

THE TOWNHOUSE CRIER



Bakers Landing Townhomes

BAKERS LANDING FALL UPDATE

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.)**

The biggest news from Bakers Board is that we have secured a new landscaping service beginning November 1, 2010. They come to us with high recommendations from our neighbors at Springmoor.

Terry Coats, Owner of Coats Lawn Service has sent you the following message.

I would like to thank Bakers Landing for choosing Coats Lawn Service for their lawn and landscaping service. We have been at Springmoor over 20 years and we have been in the landscape business for over 32 years.

I would like for the residents of Bakers Landing to know that we will work hard to make their landscape as attrac-

tive and healthy as possible. We will be readily available to handle problems or needs that arise.

We will also advise you, as representative of your community, as to what is the best, most practical and most realistic approach to any landscaping issues such as turf establishment, erosion control, plantings, etc.

Again, thank you for the opportunity to serve Bakers Landing and we look forward to working with you.

Respectfully,

Terry Coats, President
Coats Lawn Service



Bakers Landing Annual Wine and Cheese Party November 14, 2010 2 to 5 pm 1025 Boathouse Court

Bob Ball has once again opened his home for the annual Fall Wine and Cheese Party. It's fun time with friends and neighbors. We look forward to seeing everyone.



REMINDER*

This message is for the animal lovers in the neighborhood, of which there are many. Let this be a reminder to everyone that it is our responsibility to not only maintain the health of our dogs but also to keep our neighborhood clean of dog feces. Dog feces left in the grass area is often sniffed out by our "furry friends" during their walk, which could potentially cause them to become ill. Please make sure and pick up your dog(s) poop!



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We would like to share this letter from John Lawton, Chief Executive Officer of HRW, Inc.

**A MESSAGE FROM JOHN LAWTON,
CHIEF EXECUTIVE OFFICER OF HRW, INC.**

Hello,

As part of HRW's and Associa's commitment to our communities we have created "Associa Cares", a 501 (c) (3) charity that supports families and communities in times of crisis. HRW is hosting a fund raising "Bowl-A-Thon" on November 12, at AMF Pleasant Valley Lanes. Full details are in the flyer which can be viewed by clicking here. We hope you will consider participating.

On another subject, excellent customer care is paramount to HRW, and open, direct communication is an important part of our operation. As a Board Member, you should expect top service and expert professionalism from your management company, and we hope we're meeting and exceeding your expectations. I appreciate the feedback I've received through CEO Direct, and want you to know that I have enjoyed my time as CEO of HRW.

As many of you know, I will be retiring the end of the year, and Cathy Wade, CMCA®, AMS®, PCAM®, who has already assumed the President's role will succeed me as CEO and as the author of CEO Direct communications. She is here to listen. She wants to hear your ideas, thoughts or opinions

on any issues, whether positive or negative, so please don't hesitate to share them with her. As always, confidentiality remains a top priority, so your honest feedback is appreciated. She can be reached through CEO Direct, or at 919-786-8030 or CWade@hrw.net. In our ongoing effort to continuously improve our customer service, we designed CEO Direct for you, so use it as you see fit.

Regards,

John Lawton, CMCA®, PCAM®
HRW, Inc., AAMC®
An Associa® Member Company
4700 Homewood Court, Suite 380, Raleigh, NC
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*We wish you a wonderful
holiday season and hope to
see each of you at our annual
meeting in January 2011.*



CHANGE YOUR CLOCKS, CHANGE YOUR BATTERIES.



Each year an estimated 890 lives could be saved if all homes had working smoke alarms. According to the National Fire Protection Association, smoke alarms failed in 22% of homes with fire deaths. It's good practice to test your alarms monthly and change and test the batteries in your alarms annually. A good way to remember this is to change them when you change your clocks back to standard time each fall.

Winter and the holidays bring many blessings, but they also come with increased fire hazards. Between the additional time spent cooking all of your holiday favorites, burning candles for warmth and aroma and adding lights to your home or tree, taking the time to review and update your home fire safety and preparedness is time well spent!

Laura Sudar

MONEY MATTERS Bill Abel, Treasurer

At the time of this Fall Newsletter we are more than three-fourths of the way through our 2010 financial budget and in the planning stages for the 2011 budget. At our Annual Home Owners meeting in February, 2011 I will present a final financial report for 2010 and the Board approved Budget for 2011. Now I would like to share with all the homeowners some highlights from both budgets.

As many of you know we are in the midst of a “re-roofing project.” In fact, with the completion of two more roofs in November of 2010 we will be at the half-way point. There are 14 buildings in Bakers Landing and our plan was to roof three buildings in 2009 and four in 2010. In the year 2011 we intend to roof four buildings and complete the project in 2012 with the final three buildings. At a cost of approximately \$15,000 per building we are looking at a total cost of more than \$200,000. When the buildings, which were constructed in 1981–83, were re-roofed the first time in 1995-98 the Home Owners Board at that time imposed a special assessment to cover the cost. Our current Board is attempting to complete the project this time by using only funds in our reserve account. We believe we can do so by adding \$50,000

to the reserve account in our annual operational budget. In our 2010 budget we allocated \$48,000 to reserves and in 2011 we are committing \$50,000 to reserves.



The HOA Board is not a miracle worker. To provide funds for new roofs while spending funds for the regular annual expenses such as general maintenance, grounds and administrative expense the money has to come from somewhere. That somewhere is our monthly HOA dues assessment. Past years have seen our monthly HOA dues increase by \$5/month. This year the monthly assessment is \$165/month. In 2011 the monthly assessment will be \$170/month. The Board believes this 3% increase in the dues is more palatable than a “special assessment”. We hope you agree.

As mentioned earlier, I will be providing a more detailed explanation of the finances at our annual meeting. Please plan to attend. If for some reason you cannot come to the meeting but would like to know more about our finances please feel free to call me at 848-9209 or email me at billandpat@mindspring.com.

Just wanted to say a few things in the newsletter as the year is coming to an end. I think we will all agree that it was the hottest summer on record and I am sure it has been reflected in our utility bills. Let's hope this winter is milder and we can recoup some of our costs. As Carrol has said in her article we are engaging with a new Landscape company to address the many issues we all had with the past company. Please let us know right away if you see things not being done. The other thing that I always write about is making sure your outdoor pole lamps are lit at night. This is a safety issue as well as a deterrent to possible crime.

On a sad note I have to tell you that the Mayor of Boathouse Court my dog Bailey passed away this past Monday October 25th. Bailey I think was loved by all

who come in contact with him. His happiness and easy going personality will live with me for a long time. Bailey was just 9 years old and developed an Arthritis problem in his front paw. This was diagnosed on July 30th and we were working to get him better. In the meantime he was developing an enlarged heart that we did not detect. I think most of you had either met Bailey or heard about him. I received many sympathy cards from my neighbors which was very much appreciated.

I and the Board of Directors are looking forward to seeing you all at the annual Holiday Party at my house on Sunday November 14th from 2-5PM. An invitation will be put out the latter part of this week.

Bob Ball

Bakers Landing Townhomes

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Winter holidays are a time for families and friends to get together. But that also means a greater risk for fire. Following a few simple tips will ensure a happy and fire-safe holiday season.

HOLIDAY DECORATING

- » Be careful with holiday decorations. Choose decorations that are flame resistant or flame retardant.
- » Keep lit candles away from decorations and other things that can burn.
- » Use lights that have the label of an independent testing laboratory. Some lights are only for indoor or outdoor use, but not both.
- » Replace any string of lights with worn or broken cords or loose bulb connections. Connect no more than three strands of mini light sets and a maximum of 50 bulbs for screw-in bulbs.
- » Use clips, not nails, to hang lights so the cords do not get damaged.
- » Keep decorations away from windows and doors.

HOLIDAY ENTERTAINING

- » Test your smoke alarms and tell guests about your home fire escape plan.
- » Keep children and pets away from lit candles.
- » Keep matches and lighters up high in a locked cabinet.
- » Stay in the kitchen when cooking on the stovetop.
- » Ask smokers to smoke outside. Remind smokers to keep their smoking materials with them so young children do not touch them.
- » Provide large, deep ashtrays for smokers. Wet cigarette butts with water before discarding.

BEFORE HEADING OUT OR TO BED

Blow out lit candles when you leave the room or go to bed. **Turn off** all light strings and decorations before leaving home or going to bed.



FACTS

- ❗ December is the peak time of year for home candle fires.
- ❗ **Roughly two out of five** home fires start in the kitchen.
- ❗ Unattended cooking is the leading cause of home fires.



Your Source for SAFETY Information
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