

OLDE RALEIGH COMMONS

SUMMER 2023 NEWSLETTER

ORC Friendly (but important) Reminders

With the arrival of warmer temperatures comes home improvements and projects. Before you begin any of these, please take a few minutes to review the contents of “Things to Know” – a document that should have been provided to you during your closing that outlines expectations for moving in/out, deliveries, working with contractors, etc. The following information applies to current residents but also those moving in and out. In order to maintain the property at the highest level, it is imperative that we all adhere to these guidelines. If you do not have a copy of “Things to Know”, you may secure one on the Grandchester Meadows website. (<https://www.grandchestermeadows.com/olde-raleigh-commons/>) Additionally, “the move in/move out form” is available on the website.

MOVE IN / OUT

When a unit is sold or rented, the owners must notify the Community Manager, Grandchester Meadows, of the expected moving dates as soon as possible and provide the names and contact information of the new owner or tenant. The Community Manager will notify the person responsible for maintaining the entry codes of the changes.

Moving or Deliveries – Deposit Required

A refundable deposit of \$200 must be furnished to the Community Manager prior to a move or the delivery of furniture or large appliances. If no damage is done to common areas (halls, carpets, elevator, etc.) the deposit will be refunded when the move is completed. Both owners and/or renters moving into or out of a unit must give the Community Manager advance notice of the date or dates for each occasion the elevator will be used to move household furnishings. This is true for a move in or out, or for the moving in or out of furniture or appliances.

Hanging and removing the elevator pads is the responsibility of the resident. Elevator pads must be hung on the elevator’s light panels (not the wall) every time the elevator is used to move large, heavy, or multiple furnishings or appliances. Please consult a Board member for proper hanging instructions. The pads are located in the 3700 and 3701 third floor Mechanical Room. A key for the elevator service control is available from a Board member who will also help provide instructions.

Moving or Deliveries – Building Access

Large items must not be moved into or through the front lobby. Furniture, appliances, or other large items must be moved from outside the garage to the elevator lobby. Prior to the move the elevator lobby furniture and rug are to be stowed in the entrance lobby. The furniture and rug must be replaced at the end of the move and the elevator pads removed and properly stored.

ORC Friendly (but important) Reminders - (continued)

Contractors / Maintenance

If renovations to walls, floors, ceilings, mechanical, electrical, or plumbing systems are to be made to any unit at any time, the Board of Directors must be notified and will provide written approval of these renovations prior to commencement of the construction. The Board is required to determine whether structural integrity, support, other condominium units or common elements will be affected. The contractor or owner must post notice on the bulletin boards in the main lobby and the garage of the work to be done giving start and completion dates. If a building permit is required, this notice should be posted as required by the Raleigh Building Inspector. Debris from the renovations and/or materials to be used must be stored inside the unit where the work is being done, in the unit's garage storage room, a Board approved dumpster in the parking lot, or offsite. No equipment or material will be placed in the emergency stairs even on a temporary basis. All construction equipment or debris in any common area must be removed daily.

Contractor employee parking and location of dumpsters and temporary toilet facilities (if required) should be discussed with and approved by the Board of Directors. Paul Braun is an excellent resource to help you and your contractor develop these plans.

Renovations/Building Appearance

Any modification to the building which is visible from the outside of the building must be approved by the Board of Directors prior to any work being done.

Your Board of Directors want to promote an awareness of homeowner expectations and encourage you to reach out to a board member if you have any questions. We recognize the value of providing information while strengthening the relationships among homeowners.

Vendor/Contractor/Repair Person Trucks In Garage

The parking of any truck belonging to any of the above users have to meet very specific restrictions.

A: The parking space used must belong to the unit owner or through agreement with another unit owner.

B: The size of the vehicle must be small enough so that it can pass safely under the lights and fire sprinklers in the ceiling. 7 foot maximum.

C: The vehicle must fit within the restrictions of the parking space.

D: The vehicle will observe the speed limit in the garage.

E: The area will be kept neat as possible, and all debris will be removed when the vehicle leaves.

Damage to Common Areas

Damage and repair costs to any part of the buildings at any time will be the responsibility of the unit owner, whether attributable to the owner, the owner's tenant, or a contractor.

Welcome New Residents!

Originally from Indianapolis, **Elliot Engel** has lived in Raleigh for forty-seven years. He has taught at the University of North Carolina, North Carolina State University, and Duke University. He earned his M.A. and Ph.D. as a Woodrow Wilson Fellow at UCLA. While at UCLA he won that university's Outstanding Teacher Award.

He has written ten books published in England, Japan, Turkey, and the United States. His mini-lecture series on Charles Dickens ran on PBS television nationwide, and he was inducted into the Royal Society of Arts in England for his thirty years of academic work and service promoting Charles Dickens.

Elliot moved to ORC at the end of March, having recently lost his beloved partner of forty years, LeRoy King. As Elliot says, with LeRoy being an anesthesiologist and Elliot an English professor, they had an occupation in common—putting people to sleep. He is most grateful that their three grown grandchildren all live in North Carolina.

Jodie Ledford moved to Raleigh from Ft. Lauderdale where she was born and raised. Ft. Lauderdale was "Where the Boys Are" was filmed and her oldest sister was in it. She and a couple of friends got a boat and went over to the beach and were a couple of crazy girls on the beach scenes.

Jodie moved to Miami when she got married and her husband was hired as a professor at the University of Miami. They lived there for almost 50 years. Growing up in Ft. Lauderdale, Miami was the big bad city and the last place on earth she could imagine living.

Jodie and her husband have two kids, daughter Emy who lives in Raleigh and a son Jodan who lives in Nashville. She is proud of them both.

Jodie's mother was a bridge player and taught her to play. For many years, she was bridge director for a bridge club in Coral Gables. She kept expecting the kids to move back to Miami and alas they didn't. Now she has moved to Raleigh to be close to her daughter. Although she left all her friends in Florida, she is fortunate to be a part of the ORC community, noting that everyone is friendly and sharp.

HOA INFORMATION - COMMUNITY WEBSITE

The community website is the main source of information for our community. This website is maintained by our management firm, Grandchester Meadows. On this site, owners and residents can obtain helpful information, submit work orders, contact the Board and even read old newsletters! The meeting minutes and financial reports from the last several years are also posted to ensure transparency to all of our owners. If you have not visited the website in a while, please consider doing so and bookmarking the main page for future use!

Main Page: <https://www.grandchestermeadows.com/olde-raleigh-commons/>

Our Website has links to:

- Assessment Info and payment options
- Document Index - Governing Docs, Minutes, Financials, Newsletters, Resident Info, Insurance Docs
- Work Order form + HOA vs Owner Chart with Insurance Information
- Directory Request Link
- Concern Submissions
- State Regulations & Other Helpful Links

Social Committee Update

We've had a couple of exciting events since our last newsletter. There was Game Night at Rudino's in March and Cinco de Mayo in May. On a Thursday during March Madness, 17 of us met at Rudino's Sports Bar at Olde Raleigh Village. The weather was lovely, and we were able to sit outside at our reserved tables. We had a great view of several televisions to watch hockey and basketball and everyone seemed to be quite pleased with their burgers, grinders, and other dinner selections. The conversation was lively and we heard later that folks were delighted with the opportunity to get to know their neighbors better than they did before Game Night. The Rudino's manager had set up a life size Connect Four game outside. However, we were all so engaged in conversation, no one tried that option. Rudino's offers an easy, fun way to get together. We will consider this venue for future outings. Cinco de Mayo was celebrated in the garden behind 3701. Henri Braun had been hard at work to have her planting done and the result was just beautiful. Lovely setting for a party! There was Spanish guitar music playing (mostly) in the background, delicious Mexican fare catered by Qdoba at Olde Raleigh Village, margaritas, and Tres Leches cake. All were big hits with the 33 folks who gathered to celebrate. Very little was left over, not even a crumb was left of the cake.

There was a colorful piñata filled with secret goodies. Paul Braun and Dennis Kearney were successful in suspending the piñata at the perfect height for our best efforts with the piñata stick. Ted Prather broke it open and out poured little reading glasses, Metamucil wafers, two kinds of arthritis reliever, and a few little airplane size bottles of booze...perfect for our "mature" residents...though Rogers Farr protested that we are all in our second childhood and there should have been M&M's. Shout out to the many residents who lent a hand in setting up and cleaning up.

Many, many thanks to the social committee members who have worked so tirelessly to help make these events happen. They are Karen Johnson, Ginny Dropkin, Karen Prather, and Carmen Geis. Ginny's husband, David, is hereby an honorary member too. He's always there to lend a hand.

We look forward to more opportunities in the near future for our awesome little neighborhood to get together for food and fellowship.

LOCAL EVENTS - JUNE 2023

JUNE 4: RALEIGH'S INTERNATIONAL FOOD FESTIVAL - CITY PLAZA

JUNE 6 - 12: TRIANGLE RESTAURANT WEEK

At the North Carolina Museum of Art:

The Mavericks with Maggie Rose, June 8

Juneteenth Joy: A Celebration of Freedom and Gospel Music, June 17

Jazz at the NCMA: Ledisi Sings Nina with Special Guest Al Strong, June 23

Jazz at the NCMA: Jonathan Butler with Special Guest Avery Sunshine, June 30

North Carolina Symphony Summerfest - At Koka Booth Amphitheater:

Beethoven, Symphony No. 9, June 4

Movie Music Classics, June 11

All Mozart, June 12

Havana Nights, June 17

Juneteenth Celebration, June 18

The Music of Queen, June 26