



THE TOWNHOUSE CRIER

Baker's Landing Townhomes

PRESIDENT'S LETTER



Board Members

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Bob Ball

Vice-President
Carrol Snodgrass

Treasurer
Bill Abel

Director
Tina Shook

Director
Julie Tomlinson

I hope everyone is enjoying the warm fall weather we have been having recently. This is the last newsletter for this year so I wanted to recap some of the activities going on in Bakers

pleted please contact Alina Cochran at HRW management. Her number is 783-9530. The mailbox stations will be painted after the last building has been completed.

for Wednesday January 24th 2007 at 7PM. The location is the auditorium at Springmoor. Bill Abel will address some of the financial issues in his report.



Landing and wish you all a Happy Holiday Season.

Our new landscaping company, Valley Crest is doing a great job keeping up with the leaf collection. Tina Shook will address more of that in her report.

We all received a report about the Hydrilla problem that we have at Bakers Lake in the Greystone Annual report. Julie Tomlinson will address that issue in her report this month.



We are scheduled to have our gutters cleaned starting the week of December 4th. We have contracted to have the gutters cleaned three times a year instead of twice as in the past. With all the leaves and pine straw sometimes it appears that the gutters do not get cleaned but they do.

The painting of Boathouse Court is nearly complete and should be finished by around the 15th of December. A final punch list will be gone over with the paint company. If there are any homeowners that have work that still needs to be com-

The Wine & Cheese open house at my townhome on Sunday November 12th was attended by about 30 people. There was food for 30 more so I would hope next year we can get more homeowners to attend. It is a casual and friendly way to meet your neighbors.



The annual meeting for Bakers Landing is scheduled

That's about all I have to report on. Hope to see many of you at the annual meeting in January.

Bob Ball, President



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THE BAKER'S LAKE HYDRILLA CONTROL PROGRAM

(Note: a version of this article was also printed in the November issue of the Greystone Village Voice.)

Anyone who has walked down to Baker's Lake and looked at its water in the last few years has seen that it is overgrown with a submerged green plant. That plant is Hydrilla, and it's a rampant, destructive weed that steals oxygen from the water, killing the fish and the friendly plants that live in the lake.



Last year, the Greystone Village Lakes & Grounds Committee initiated a two-step program to control the Hydrilla infestation. This program meets the requirements of the

state and local environmental agencies and will clean the Hydrilla from Baker's Lake. In doing so, it will also prevent the weed from spreading to Greystone and Winchester lakes, and further on into Raleigh's waterway system.

The first step of the Hydrilla Control Program took place last year when the lake was stocked with 50 fish that eat Hydrilla.

Those fish are sterile Grass Carp and are each 10 to 12 inches long. "No Fishing" signs were posted around the lake to protect them from being caught. If you see anyone fishing on Baker's Lake, please ask them to fish at Greystone Lake instead.

And if they caught any fish, please ask them to toss them back in so they can finish their job. Fishing should resume when the problem is under control.

The second step of the Hydrilla Control Program will be the addition of Sonar aquatic herbicide to the lake. Adding herbicides takes knowledge and experience, so Foster's Lake and Pond Management of Garner, experts in pond care, will perform this step for us next year when the timing is right.

Questions? Contact the Greystone Lakes & Grounds Committee. You can find their contact information on the Greystone Village web site: www.GreystoneVillage.org.

Julie Tomlinson

LANDSCAPE REPORT



Valley Crest has done a great job and has worked very hard on leaf removal this season. The Bakers Landing representative for Valley Crest, Mark Kale, met with the Board prior to the leaf season to discuss the proper removal of leaves in our community as well as an update and review of the landscape services provided.

Aerating and over-seeding our turf was completed in October this year. The landscape crew continues to work on the pruning of our shrubs as well as performing their regular weekly services of edging, blowing, weeding and policing the site as weather permits.

Bakers Landing does not currently have a Landscape Committee. The Board would welcome any residents interested in dedicating some of their time to re-establish this committee. This and other open positions will be discussed at the Annual Meeting in January. I encourage all residents to attend.

Tina Shook

FINANCES

I want to share with you some Good News and some Bad News. The Baker's Landing HOA budget for 2007 now is in the SIX figures. For the first time in our 25 year history, the Home Owners Board is anticipating that our expenses for the next fiscal year, 2007, will be greater than \$100,000. The good news is that we are paying our bills timely and have sufficient reserves to pay for the painting project which is currently in process, and at the same time, adding to our reserves to provide for future financial demands. In our 2006 budget we set aside \$29,000 in reserves while anticipating an expenditure of \$9,000 per building for painting. With five buildings being painted this year and five more in 2007 we will be spending \$90,000 for painting, while putting \$59,000 in reserves - \$29,000 in 2006 and \$30,000 from our 2007 budget. This means we will need to take an additional \$31,000 from our cash reserves. More good news - we have the reserves to do that. In 2008 we plan to paint the remaining four buildings which again will cost approximately \$36,000.

So, the 2008 budget should have us put, at least, another \$30,000 in reserves.

Now for what some might consider the bad news. Plan to see another \$5/month increase in our home owners' dues. The five Board members



were unanimous about the need to make this modest increase in the dues so as not to fall behind in the normal cost of living expenses we encounter in other areas of our life. Also, none of us want to resort to a "special assessment" to cover expenses for which we can plan ahead. So, please plan to pay \$150/month in 2007. An additional point is that the Board does not make these decisions easily, since what we decide for all we decide for ourselves.

Lastly, I would make a special plea for all homeowners to attend the Annual meeting to learn more about "your finances" and how to learn more about one, if not your major, investment, your home.

Bill Abel, Treasurer