

## From the Board

Park Place is on budget for 2025. The Special Assessment for the new roadway and parking place pavement reached an amount that allowed purchasing a short-term (5-month) CD for \$200,000. The CD will accrue interest at 3.81% and add more funds to the capital reserve account.

## Upcoming Paving in 2026

The Board would appreciate feedback from residents regarding the placement of stop signs and speed bumps to slow down cut-through traffic from non-residents. Under consideration are the following:

- Stop signs at Colchis and Center Point, making the intersection a 3-way stop
- Stop signs at Vinca (one is already there) and Center Point, making this intersection a 2-way stop
- Speed bumps have been proposed at the Park Place property line on Center Point, entering the enclave from Laura Duncan, and at the curve on Center Point by the pool
- Please email Richard Price at [rprice4@nc.rr.com](mailto:rprice4@nc.rr.com) regarding feedback.



Proposed speed bumps and stop sign locations at Park Place



Speed bumps



Stop signs

# Park Place Spring Newsletter 2025

With 220+ apartments being built at the corner of Laura Duncan and Old Apex, there is the potential for much cut-through traffic. The Town of Cary plans to install a traffic light at the intersection of Laura Duncan and Cary Parkway. This may further increase cut-through traffic.



## Deck Inspections

Linda Riggsbee and Richard Price have completed deck inspections. Most of the decks are in good condition. A few require significant repair due to safety concerns. Other decks require power washing and painting. Linda Riggsbee is compiling a comprehensive database to track deck repair.



## Gutters

Six-inch gutters will be installed along the backs of buildings where new back doors have been installed to prevent future damage. The new gutters will be installed using a stepwise process based on cost and funds budgeted for 2025.



## Crawl space doors

Please make sure your crawl space doors are closed and locked.



## Covenant updates

The Board will work with residents over the summer to obtain feedback on covenant changes. Feedback will be gathered using Survey Monkey, an online survey tool. Once the Board incorporates the residents' feedback, it will draft the changes and discuss them at the online (Zoom) August board meeting. The changes will then go to the attorney for review. At the HOA Annual Meeting, residents will have the opportunity to vote on the changes.



## The Pool!

Much work has been achieved at the Park Place pool.



New 6-foot-high fencing has been installed around the pool in accordance with Wake County commercial pool regulations.

The Board previously received reports of people scaling the fence during winter to hang out on the pool deck. There have also been reports of unattended young children attempting to enter the pool area. These incidents are a liability to our community.

With this liability in mind, for more than 25+ years, the pool gates have remained unlocked during pool season. Park Place has been fortunate not to have had an accident during this protracted period. The Board has been working since July of 2024

to find an appropriate gate locking system. The Board selected the VizPin system. It is a cell phone application where each resident is assigned a discreet number for entry. Entries are sent to a digital database that Grandchester Meadows will monitor. The Board will receive a monthly report indicating pool usage.

Most importantly, the pool will change to a saltwater pool. In doing so, less maintenance will be required, thereby reducing overall costs for pool maintenance. Below, are the five advantages of a saltwater pool:

1. Saltwater pools are gentler on your body and clothing
2. There is no harsh chlorine smell
3. The water is softer
4. You don't need to store chlorine
5. Saltwater pools cost less to maintain

### **VIZpin Entry System Instructions**

If residents want access to the pool, please follow the directions, below. If you have questions, please contact Amy Boe at Grandchester Meadows.

### **Download & Install**

Visit your App Store (Google or Apple) and download “**VIZpin Smart**” and install on your phone.

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## Register

1. Open the **VIZpin Smart** app.
2. Tap “**Allow**” for the permission requests when prompted.
3. Tap “**Sign Up**.”
4. Complete all registration fields and click “**Register**.”
5. You will receive a text message with a security code.
6. Enter the security code in the VIZpin Smart app and tap “**Confirm**.”
7. Enter the **Location ID CS7-SDS** and then enter any identifying information in **Notes** then tap “**Request Access**.”

## Login

1. Enter the phone number and password used during registration.
2. Select the “**Remember Me**” checkbox for quick access in the future.
3. Tap “**Login**.”

## Once you have been granted access:

1. On your cell phone, make sure Blue Tooth is turned on.
2. Once your access has been granted, when you get close to the pool gate, the OPEN buttons will turn green. Click the green open button and the gate will unlock.
3. To exit the pool click the Exit button on the post by the gate.

\*\*\*\*\***Please remember pool etiquette: Leave the pool area as neat as you found it. This includes the pool bathrooms, as well.**\*\*\*\*\*



## Landscape Committee updates

JBH has done an excellent job on our common area grass areas and removing the juniper at the entrance of Park Place off Laura Duncan.

The front of the Clubhouse is getting a small landscaping “facelift.”

No major landscaping projects are planned for the rest of 2025. However, Audrey Bruce and Amelia Price will audit landscaping in and around each unit to determine tree trimming and bush and shrub maintenance.