



THE TOWNHOUSE CRIER

Baker's Landing Townhomes



PRESIDENT'S LETTER

Board Members

President
Carrol Snodgrass

Vice-President
Tina Shook

Treasurer
Bill Abel

Secretary
Bob Ball

**Member at Large/
Webmaster**
Julie Tomlinson

I am sure you have all received the Bakers Landing Directory and we can thank Julie Tomlinson, At-Large Member, for her efforts in getting this out. Julie is also editor of the Greystone Village newsletter and the webmaster of the community web site, www.greystonevillage.org.

As you can see we are the same board as last year and have just shifted positions. I wish to thank Bob Ball for all the years he has served as a very able President. I shall try to do as well. Please feel free to e-mail or call me and I will try to respond ASAP.

My husband and I are retired and have lived in Bakers Landing 20 years. I have served



on the board in varied positions during that time.

Tina Shook, Vice President, is also our Landscaping Chairman. We will be continuing our landscaping contract with ValleyCrest. With direction from Tina, Valley Crest has tried to meet all of our expectations.

Bill Abel, has served treasurer of Bakers Landing for many years and we are very fortunate to have someone with his knowledge and expertise.

I want to thank Carroll Fernstrom as our active representative on the Greystone Grounds and Lakes Committee.

Plans for 2007 begin with repairing and painting Breckon Way. Andy Onofrio's company has completed repair and painting on Boathouse Court and everyone seems to be very pleased with the work.

We welcome all new newcomers to the community. Let's try to reach out to one another. Maybe we could plan a community garage sale or summer social. We really need more people willing to serve on committees (social, landscaping, architectural, etc.)

Carrol Snodgrass, President



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LANDSCAPE REPORT



Springtime is an especially beautiful time of year at Bakers Landing with all the beautiful flowering Azalea bushes and Dogwood trees.

ValleyCrest, our landscaping company, has been carefully maintaining our property throughout the winter months so that our community continues

to maintain an attractive appearance. They have been weeding beds, policing the site for sticks and debris, blowing leaves and applying fertilizer and weed control products.

ValleyCrest will soon resume their regular mowing and trim schedule. They will continue to

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LANDSCAPE REPORT

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come to our neighborhood on their regular service day - weather permitting. However, and as a reminder, rainy weather may prevent them from mowing on their regular service day from time to time. If this occurs, they have assured us that will be back to the neighborhood the next day (or as soon as weather permits) to complete their scheduled service.

I will continue to meet with the representative from ValleyCrest at the beginning of each month to review our services needs and address any concerns.

If anyone is interested in giving their time to this committee please feel free to give me a call - 844-5158.

Tina Shook

FINANCES

An article in the March 14th business section of the N & O was expounding on North Carolina's booming horticulture sector which they said is driven largely by landscaping and lawn care. The article mentioned that the total spent on such services in the state was \$8.6 billion in 2005. The article went on to say that while golf courses and institutional clients are big customers, residential homes account for two-thirds of the spending on landscaping services. "A typical homeowner spends \$838 a year on grass care, shrubs and other plants." This last statement caused me to reflect back to the sheet I prepared for the financial report at the annual meeting detailing where our \$150 monthly dues will go in 2007. Based on our budget for 2007, \$45 (30%) of the monthly dues is spent on "grounds". For the year that



would be \$540, or approximately \$300 less than the typical homeowner mentioned above. I believe it is good to compare some of the expenses that are covered in our monthly dues so we can put some reality to where the money we pay each month goes. Also, with painting and other maintenance costs this year we should know that \$396 of our \$1,800

annual dues goes for that expense. Finally, I would like to remind everyone that one-third of our dues is put in reserves for future expenses so that when special projects or unforeseen expenses happen we are prepared to handle them without a special assessment. If any homeowner ever has any question about our finances please don't hesitate to give me a call at 848-9209.

Bill Abel, Treasurer

GREYSTONE VILLAGE HOMEOWNER'S ASSOCIATION ANNUAL MEETING (REPRINTED IN PART FROM THE GREYSTONE VILLAGE NEWSLETTER)

There was an unusually low turnout at the Greystone Village Homeowners' Association Annual meeting this year. The proceedings moved quickly, in part because the number of open board positions and the number of candidates on the ballot were equal, resulting in immediate appointment and no time spent posting or counting ballots.

The meeting was held in the Springmoor auditorium on the evening of February 21, 2007, and many topics of interest to all were discussed. Several of those topics were covered in Greystone's March 2007 newsletter.

Of particular interest are three local zoning cases that went to the City Council on Tuesday, March 23. One of those cases, Z-7-07, may pose



considerable stormwater runoff threat to our community. Increases in stormwater bring more silt to our lakes, thus increasing the cost and frequency of our lake dredging. An article in the March Greystone newsletter requested interested homeowners to join board members at the City Council meeting at 7pm on the 23rd. Updated information about this and other local cases can be found on the City of Raleigh web site or through your Greystone HOA board members.

At the Annual Greystone meeting, we re-elected three existing members and elected two new members to sit on the HOA board. Immediately after the meeting adjourned, the new board gathered to appoint its new officers. Lists

of the board members and officers are provided in the Greystone HOA newsletter and on its web site.

The Board also selected members to sit on the committees that oversee the needs of Greystone Village. Those committees include: Architecture, the Beaver Task Force, Communications, Community Watch, Lakes & Grounds, Planning & Zoning, Recreation, and Signs. To see who sits on each committee, go to our association's web site (address below).

Baker's Landing homeowners are welcome to join the Greystone Village committees, so feel free to contact committee members if you're interested. Their contact information is available on the web site, www.greystonevillage.org.

Julie Tomlinson