



Baker's Landing Townhomes

Spring 2009

President's Update

Carrol Snodgrass

Our January 2009 Annual meeting was not well attended, and we always trust that when that happens it means that things are going well for you. It's important to have all of the streets of Baker's Landing well represented on our board and at our meetings. On our board, Bob Ball, Secretary; Tina Shook, Vice President and Landscaping Chair; and Carrol Snodgrass, President, all live on Boathouse Court. Bill Abel, Treasurer, resides on Breckon Way, and Julie Tomlinson, Member-at-Large and Webmaster, resides on Bridge Way. We have been unable to get volunteers for our landscaping, architecture, and social committees.

Keli Autry is our new HRW Representative and Adam Boyette is our new ValleyCrest Representative. Please direct all Homeowners problems to Keli at HRW. For small issues, you may e-mail me at tkizell@aol.com and I will do my best to assist you.

If you have read the March 2009 issue of the "Greystone Village Voice" newsletter, you are aware that:

Whole Foods is coming to the corner of Six Forks Road and Forum Drive by 2010 if all goes as planned.

The City of Raleigh has leased the vacated Dollar Store space at Greystone Shopping Center and will convert it into Raleigh Community Activity Center. The

center is expected to open September or October of this fall, and it may also function as a police substation.

Neighborhood Watch is very important for our area. We have been fortunate that property has been moving at Baker's Landing and there are very few vacant homes. Still, please watch for any unusual activity in our area. We have asked the police to drive through our neighborhood more frequently.

Painting is complete for Baker's Landing and it's time to start shingling our roofs. In this newsletter, Bill Abel gives you the financial view and Bob Ball lays out the planned schedule.

A Baker's Landing Yard Sale is scheduled for May 16, 2009, 8am to 1pm, with a rain date of May 23. For info, contact Julie at jjt@nc.rr.com or 676-1113.

We especially want to welcome our new residents. Each street in Baker's Landing has new neighbors, so please take a few minutes to introduce yourself to them.

Julie Tomlinson will be leaving Baker's Landing for the Peace Corps soon. Their gain is our loss. Julie has given generously of her time and talent as a Baker's Landing and Greystone Board member. Thanks Julie - our best wishes go with you.

Carrol Snodgrass, President

HOA Board Members

Carrol Snodgrass
President

Tina Shook
Vice President

Bill Abel
Treasurer

Bob Ball
Secretary

Julie Tomlinson
At-large

Baker's Landing Web Site:

[www.greystonevillage.org/
BakersLanding.htm](http://www.greystonevillage.org/BakersLanding.htm)

HRW Representative

Keli Autry
3815 Barrett Dr
Raleigh, NC 27609

Phone:
877-9000 x218

Fax:
783-9534

Email:
kautry@hrw.net

HRW Emergencies

919-787-9000
(Messages will be
forwarded to the
appropriate person the next
day.)

Money Matters

As one of the five Board members, I try as the others do to write a few paragraphs for our newsletter to provide all of the homeowners in Baker's Landing with information about our community. The current popular word is "transparency." All of us on the Board are homeowners, too, and very concerned with our homes and our neighborhood. And not just the structures, but we are concerned with the people who live therein. That's why we freely offer our time and energy to serve on the Board with the main purpose of trying to keep our townhome community a better place to live.

As treasurer, it is my responsibility to manage the finances of the community in an honest and competent manner. HRW, our property management company, is paid by us, the homeowners, to handle the day-to-day financial matters of Baker's Landing. They receive our monthly dues and other funds and they pay our bills for landscaping, repairs, and the other expenses associated with running our townhome business. Our annual budget is a little less than \$110,000 which is a significant amount of "pocket change" to have come in and go out in a proper manner. My role is to carefully review the monthly financial reports and be assured that HRW is doing a responsible job with our funds. In addition to our annual income and expenses, we have money in reserves, currently about \$67,000, to pay for capital expenses. Our reserves are low at this time because of the past three years when all fourteen buildings were repaired and repainted. In this year's budget we have designated \$45,000 to be added to our reserves. However, we are embarking on a 4 to 5 year cycle of reroofing all the buildings at a cost of \$15,000 per four-unit building. The present intent of the Board is to reroof two buildings in 2009 and three each year thereafter until the work is completed. Hopeful that no other major expense will come our way, we will carry more than \$80,000 in our reserves to pay for the roofs while they are replaced.

Lastly, I am pleased to report that our HOA dues delinquency account is very low, so that in spite of difficult economic times, people are paying their dues in a timely manner. Thank you!

Bill Abel, Treasurer

Whole Foods Market In North Raleigh

On March 11, the Raleigh City Council re-zoned the land at the NE corner of Six Forks Rd. and Forum Dr., allowing a shopping center with a grocery store to be built. Whole Foods Market has signed a lease and is expected to open there in 2010.

The North Raleigh Whole Foods Market will be 40,000-square-feet, which is nearly 50% larger than their store on Wade Avenue. The shopping center at Six Forks and Forum will have an additional 17,000 square feet of space for more stores, as yet to be identified.

The Baker's Landing

2009 Yard Sale

Saturday, May 16, 8am-1pm

We will do the advertising and we will put up the signs... Now go clean out your closets and put all that stuff you don't want and don't need out in the driveway, then get ready to sell it off!

All Baker's Landing residents may participate.

Remember these tips:

- Put small items on tables.
- Put price tags on everything, but be flexible and ready to negotiate.
- Be prepared for early arrivals: it's up to you if you want to allow them or if you will begin at 8am.
- Start with enough change and small bills on hand, and decide if you will accept checks.
- Have plenty of help--it's more fun that way!
- Be prepared in case of rain. Our rain date is Saturday, May 23, 8am-1pm.

For info, contact Julie at jjt@nc.rr.com or 676-1113.

Also see www.GreystoneVillage.org/BakersLanding.htm.

Greystone Recreation

Swimming, Tennis, and more...

Every year, Baker's Landing homeowners are entitled to three free passes to the Greystone Swim Club, plus admission to the annual barbecues on Memorial Day, Independence Day, and Labor Day. To receive your free passes, go to the desk at the Greystone Club or access the Swim Club contact information on the Greystone Web site (www.greystonevillage.org/SwimClub/PoolRecreation.asp). We are also permitted membership, which you can learn more about at the same web site.

We are also given free access to the basketball, volleyball, and tennis courts. Basketball and volleyball can be accessed at any time. To protect our newly resurfaced tennis courts, you need a key to enter and exit them. To obtain a key, call Ann Brooks at 870-7445. There is a \$20 deposit, and please be certain that the gates are locked when you leave.

On the Greystone Web site you will also find information about tennis lessons, a calendar of Swim Club events, and Greystone Swim Team accomplishments, past issues of the Greystone Village Voice newsletter describing all of the amenities, and lots of other useful information.

Baker's Lake Update: Hydrilla and Boats

Despite the conscientious efforts of the Greystone Lakes & Grounds Committee, the Hydrilla in our lake is still flourishing. The Greystone board committee contracted Foster Lake and Pond Management to treat Baker's Lake by adding chemicals to control the growth of the Hydrilla and adding carp to eat it, but there is still not enough of a dent in the water plant.

Consequently, more carp were added last fall and another dose of chemical treatments will be applied when the water temperature reaches 65-70 degrees, which is right about now. That is all the treatment that is scheduled for the time being.

An important reminder: there is no fishing in Baker's Lake because of the carp we have added to eat the Hydrilla. Although carp is a bottom-feeding fish and less prone to fishing lines, we still don't want to risk losing them to fishing. We need them to continue eating the Hydrilla. Nonetheless, last week a man and two boys were fishing at the edge of the Baker's Lake peninsula, not far from the "no fishing" sign. And this week a man and

woman were fishing on the dam. Part of the problem is that the "No Fishing" signs are stolen as soon as they are purchased and replaced. So, when you see people fishing, please ask them to stop and explain why. They can fish in Greystone Lake and Winchester Lake instead. They will understand.

At the northeast end of Baker's Lake, on the Baker's Landing side, there are two seemingly abandoned boats (actually, a canoe and a row boat). They have been left on Greystone Village common property and have not moved for over a year. Because they are on Greystone property, they must be removed. If you know the owner(s) of these boats, please let them know that if they are not removed by June 15, then they will be taken away and disposed of.

Thank you to Carroll Fernstrom for her help gathering information for this article.

Julie Tomlinson, Member-at-Large

Maintenance Update: Painting and Roofing

The painting cycle for Bakers Landing was completed in December 2008. The final walk-through and punch list was completed in April 2009. Painting of Baker's Landing buildings is on a six-year cycle:

- Buildings 1-5 (Boathouse Court) were painted in 1994, 2000 and 2006.
- Buildings 6-11 (Breckon Way) were painted in 1995, 2001 and 2007.
- Buildings 12-14 (Bridge Way) were painted in 1996, 2002 and 2008.

The next paint cycle will start in 2012 with Boathouse Court and will follow the schedule above. In the meantime, if anyone notices any paint peeling or wood damage please report this to the board so it can be repaired before more damage is done.

There have been complaints about roof leaks and they have been taken care of on a will-call basis. The Board of Directors has decided that a roofing replacement program be put into effect so that our homes are not compromised by rain, snow, sleet or other elements, and that 30-year warranty shingles will be installed, lasting longer than previous installations. This shingle replacement was initiated at the end of April on Boathouse Court. The Board commissioned Onofrio Construction to inspect all of the roofs on each building in Bakers Landing and rate each as to its damage and when it should be replaced. The schedule is shown below.

The roof of 1001-1007 Boathouse Ct. was completed on 4/30/09 and the roof of 1017-1011 Boathouse Ct. will be started on Monday, May 4 and completed by May 8. There is no assessment to the homeowners for this roof replacement program. The Board feels that we are in a financial position to replace the roofs over a period of four years. Without a gradual replacement, an assessment would be

necessary, as was applied in 1996 at \$600/home. The second roof cycle will be in 2010 for 1021-1027 & 1000-1006 Boathouse Ct. An additional building will be roofed next year if the budget allows.

Have a great summer, and if you have questions about the community please communicate them with to the Board of Directors.

Bob Ball, Secretary

Baker's Landing Roof Ratings

(on a scale of 1 to 3; 1 = roofs in the worst condition)

<u>Building</u>	<u>Rating</u>
1001-1007 Boathouse	1
1011-1017 Boathouse	1
1000-1006 Boathouse	1.5
1021-1027 Boathouse	1.5
7815-7821 Breckon	1.5
900-903 Bridge Way	1.5
1010-1016 Boathouse	1.5
7816-7822 Breckon	2
907-913 Bridge	2.5
906-912 Bridge	2.5
7805-7811 Breckon	2.5
7826-7832 Breckon	3
7836-7842 Breckon	3
7825-7831 Breckon	3