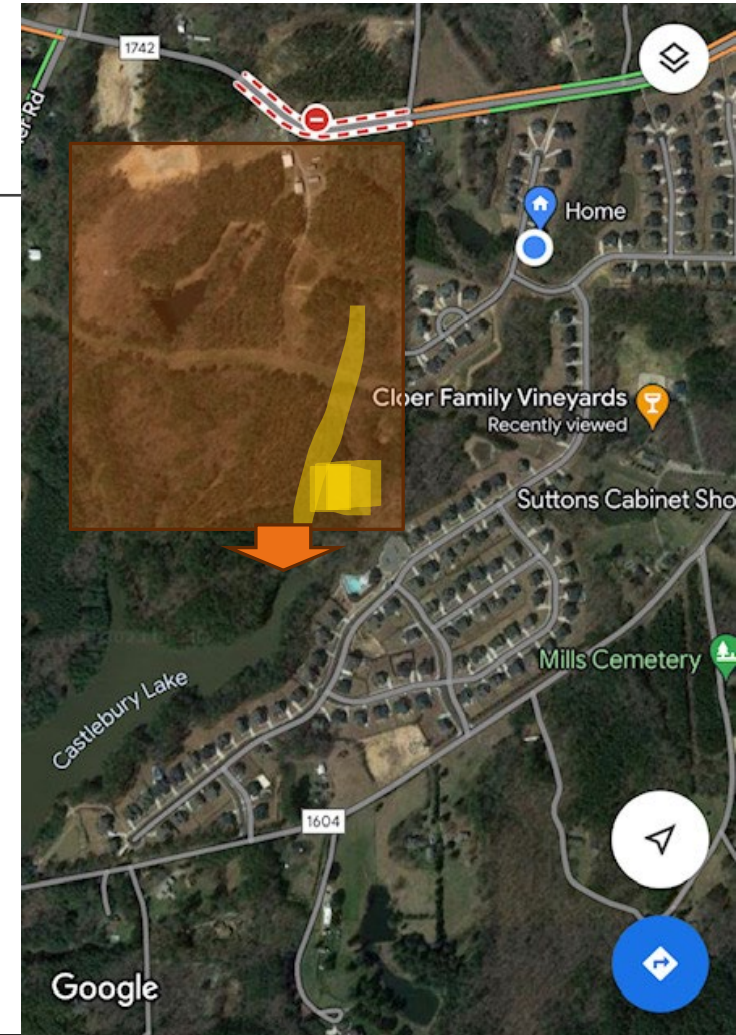


# Neighboring Property Development

DEVELOPMENT HAS STARTED WEST OF LC  
- SOUTH OF GREEN LEVEL WEST

ROAD STRAIGHTENING ON GREEN LEVEL  
WEST STARTS NEXT WEEK

NEED TO MONITOR EROSION AND  
SPILLAGE INTO LAKE CASTLEBERRY





# Architectural Request Submission

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**MORE THAN 45 SUBMISSIONS REVIEWED YTD**

**REVIEW REVISED ARCHITECTURAL GUIDELINES**

- guidelines detail required items as well as appeal process, timeline and more

**ACC HAS 45 DAYS TO REVIEW COMPLETED SUBMISSION**

- if submission is incomplete clock resets automatically on NABR
- incomplete submission is waste of time for ACC and delays process for homeowner

**BE SURE TO SUBMIT COMPLETE REQUEST**

- ACC members are volunteers so PLEASE help them to help you!

**CALL TOWNSHIP TO CHECK IF ANY EXTRA LIMITATIONS OR ADDITIONAL REGULATIONS NEEDS TO BE ADDRESSED**

**WHEN IN DOUBT, EMAIL ACC TEAM PRIOR TO SUBMISSION**



# Architectural Request Submission – Remember to Submit ...

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**COMPLETE BUILDER'S PLOT PLAN WITH LOCATION OF PROJECT SCOPE**

**TOWNSHIP PERMIT SEALED AND APPROVED DRAWINGS ALONG WITH  
CONTRACTOR OR COMPANY INFORMATION**

**NEIGHBOR(S) SIGNATURES OF ACKNOWLEDGEMENT, IF AFFECTED**

**SUPPORTING MATERIAL SUCH AS LINKS, PHOTOS, SKETCHES,  
TECHNICAL SPECIFICATIONS AND DIMENSIONS, COLOR SCHEME, ETC.**

**MORE INFORMATION SUBMITTED BETTER ACC CAN UNDERSTAND  
YOUR PROJECT**



# Committee Updates

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FINANCE COMMITTEE - BRYCE RUGGIERI AND TULIP SHAH

SOCIAL COMMITTEE - ARIELLE PATLA

CLUBHOUSE COMMITTEE – BRYCE ROBERTS AND AMY BARTO

POOL COMMITTEE – DEEPAK DHAR

ACC UPDATED AND PUBLISHED ARCHITECTURAL GUIDELINES

BOARD - GENERAL RULES & REGULATIONS REVISED AND PUBLISHED  
AS SEPARATE DOCUMENT



# Financial Update

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## RETAINED GILES FLYTHE TO COMPLETE RESERVE STUDY

- proposed fee \$3,300
- begin work on June 26th and expect final results mid-July
- results will inform 2024 Budget and HOA dues





# Financial Update – Current Reserve Status

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RESERVE FUNDED WITH \$64,000 IN 2022 AND EARMARKED \$40,600 IN 2023

CURRENT RESERVE WELL ABOVE ORIGINALLY EARMARKED @ ~\$250,000

SIGNIFICANT UNCERTAINTY RE: RESERVE SUFFICIENCY WITH HANDOVER OF ASSETS FROM DEVELOPERS TO LC-OA AND HIGH INFLATION

RESERVES NEED TO BE BETTER ESTIMATED – REQUIRE UPDATED RESERVE STUDY

## SOLICITED RFP TO CONDUCT RESERVE STUDY

- Received proposal from Giles Flythe - quoted reasonable fee \$3,300
- GC requesting couple more proposal before making final decision



# Social Committee Update

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April – Easter Egg Hunt

June – Kona Ice truck & Food Drive

July – LCB Book Club is back

Summer – Guys Night and Gals Night at Clubhouse - TBD



# HOA Updates

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## NEIGHBORHOOD INSPECTION WAS COMPLETED MID-JUNE

- neighborhood is looking great
- homeowners are actively working on their Lots



# Community Engagement

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SERVE ON COMMITTEE(S)

ORGANIZE COMMUNITY EVENTS

HELP KEEP NEIGHBORHOOD CLEAN – PICKUP TRASH

KNOW YOUR NEIGHBORS

CONTRIBUTE TO MONTHLY NEWSLETTERS

CONFORM TO COMMUNITY RULES & REGULATIONS AND ACC GUIDELINES

REPORT REPAIR AND MAINTENANCE ISSUES/CONCERNS

# Questions Issues Concerns

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