

# THE TOWNHOUSE CRIER



## Bakers Landing Townhomes

### Board Members

**Carrol Snodgrass -  
President**

**Tina Shook - Vice  
President**

**Laura Sudar - Member at  
Large**

**Bill Abel - Treasurer**

**Bob Ball - Secretary**

**HRW Representative:  
Keli Autry,  
919-787-9000 x213,  
kautry@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.)*

**HRW  
4700 Homewood Court,  
Suite 380  
Raleigh, NC 27609**

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Fax: (919) 783-9534**

**www.hrw.net**

## PRESIDENT'S UPDATE



The first meeting after the January

25, 2010 Annual Board Meeting was held February 9 at Bill and Pat Abel's home. Our newest member, Laura Sudar, was our Board President in 2002. We welcome her back.

Adam Boyette, our Valley Crest representative, attended the meeting at our request. He answered the many questions from the board and homeowners who were present. Discussion was on leaf removal and how weather hindered and slowed down removal this year.

There is no turf grass for shaded areas. Also oak trees dominate the nutrients in grass. Adam noted these concerns and will provide recommendations.

I trust everyone returned their Home Exterior- Self Inspection form and completed the special request form so we can have a current Bakers Landing Directory. Laura Sudar has graciously offered compile the directory for Bakers Landing along with updating our Web page.

I would like to request everyone to leave on his or her yard light at night. I truly feel it comes down to a safety factor for

everyone.

We continue to need people to chair and/or assist on our committees. Tina Shook, landscaping chair and Laura Sudar, communications chair - both work full time.

When you have questions or problems please e-mail Keli Autry kautry@hrw.net, our HRW Manager and/or Carrol Snodgrass tikizell@aol.com.

The Greystone Recreation Center opened December 2009 and it's a wonderful opportunity for everyone. To stop in and pick up a schedule. Hours of operation are 9am to 7pm Monday through Friday. Direct line 919-996-4848.

*"Contentment is not the fulfillment of what you want, but the realization of how much you already have."*

*Author unknown*



## LANDSCAPING REPORT

It's a beautiful time of year with the azaleas blooming and spring flowers adding even more color.

Adam Boyette, our ValleyCrest Landscaping representative, has met with the Board to address their service, our community appearance and ways ValleyCrest can better meet

the needs of the community – such as placing signs advising residents of the fertilization application scheduled, soil testing to determine nutrient needs, tree pruning recommendations, etc.



The state of our lawns and turf areas has been a topic of concern for many of us and the Board has discussed it at length. ValleyCrest took soil samples and due to low pH, has recommended a one-time application of lime in front and behind all townhomes. The Board has approved this application.

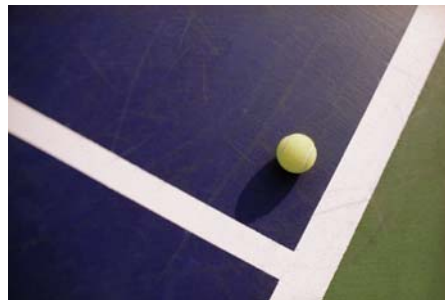
ValleyCrest will place signs notifying us when this work will occur. They will be consulting the weather forecast, as a good soaking is needed after the lime is applied to work it into the soil. Once lime is worked in, it should allow the turf to take up the nutrients it needs to fill in and grow thicker.

I am in contact with Adam regularly to address our ongoing needs and the Board is committed to keeping and improving our curb appeal!

## GREYSTONE COMMUNITY

The beautiful Greystone Swim and Racquet Club is available to all who live in Bakers Landing. Membership in the club gives you all the amenities and the option for you and/or your family to participate in all or some of the lessons, teams and tournaments as well as many other functions and events. For more information on the Swim and Racquet club – visit their website at: [www.greystonevillage.org](http://www.greystonevillage.org) or call 848-8554.

Also, because we are Greystone Homeowners, we are able to enjoy year round access to the tennis



courts, volley ball courts, large lake and picnic areas without joining the Swim Club.

Homeowners are also entitled to three family passes per season to the pool.

A \$20 deposit is required for a key to the tennis courts – contact

Ann Brooks at 870-7445.

To reserve the tennis courts or inquire about swim passes please call the Greystone Club - 848-8554.

The Greystone website ([www.greystonevillage.org](http://www.greystonevillage.org)) also contains other information about the Greystone Community as well as providing a link to Bakers Landing website (click on Neighborhoods- you will see Bakers Landing).

I hope you find this information helpful.



## MONEY MATTERS ..... Bill Abel, Treasurer

As one of the five Board members, I try as the other do, to write a few paragraphs for our quarterly newsletter to provide all of the owners in Bakers Landing with information about our community. The current popular word is “transparency”. All of us on the Board are owners too and while concerned with our own homes we are intent on preserving and improving the 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 make our townhouse community an attractive and enjoyable place to live.

As treasurer, I believe I have the responsibility to manage the finances of the community in an honest and competent manner. HRW, as our management company, is paid by us, the homeowners, to handle the day-to-day financial matters. They receive our monthly dues and other funds and pay the bills for landscaping, repairs and the other expenses associated with running our townhouse business. Our annual budget is a little more than \$111, 000 which is a significant amount of “pocket change” to have come in and go out in a proper manner. My role is to care-

fully 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 expense we have money in reserves, currently about \$72, 000, to pay for capital expenses. Our reserves are moderate because of recently repainting all fourteen buildings and last year reroofing three buildings. In this year’s budget we have designated \$48,000 to be added to our reserves.

However, we are in the second year of a four-year cycle of reroofing all the buildings at a cost of \$15,000 per building. Having completed three roofs in 2009, the Board’s intent is to roof four buildings in 2010, four in 2011 and complete the project in 2012 with the final three buildings.. Hopeful, that no other unexpected expense come our way, we will continue to carry more than \$60,000 in our reserves while replacing all the roofs.

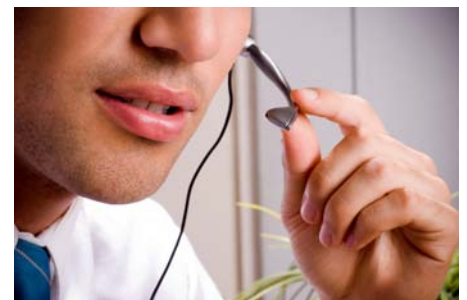


Lastly, I am pleased to report that our homeowner’s delinquency account is very low, so that in spite of difficult economic times, people are paying their dues in a timely manner. Thank you!

## HRW UPDATE

HRW recently moved and has gone through a reorganization as they adopt some of their parent company, Associa’s, best practices. One change is that our community manager, Keli Autry CMCA, no longer has a dedicated assistant. HRW now has a customer care department available to answer many of our day-to-day questions, freeing Keli up to meet with vendors, board members and conduct on-site inspections.

When you call HRW and are told Keli is out of the office, please consider making your request directly with customer care. More often than not, they’ll be able to answer your financial or work order status question immediately.



## Bakers Landing Townhomes

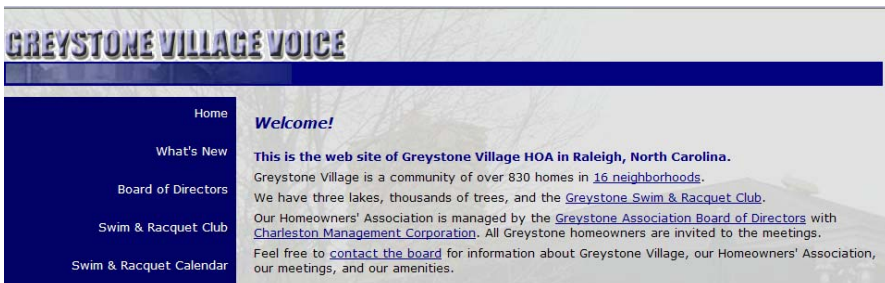
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## COMMUNITY WEBSITE

There are many websites that we use every day to read news, do our banking, shop, or share pictures and videos with friends and family. Bakers Landing and Greystone Village have a website, too, to help us stay in touch with our neighbors and community news.



The Greystone Village Voice and Bakers Landing pages have recently been updated. Go there first for news about the new Greystone Recreation Center, the Greystone Pool and for a calendar of Bakers Landing Board Meetings, copies of this and previous newsletters and more.

The website address is [www.greystonevillage.org](http://www.greystonevillage.org). Click the “Neighborhoods” link to get to the Bakers Landing pages.

The Board thanks Joe McVerry, Greystone Board VP and Webmaster for [greystonevillage.org](http://greystonevillage.org), for keeping these pages updated. If you have something to contribute to the Bakers Landing website, please send it to Laura Sudar or any member of the Board.