

THE TOWNHOUSE CRIER



Baker's Landing Townhomes

PRESIDENT'S UPDATE



Board Members

President

Carrol Snodgrass

Vice-President

Tina Shook

Treasurer

Bill Abel

Secretary

Bob Ball

Member at Large/

Webmaster

Julie Tomlinson

HRW Representative:

Vani Bonnefoy,

919-787-9000 x218,

vbonnefoy@hrw.net

HRW, Inc.

Property Management

Company:

919-787-9000

HRW Emergencies:

919-787-9000

(Messages left will be forwarded to the appropriate person the next day.)

Our January 28, 2008 Bakers Landing Board meeting at Springmoor was well attended. Vani Bonnefoy was introduced as our new HRW Manager. You have given last year's board the opportunity to serve our community in 2008 and we appreciate your support. The board will retain the same positions they held last year. Bakers Landing board meetings are posted on our website. We welcome comments from the community for our newsletter and at our board meetings.

It is a beautiful spring in Raleigh and Bakers Landing. By the time you read this our Dogwoods and Azaleas will be in full bloom. Thanks to a few good rains - the drought has eased a bit. Bakers Landing has held up well under the circumstances and has stayed pretty green but as you know we are still far too dry. I would ask everyone to be aware of the fire danger when it is so dry.

Onofrio Construction will soon begin the repair and painting of the Bridge Way Townhomes, completing our paint cycle. The feedback has been very positive on

the repair and painting done by Andy Onofrio and his crew.

Good Neighbor Policy: Please be considerate of your neighbors when having gatherings with regard to noise, parking and pets.

Julie Tomlinson, our Webmaster continues to expand our information on our website: The Bakers Board voted to have a Collection Policy which is now in effect and can be found at our website: <http://www.greystonevillage.org/Neighborhoods/BakersLanding/BakersCovenants.asp>.

For those not connected to the Internet; the policy is as follows:

Board of Directors

**Bakers Landing Home Owners' Association
Resolution Adopting a Collection Policy**

**Approved by the Board
February 29, 2008**

Prompt payment of assessments by all owners is critical to the financial health of the Association and to the enhancement of the property values of our homes.

Bakers Landing Association assessment is due monthly, on the 1st of the month. Assessment will

be considered delinquent if payment is not received by **the 30th** of the month of when assessment is due. A \$15 late fee is applied at the end of each month until the assessment is paid in full.

The collection procedures are as follows:

- The first delinquency notice will be sent at the end of the month in which the account becomes delinquent
- If full payment is not received, a second delinquency notice will be sent 30 days after the first delinquency notice
- If full payment is not received, a final delinquency notice will be sent 30 days after the second delinquency notice.
- Any accounts over **\$650** (including assessments and late fees), will be turned over to the attorney for collection.
- The attorney sends a demand letter to the homeowner.
- If payment in full is not received after 2 weeks, the attorney files a lien on the property, which in turn may be foreclosed.
- The homeowner is responsible for all attorney fees and costs associated with this effort.

Carrol Snodgrass
President

LANDSCAPING UPDATE

ValleyCrest Landscape Maintenance has worked hard and provided us excellent lawn maintenance service this past winter. As we move into Spring, they will begin the expanded regular weekly services they perform for us which include: mowing the grass, weeding and edging the beds, blowing the grass clippings and policing the site. As requested by the Board - ValleyCrest will be leaving door hangers on each resident's

front door knob advising of upcoming lawn fertilization or weed control services. This will be done a week in advance of the lawn treatment.

ValleyCrest has received approval from the Board to add new pinestraw to the community common areas. This work will be completed during the month of April.

(Continued on page 2)

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Phone: (919) 787-9000
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www.hrw.net

A reminder – our regular weekly maintenance service is Tuesday – but if bad weather prevents the crews from performing or completing their tasks – they will return the next day (weather permitting) or as soon as possible to complete their work in our neighborhood.

Tina Shook
Vice President



CHECK OUT SAVOY

There's an excellent new restaurant next to Food Lion that is definitely worth a visit. It's called Savoy and is located where the old Fins restaurant used to be. (For those who don't know, Fins is alive and well and living at 110 E. Davie St. in downtown Raleigh.)

Jo Smith is the owner of Savoy, Peter Gibson is the Executive Chef, and Marshall Smith is the General Manager. Jo told Baker's board member Bob Ball that she'd like to meet the residents of Baker's Landing, so stop in, say hello, and enjoy a good meal. They have a great wine list and their prices are reasonable. In addition to their comfortable dining room, they also have private dining and outdoor dining. On a warm evening sometime soon, make plans to have dinner outside in their quaint seating arrangement.

For more information about Savoy, go to <http://www.restaurantsavoy.com/>.

Rain Barrels at Baker's Landing



Raleigh's drought has brought us many helpful water conservation tactics, and one of the most valuable is the rain barrel. If you look around Greystone Village, you'll see the barrels set up on downspouts all around

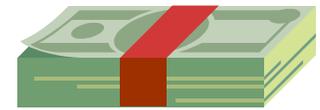
the neighborhood. There are barrels set up in Baker's Landing, too, and because the drought may be with us for quite awhile, there may be more. These barrels fill up in no time and are a great source of water for things like washing your car and watering the garden.

The Baker's Landing HOA board asks that you not install rain barrels in the front of your townhome. When you select a barrel, please choose a color that doesn't stand out, such as black or dark pine green. Also, before you install a barrel on the side or in back, the board asks that you contact them for their architectural review. Our board members have the experience to point out potential problems that may not be obvious to everyone, and they thank you for helping them to maintain the balanced beauty our community.

If you're interested in setting up a rain barrel, you can purchase 60- and 80-gallon barrels from Raleigh's Solid Waste Services' office at 400 Peace Street at a reasonable price. They come with all the hardware you need to install the barrel yourself. For more information, see <http://www.raleighnc.gov/> or contact the Solid Waste Services' offices directly.

MONEY TALK

BILL ABEL, TREASURER



Let me begin this article with a personal note – on March 31, 2008 my wife, Pat, and I will celebrate our “silver anniversary” living here in Bakers Landing. We have seen many changes in the area surrounding our neighborhood, but for the most part Bakers Landing has remained the same intimate townhome complex that attracted us to move here 25 years ago.

Our homeowner's dues in 1983 was \$25 per month. The current dues of \$155 per month is certainly a significant increase over the years. But, I feel certain most of you understand and appreciate the reasons behind the higher cost. Even if you are not into “financial stuff”, but buy groceries on a weekly basis you understand why \$25 doesn't buy today what it did in 1983. Also, what we used our homeowner's dues for when the townhomes were new and the cost associated with keeping our quarter-century homes attractive has dramatically changed.

I was reminded of this when I reviewed the recent cost estimates for painting and repairing the three units on Bridge Way. These are the final three units in our re-

painting and repair cycle. The cost for repainting each building is \$7,104 for a total cost of \$21,312. The cost for making the necessary repairs before painting totals \$18, 855. The Onofrio Construction Company which has been doing the work for us has evaluated each home in the three buildings and has a detailed cost for repairing each home. Adding those two costs together we get a grand total of \$40,167 to repaint and repair the three buildings on Bridge Way.

When we reviewed the financial “state of the community” at our annual meeting in February I stressed the need to continue a significant portion of our \$155 monthly dues to fund our reserve account. In our 2008 budget we have assigned \$61 of each \$155 to be placed into our reserve account to pay for capital expenses, i.e., painting and repair work.

Our total for reserves in our 2008 budget is \$38,990, or \$1,200 less than the cost of the r & r for the buildings on Bridge Way.

I hope you understand the above “money talk”. If you have any questions please give me a call.

RALEIGH'S WATER USAGE, CONTEST, AND ORDINANCE

Falls Lake has risen quite a bit thanks to our March rains, but Raleigh is still running very low on water. Most of North Raleigh has decreased its water consumption, and a few areas have decreased significantly. Surprisingly, a few places near downtown have increased their water use. If you're curious about how the Raleigh neighborhoods are using our city's water, there are links to maps on the city Web site that clearly show what's going on: www.raleighnc.gov.

From our city Web site you can also find a link to a contest for the Raleigh household that reduces its water consumption the most! The grand prize is a trip for two adults to Chicago, Las Vegas, Phoenix, San Francisco, or Los Angeles/San Diego with round-trip air tickets and 3 days/2 nights in a premier hotel. For details, go to www.raleighnc.gov and follow the link.

As a reminder, here are is our basic Stage Two Water Ordinance; the fine for the first

violation is \$1000 and recurrent violations may result in interrupted water service. For more details, read the Greystone newsletter issued in March or go to the city Web site:

- No public watering for irrigation.
- No filling new or wading pools or pools drained for repair. Water can be added to pools to maintain sanitary conditions.
- No car washing, except at approved car washes that recycle their water.
- No washing sidewalks, patios, decks, driveways, parking lots, streets, or exterior building surfaces.
- Water service to plumbing or service leaks will be interrupted and restored when repairs are completed.
- Restaurants serve water only on request.
- No non-essential water use for the public or commerce.

