



# THE TOWNHOUSE CRIER

## Baker's Landing Townhomes

### PRESIDENT'S LETTER



#### Board Members

**President**  
**Bob Ball**

**Vice-President**  
**Carrol Snodgrass**

**Treasurer**  
**Bill Abel**

**Director**  
**Tina Shook**

**Director**  
**Julie Tomlinson**

I hope everyone is having a great summer. This newsletter is intended to update the homeowners on current projects being done in Baker's Landing.



The painting cycle has begun with Boathouse Court which started in late June. Each

building will be power washed, warped or rotted wood will be replaced and the buildings will be painted. This process will take about 3 weeks per building of 4 town homes. We have decided to paint each unit the same color as it is today.

There is a fungus growing in the Lake and Carroll Fernstrom will write about that in this

issue. Bill Abel will write about the financial soundness of the association, Tina Shook will comment on the Landscaping being done in our area. Julie Tomlinson will address a constant source of resident complaints about pet waste.

There have been many homeowners who took advantage of our "proactive approach" to building maintenance by filling out a form that was attached to our last newsletter. We feel as a board that by encouraging homeowners to periodically look at their homes and report damage that will prevent larger scale problems from happening.

We still need volunteers to join the board. If you are interested you can contact me. Our board

meetings are always open to the community. Our next meeting is scheduled for October 17th at 6PM. We are planning to have our 3rd annual "Wine & Cheese" get together again this year in November. Notices will



be sent out on the time and date.

We hope everyone enjoys the rest of the summer.

Bob Ball, President

### GREYSTONE GROUNDS & LAKES COMMITTEE REPORT



A "No Fishing" policy and corresponding signs have been placed on Baker's Lake as part of a two-step program to control Hydrilla, an invasive and

destructive weed that robs from the water the oxygen that fish and plants need to survive. Meanwhile, fishing is permitted on both Greystone and Winchester lakes. Baker's Lake has been stocked with a type of carp that feeds on this noxious aquatic weed. In future months a chemical will be added to Baker's Lake as the second part of the Hydrilla control program.

Repairs have begun on the Winchester Lake spillway, which was significantly damaged during the June rainstorm. Engineers are addressing design and safety controls for management of the waters during future storms. A schedule for dredging the lakes is being planned at two-year intervals due to high costs.

Carroll Fernstrom



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## FINANCIAL REPORT



At our last Board meeting we reviewed the financial report as of July 31, 2006, meaning we are more than half-way (actually 7/12) through the fiscal year.

This is a good time to compare the budget to what we have actually spent. A point of great satisfaction is that we have less than a thousand dollars in delinquency payments of dues. Thank you! Added to the dues income is the interest from reserves which is twice what we expected because of our large reserves and increased rates. With the exception of our general maintenance the other areas of expense are right on target. Another item of note is that we have maintained our monthly transfer of funds to reserve. This is especially important as we begin our painting cycle which is costing us \$8,500 per building. Since there are fourteen buildings in Baker's Landing the total painting cost over the next three years will amount to \$120,000. With plans to put, at least, \$30,000 per year in reserves over that same period of time we will only be reducing our total reserves of \$140,000 to \$110,000. I hope all those numbers make sense to you. If you ever have any questions please call or see me.

Bill Abel, Treasurer

## LANDSCAPING REPORT

Our Landscaping Company, ValleyCrest, has been working hard through the spring and summer months to maintain and enhance the property in Baker's Landing. Our ValleyCrest representative, Mark Kale, understands the importance of landscape appearance and the impact it has on property values. He told me that considering how very hot and dry it has been this summer, our turf and shrubs are doing fine.

As your Board Member, I have volunteered to meet with Mark Kale of ValleyCrest at least once a month to discuss the work being done and to share suggestions for improvement. I also discuss any concerns from the homeowners or problems that have occurred.

During the summer months the crew has been busy each week mowing, policing the site, blowing driveways and walkways, weeding, spot pruning and edging. The property is regularly evaluated for insect and/or disease problems and the grass and shrubs are then treated appropriately. The Board has asked that ValleyCrest leave door hangers to notify homeowners when pesticides or herbicides are applied.

While the yearly pruning has been completed, there are some homeowners that

have requested heavy pruning. ValleyCrest will continue to complete

this work on shrubs that can be pruned at this time of the year, the rest of the heavy pruning will be completed in the fall. In September/October, ValleyCrest will be aerating and over-seeding our turf.

ValleyCrest has worked hard to learn our community and our needs. They have attended Board Meetings to review the work required and to discuss with the Board suggestions for improvements such as replacement of the edging plants on Sawmill. As we are near the fall season (leaf season), the Board will again ask ValleyCrest to attend our Board Meeting to discuss the importance of the proper removal of our leaves.

I hope this information is helpful. We all are working hard to carefully consider the needs of our community and make the improvements that will continue to enhance the appearance and value of the homes in Baker's Landing.

Tina Shook



## Dog Owners: It's Time to Start Cleaning Up!

We've had a huge increase in the number of dogs living and walking in Baker's Landing in recent years, and an even greater increase in the feces they leave behind. The problem is now serious and we insist that dog owners clean up after their pets.

The City of Raleigh has a law that dog waste must be picked up and a \$50 fine for its violation, so dog owners are legally responsible. Baker's Landing has been lenient, but the problem is now serious and owners must clean up after their pets. Our HRW representative will accept and respond to complaints about negligent dog owners.

Fecal matter has increased lake damage by fertilizing the overgrowth of water plants. This kills fish and obstructs water flow, causing more problems. Dog waste has also spread infections

amongst our pets. Some dog owners spend hundreds to thousands of dollars a year curing their infected pets.

Fecal matter also transfers infections across species. This means our geese, ducks and other wildlife are infected by dog feces and dogs are infected by theirs. To further help protect pets, it's a good idea to clean their feet and backsides daily and your floors and carpets regularly.

Thank you for helping us keep our lakes and pets healthy!

Julie Tomlinson

