

The TownHouse Crier



Fall 2008

Baker's Landing Townhomes

Board Members

President

Carrol Snodgrass

Vice-President

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Treasurer

Bill Abel

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Bob Ball

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PRESIDENT'S UPDATE - CAROL SNODGRASS



Bob Ball will be hosting the annual Bakers Landing Wine and Cheese Party at 1025 Boathouse Court November 16th from 1 to 4 p.m.

In other news: Andy Onofrio is completing the painting cycle on Bridge Way. The board has received a bid to trim trees touching roofs and lift the tree canopy a bit. The inevitable removal of our massive amount of leaves will be here before we know it.

It was great news to hear the drought is over. As you may have noticed we have lost some trees due to the drought.

However, great amounts of rain have produced an abundance of hungry mosquitoes. Help us keep the



mosquito population down by draining any large or small amounts of water standing around. Speaking of drainage: While walking around with the landscapers it was noticed many of our splash blocks are turned the wrong way – please check it out to keep erosion at a minimum.

Many of our homeowners have added to the beauty of our community with their landscaping skills and it is very appreciated.



Please consult with the board and your neighbors for any major changes that might infringe on their space or the common area.

Please check out our Bakers Landing web site <http://www.greystonevillage.org/BakersLanding.htm>.

We have added a new satellite dish form. Board meeting times are listed and other pertinent information.

We need volunteers and input from you. Please contact us by e-mail listed in your directory.

MONEY TALK.....BILL ABEL, TREASURER



Writing this article in the aftermath of the worst day on Wall Street in seven years along with the demise of Lehman Brothers and Merrill Lynch, gives me a greater urgency to assure our Bakers Landing homeowners that our financial situation is OK. While offering this assurance of our current financial status I do not mean to imply that we as an Association have not, or will not in the future, feel the impact of the upheaval in our American financial system. "We are in the middle of a deep, dark recession, and it won't end soon. Here it is, and it is pretty nasty," said Barry Ritholtz, who writes the popular financial blog The Big Picture and is CEO of research firm FusionIQ.

This year we have had only one home foreclosure which has cost us \$865 in lost homeowner dues. We hope there are no other owners facing this dilemma. Also, after six months we have only a few owners delinquent in their dues. As we begin to prepare our budget for the 2009 fiscal year, we as a Homeowners Board, will be very conscious of the difficult times we are in and not try to add to the burden some in our neighborhood may face.

Our Board President, Carrol Snodgrass, has indicated that we are completing the painting cycle on Bridge Way, which also completes the cycle for our entire complex. The cost for painting the three buildings on Bridge Way was a little more than \$21,000. But, the cost for the maintenance repairs in preparation for painting was \$19,000 bringing the total cost for the Bridge Way project to more than \$40,000. This was not excessive when compared with repairing and painting the buildings on the other two streets. The expense for painting and repairing the six buildings on Breckon Way in 2007 was \$87,948.

There is much more I could write about our finances but space does not permit. Please give me a call if you would like more details, or better yet, come to our annual meeting, or as Carrol suggested, attend a Board meeting – times and places are listed on our web site.

WATCH OUT FOR FERAL CATS!



We've had feral cats roaming the grounds and drain systems of Baker's Landing for years, but few people ever noticed them. People walking their dogs at night sometimes have a chance to see them, but those cats never seemed to cause any problems... until now.

In June, Juanita Chandler on Bridge Way noticed, more than once, that the cat food dish in her kitchen was licked clean. It surprised her because cleaning out the dish was something her cats never did. Late one night, when she went into her kitchen, in the dark, Juanita found a wild cat finishing off the cat food. It had entered through her pets' in/out door. As soon as she saw it, the cat sprinted back out the door. She knows it was a cat, but it was too dark and it moved too fast for her to see its coloring. She knows it looked like it had solid dark gray fur.

Then, in July, Juanita and Steve Chandlers' two domestic cats, each came home on different days, with scratches and cuts. One had scratched up paws and the other had a deep cut down the back of its neck and shoulders. The vet at Greystone Village shopping center told them that their cats were attacked by another cat. Since the Chandlers' cats are declawed, they have no way to protect themselves. Now, one of the cats is kept indoors all the time and the other has moved to Hillsborough to live with Juanita's son and granddaughter.

It's likely that they were attacked by a feral cat. Baker's Landing HOA contacted animal control and was placed fifth on the list for a feral cat trap. We expect it to be trapped in September or October. However, where there is one wild cat, there will likely be more. Keep your eye out for them in the dark, keep your cats indoors, and keep your dogs on a leash and always be sure your pets have their rabies shots current!

Catalytic Converter Theft

At the Raleigh North Citizens Advisory Council (North CAC) meeting on Sept 4, a police sergeant announced that the most frequent crime around Raleigh as of late is theft of catalytic converters. A catalytic converter is part of the exhaust system of cars made since 1975. It converts toxic exhaust emissions to less toxic substances and is located under the backside of your car behind the exhaust pipe. Thieves are stealing them for the precious metals inside, such as platinum, rhodium, and palladium.

These converters are stolen in broad daylight, particularly from SUVs, trucks, and other cars with high clearance. Toyota SUVs and trucks are being hit mostly because they are so high and their converters are bolt-on, which makes them easy to remove quickly. Thieves can get under high cars and take out their converters in few minutes, anywhere at any time.

The cost is \$2000-3000 to replace a converter and repair other damage such as cut power and fuel lines. The police sergeant said that if you see anyone suspiciously hanging around cars any time of day to let the police know. They really want to catch them, and it's not easy.

