

# THE TOWNHOUSE CRIER



## Bakers Landing Townhomes

### PRESIDENT'S MESSAGE

#### Board Members

Carrol Snodgrass -  
President

Tina Shook - Vice  
President

Laura Sudar - Member at  
Large

Bill Abel - Treasurer

Bob Ball - Secretary

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919-787-9000

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

**I**t appears the draught might be ending by all the wonderful rain we had in March and the first of April. The board considered planting early grass but the cost outweighed an uncertain outcome. Coats Lawn Service will do individual landscaping for owners and you can reach our contact – Matt by e-mailing Coatslawn@aol.com.



Please consider chairing a committee for architecture, landscaping or hospitality. Each one is important to everyone and each is now handled exclusively by board members. Walk our area now and then to view it as others see it when they come into Bakers Landing.



Spring is here and the board is asking everyone to clear out under your decks and get rid of old planters and other unnecessary clutter. Be aware when your neighbors are out of town to be sure unwanted papers are not accumulating in front of their homes.

I know there are many of you who have requests to get work completed by the Association on your homes/landscaping. There is a list which has been prioritized according to the imminent need and cost as we try to stay on budget. If you need to know where you are on the list, please e-mail HRW with a copy to the Bakers Board. If you do not have e-mail please call me on my land phone.

Please don't hesitate to e-mail me with any problem concerning the responsibility of the association and I'll do the best to handle through HRW. If anyone needs a copy of the Baker's Landing Covenants – please let me know and I will see that you get a copy.

As many of you may know, our neighbor, Julian Baker, 1021 Boat-house Court, died in February. A few years ago Julian shared the history of Baker's Landing and you can read it at [www.greystonevillage.org](http://www.greystonevillage.org). Julian will be missed by all who knew him.

I wish you a safe and healthy year.

Carrol Snodgrass

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



**A**s a homeowner in Bakers Landing you pay \$170 each month to the Home Owners Association (HOA) to live here. I suspect, that periodically – maybe in the middle of a sleepless night – you ask yourself what does that \$170/mo., or more impressive \$2,040 each year, buy for me? I know my wife and I ask that question since that dollar amount is a significant portion of our household expenses. Of course, as treasurer on your five- member HOA Board of Directors, I have a clearer understanding – actually, a responsibility – to know where fifty-six (56) homeowner’s payment of \$2,040 will be spent during 2011. Fifty-six times \$2,040 equals \$114,240. That’s an impressive number! We have completed one-fourth of our fiscal/calendar year so this is a good time to review these numbers. Since I have limited space in this Spring Newsletter I will confine myself to general areas of where we spend \$170 of each homeowner’s dues each month. Maybe it is obvious, but I will say it anyhow – each of us on the Board is a homeowner too, so we are all very concerned about spending OUR money wisely. Also, we

are all “volunteers” so none of that money comes back to us, and we are careful not to expect, or accept, priority treatment.

Since all of us Board members are volunteers we hire a Management Company, HRW, to do the day-to-day care of our property – collecting dues, writing checks, overseeing contractors, giving legal advice, etc. For this service we spend \$25 of the \$170 each month. Twenty-four dollars (\$24) each month is spent on General Maintenance – exterior building repairs, termite inspection, gutter cleaning, plumbing, roofing and electrical maintenance. Forty-seven dollars (\$47) each month goes for Grounds Expense.

This is the area that all of us see on a daily basis and gets the most scrutiny. For this \$47 we pay our Landscaping Company – Coats Lawn Service – to “make our landscape as attractive and healthy as possible”. Also included in that \$47 is tree maintenance, pine straw purchase and some other grounds expense. How many single-family homeowners get by with spending less than \$50 each month on their property? And lastly, and I believe most importantly, we put \$74 of that \$170 each month in reserves for capital expenses such as painting and roofing. Again, I doubt that few if any single-family owners puts aside \$900 each year for capital expenses.

I hope this brief explanation helps in understanding where your \$170 monthly dues is being spent. If you would like more detail, please feel free to give me a call or, better yet, come to one of our monthly Board meetings, or at the very least, attend the annual Homeowners meeting.

## WATCH THE SKIES! MOSQUITOES COMING!

Summer is coming which means so are mosquitoes. Here are some simple things we can all do to decrease our community's mosquito population, whether its just walking to your car or walking your dog, but especially when you're sitting outside on your deck.



I'll keep the science part to a minimum. Only females bite, and what attracts them most is any carbon dioxide emissions. Unfortunately, mosquitoes can target potential prey from up to 100 feet away, so unless your entire 4-owner unit participates, much of what you personally might do could be largely wasted.

And please, forget about any outdoor insect zapper. You are not a restaurant. Zappers are indiscriminate killers. A recent study found only 5% of all insects killed by zappers were mosquitoes. The other 95% were many insects that eat mosquitoes, but more importantly kill the insects your flowers and gardens rely on.

These simple tips in order of importance should help.

Inspect your 4-owner unit outside for ANY sources of stagnant water no matter how big or small. Get rid of them. And flush any bird-baths weekly.

Remove EVERY outside light bulb you have and replace it with a cold burning bulb.

Don't burn candles, incense or anything else outdoors. If you must grill outdoors, caveat mosquitos emptor.

Don't drink any carbonated beverages outdoors. No soft drinks, beer or carbonated mixed drinks. Drink water, wine or moonshine.

And yes, mosquitoes are attracted to the smells of perfumes, hair products, and scented sunscreens, etc. Except, no one knows exactly why.

Finally About Repellents:

If it doesn't contain DEET or a similar chemical derivative, save your money. FDA tests have consistently shown that "natural" repellants just don't work. The FDA further states that "after 40 years of testing DEET has a remarkable safety record. Only few hospitalizations have been reported, almost always due to gross overuse." So it's safe. Just read the instructions.

Submitted by, Chris Orrick

**Bakers Landing  
Townhomes**

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*Baker's Landing / Greystone Community*

As part of Greystone Community , Baker's Landing residents are able to enjoy year round access to the tennis courts, volley ball courts, large lake and picnic areas.

A \$20 deposit is required for a key to the tennis courts. The contact for a key is Ann Brooks at 870-7445.

Homeowners are also entitled to three family passes per season to the pool and are invited to the three Holiday picnics (5\$ fee per person) held each year - Memorial Day, July 4<sup>th</sup>, and Labor Day.

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

For a full time membership to the Greystone Swim and Racquet Club and additional information on all this membership has to offer – visit their website at: [www.greystonevillage.org](http://www.greystonevillage.org) or call 848-8554.

The Greystone website also provides a link to Baker's Landing website - once at the website - click on Neighborhoods- and then click on Baker's Landing.

I hope you find this information helpful.

