

The Greystone Homeowners Board of Directors is preparing for the annual meeting of the Greystone Homeowners Association. This meeting will be held at the Raleigh Recreation Center in the Greystone Shopping Center on Thursday, February 21st at 7pm. That is when homeowners get an overview of the state of the association and elect the Board members for expiring Board positions. As of the annual meeting there will be five positions now held by current members up for re-election

There are over 830 homes, 16 neighborhoods, a Swim & Racquet Club and three lakes in Greystone. The Board members represent the Homeowners and all of those assets. Therefore, it is important to attend the annual meeting to vote for those who represent you on the HOA Board. If you cannot attend please mail your proxy in or give your proxy to a Board member.

We hope to see you all at the annual meeting on February 21st. Thanks again to the City of Raleigh for allowing us to have our annual meeting at Raleigh Recreation Center.

Board Meetings

The Greystone HOA Board meets bi-monthly on the 3rd Thursday of each odd month at 7pm. There are six meetings a year plus the annual meeting in February. If you would like to be on the agenda of a regular Board meeting, please contact Matoka Snuggs with Charleston Management at 847-3003 and she will add you to the agenda.

The Board will hold additional meetings to attend to matters that are time sensitive, to avoid conflict, or to effectively address action item volume. These meetings will not be announced to the general membership nor have an open forum.

Meeting places are subject to change based upon availability and the cost of renting the facility.

LAKES ACCESS WAYS:

The Lakes & trails around them in the Greystone development are one of it's greatest assets. Here are ways to access them:

Greystone Lake

Greystone Pool From the Parking Lot at the Pool & Tennis courts
Stone Quarter 15 ft. between 7613 and 7617 Valley Run Drive
The Wedges 10 ft. between 7409 and 7413 Valley Run Drive
20 ft. between 7229 and 7233 Bluffside Court
20 ft. between 1625 and 1629 Wedgeland Drive
10 ft. between 1517 and 1521 Wedgeland Drive

Baker's Lake

Baker Lake Dam Saw Mill Rd on right hand side of Dam near Baker's Landing
Off of Leadmine Rd. 20 ft north of the appartments

Winchester Lake

Clandon Forest 30 ft. between 1416 and 1420 Hatherleigh Court
Winchester Lake Off of Saw Mill Rd across the street and 100 ft. west of Bluffridge

There is other property owned by the association and easements that allow neighborhood access that are not officially advertised. Please remember the Baker Landing Townhomes, Dunbarton Point Condos and the Winchester Point Townhomes are private property and should not be used as access to the lake

Enjoy the lakes; walking trails, jogging and fishing

Lakes and Grounds

As a standing committee of the Greystone HOA, the Lakes and Grounds committee is responsible for maintenance and upkeep of existing facilities, such as the lakes, common areas and sign maintenance, and improvements. In 2012 the committee brought to the board a number of items that fall into both of these categories. As a matter of structure, the committee serves in an advisory capacity by bringing issues and projects to the board for approval or denial. The committee does not act independently.

In 2012 the committee was instrumental in adding an improvement to the Greystone community by developing a path running from Leadmine Road to Baker's Lake. This path is accessed at its entrance point on Leadmine just north of the apartment complex. The new path provides relatively easy access for the neighborhoods along Leadmine Road to both Baker's Lake and also the Swim and Racket facilities via the tunnel under Sawmill Road. Additionally, the committee suggested the placement of additional signs to identify the lakes as private property for use by Greystone residents only. As for repair and maintenance issues, we have plans to fix the fountain in Greystone Lake and also finish the dredging of Greystone Lake that was started in 2012. The additional dredging will occur in the cove on the southern part of the lake at the access point off of Valley Lakes Drive. This project should start soon after you receive this newsletter and be completed in about a week, weather permitting. The board also approved the replacement of a bridge that was collapsing into the stream running from Winchester Lake to Greystone Lake. At the same time this bridge was replaced we completed the dredging of that cove.

In 2013 the committee plans for a series of projects to be brought before the Board. These include a compilation of HOA assets so that an inventory exists and a replacement schedule can be determined that is in line with our Reserve Study requirements. We also are planning an evaluation of the dams on both Baker's and Winchester Lakes, and an assessment of the various areas of stream erosion that exists within the Greystone Community. One specific area of erosion and flooding is the stream that runs under Sawmill and into Greystone Lake. This stream has a history of extensive flooding in heavy rain and the subsequent flooding of the tunnel under Sawmill Road. Another area of concern for the committee year in and year out is the goose population. We have endorsed addling of the eggs for many years as a method of controlling the goose population, and have contracted with the USDA Wildlife Division to undertake this task. Since they have been involved the number of goslings has diminished dramatically.

We hope that any Greystone homeowner will feel welcome at our committee meetings that occur on the first Wednesday of each month at Sola's Coffee and Café at 7:30pm. From time to time the committee will not meet on these scheduled days, so please check the website to confirm our meeting before attending. If any homeowner has an issue of concern they are more than welcome to either present it at our meeting or send any of the committee members identified as such on the website an email.

GREYSTONE SWIM & RACQUET CLUB NEWS



On May 17th the pool at Greystone Swim & Racquet Club will open for 2013. The Recreation Committee is busy finalizing the details. If you are a returning member, you will receive your information packet around the end of March. If you are interested in becoming a member, please email us at greystone.club@gmail.com

Plans are being made to hire swim coaches. For those of you who would like to apply for a job as a life guard or swim coach at Greystone or at any of the other pools in Raleigh that Aquatic Management Group manages you can go to their web site to apply. www.aquaticmanagementgroup.com

Meanwhile, the tennis program continues to grow. There were several fall teams and some winter teams that played out of Greystone. There will be six Greystone USTA teams for the spring season starting in late February/early March and soon plans will be in the works for the summer World Teams and Raleigh Area Tennis Teams (RATL). If you are just getting into tennis or returning after years of not playing, a summer team might be a good place for you to start. The tennis teams and the tennis pros have become very popular in the recent year.

Tennis Only Memberships have proved to be very popular. These Single and Family Tennis Only memberships are for tennis players who wish to participate in activities with the Greystone pros and play on Greystone tennis teams, but do not wish to utilize the pool. Homeowners may continue to purchase a tennis key and use the courts, but they must have a Club or Tennis Membership to use the tennis pros or participate on a Greystone Tennis Team.

To obtain a key for the tennis courts, please contact Barbra Wait at 420-0504. There is a \$20 deposit which is refunded if the key is returned.

A new Recreation Committee has been formed for the 2013 season. We are excited about the enthusiasm and new ideas for the upcoming season.

Gordon Archambault, Acting Committee Chair
Dan Saylor, Co Committee Chair
Paul Woolverton

Christopher Jost, Facilities
Jeff Camden
Barbra Wait, Tennis Coordinator
Swim Team Chair, Swim Team Representative
Open, Volleyball Coord.
Open, Socials
Open, Landscaping

FROM DEAN PETERSON, TENNIS DIRECTOR

I am letting you know, with great sadness, that I will be stepping down as the Director of Tennis at Greystone at the end of March. Gail and I have weighed this decision carefully and with great difficulty. We are coping with the increasing responsibilities of managing the care of all 4 of our parents as they are encountering moderate to severe medical disabilities. The situation has escalated in the last 5 months, and the amounts of time and travel to do what is necessary is nearly all we can deal with on top of our daily lives and full time jobs.

Foremost, we want to thank you for believing in the tennis program at Greystone. You supported the growth we targeted and were developing. It was a great pleasure to see the tennis excitement and participation expanding. I'm sure you know that the vibe in the tennis circles around Raleigh was very positive with respect to what was happening at our club. Together, we established a good foundation and made some wonderful new friendships in doing so.

Upon meeting with the current HOA leadership, I recommended that they allow me to transition Jackson Bowen into the position. Gail and I will be available to him for any advice and direction should he ask. Jackson is quite excited about the opportunity, and I know he will bring great energy and ideas. You will still see me around the courts, though, as I will assist Jackson with coaching when needed and continue to be available for private lessons at the club.

We want to extend our deepest gratitude for the commitment many of you made to tennis at our club. It is a difficult thing to let go of something into which you have invested so much creative desire and energy, but we believe that the structure is in place to continue to successfully expand the program into the future.

We'll look forward to seeing you around.

Warmest regards,

Dean L Peterson
Gail Peterson

New Tennis Director

Jackson Bowen has been promoted to Tennis Director effective April 1st when Dean Peterson steps down as Director. Dean will be continuing with us as an assistant and we look forward to his continued support.

Jackson Bowman began learning tennis at age five in Naples, Florida. He learned to play competitively at age 10 with the United States Tennis Association and achieved a state, regional and national ranking. Jackson has been coaching tennis for the last decade.

He holds a BA in Biblical Studies with a minor in Theology from The College of Southeastern Baptist Theological Seminary. He has been married to his high school sweetheart Sarah since April, 2009.

Jackson has a passion for teaching player of all ages the amazing sport of tennis. Jackson has been working with the teams and conducting their clinics since December, 2011.



New Swim & Racquet Club Management Company

Dear Greystone Swim and Racquet Club members,

We would like to introduce our company. Aquatic Management Group (AMG) is a full service swimming pool management company based in Raleigh, NC. Our company will be in charge of managing the day to day operations of your swim club this year. We will hire, train and manage all of the lifeguard and management staff, and will be maintaining the facility to ensure a safe and clean environment for members and their guests to enjoy this summer.

The three owners of AMG; Ben Everhart, Chris Carver and Braxton Wilson all live locally and are highly involved in all aspects of management of our facilities.

Not only do the owners live locally, but we grew up locally as well. Chris attended high school at Sanderson HS and Braxton was a part of the first graduating class of Wakefield HS. Ben, Braxton and Chris started AMG after meeting during college at NC State University.

As owners of Aquatic Management Group, we take great pride in ensuring our facilities are managed professionally and with the members in mind at all times.

We are very excited about managing the Greystone Swim and Racquet Club, and look forward to meeting you on the pool deck!

Chris Carver

Ben Everhart

Braxton Wilson

Board Members on the Ballot for Re-election

Listed below are the Bio's of the 5 Board Members who are up for re-election. They all have strong professional and educational backgrounds. Most importantly they have a strong interest to work with the system to make Greystone a better place to live and play. The Board recommends you support their re-election.

Carroll Fernstrom-Bakers Landing

Carroll has lived in Bakers Landing 9 years and has served on the Lakes and Grounds committee 8 years.

Carroll is an occupational therapist who works with adults and older adults in physical rehab to improve functional independence and safety in performing daily living skills. She is also an accessibility consultant who specializes in modification and structural changes to the home environment to enable people to continue living in their home with ease and to age in place. She also served on a board for a botanical garden and contributed with expansion of the park.

Having served on the Lakes & Grounds committee, I see my experience in making our community & common areas accessible and enjoyable as a compliment to our homes and neighborhoods.

J. Christopher Jost-Stone Quarter

Christopher has lived in Greystone since 2009 with his wife and two children. He holds a BA from NC State and an MBA from Emory. After his service in the Navy nuclear power program, he studied at State where he also worked for the City of Raleigh's Pullen Aquatics Center. In addition to managing the pool, he taught swimming, water aerobics, and lifeguarding skills with CPO, WSI, and LTI certifications. He is currently the Cubmaster for Pack 33 at Greystone Baptist Church and owns an Apple business firm specializing in Mac and iPad deployments for Triangle businesses.

He is currently a member of the Greystone Swim & Racquet Club and serves on the Rec. Committee.

Garrett Rock-Bluffridge

Garrett has lived in the Raleigh area since 2003 and has been a Greystone homeowner since 2011 with his wife Kristina. He and his wife enjoy living in Greystone and look forward to spending many years here. He earned a BA in Psychology prior to studying Management & Organizational Behavior. He is currently a Case Consultant for Social Security Disability. He is also a licensed real estate broker and owns a real estate firm that provides real estate consulting services to individuals and lending institutions.

He currently serves on the Lakes and Grounds and Audit Committees.

Sean Sullivan-Bluffridge

Sean has lived in Greystone with his wife and a daughter since 2008. Sean is an Environmental Attorney. He has a great interest in helping us maintain our lakes and pathways.

Sean is currently serving on the Lakes & Grounds committee.

Bob Wylie-Valley Lake

My wife and I moved to Raleigh 19 Years ago and bought a house near Shelly Lake. We love this area of Raleigh so when we needed a little more room we knew Greystone would be a great choice for us and moved over to Lookout Pt Ct about 14 years ago. We have two boys (15 & 12) who both enjoy swimming for the Greystone Gators and using the Tennis and club facilities. We have been an active family at the pool for around 10 years. I currently maintain the swim team web site www.gogreystonegators.com and I officiate the swim meets as our teams Stroke and Turn Judge. My wife Kirin handles the teams data base for times and meet set up and we both work closely supporting the coaches and TSA reps. We have a dog who likes to remind us to get out and enjoy our lake and grounds trails for walks. I am an Analytical Chemist and have been working for GlaxoSmithKline supporting product quality at the manufacturing sites since we moved here. I have a keen interest in our pool, lakes, and neighborhood in general and appreciate the opportunity to help if I can.

Pool Plastering

The Plastering project is finally complete. It has taken a full year of planning to bring it to a successful conclusion. We would like to thank all of the people who have worked hard to bring it to a conclusion.

We hope that everyone appreciates the effort it took and enjoys the pool this coming season.



A Word from the President

Hello I am Margo Nolstad I am serving as your President for the 2012-2013 year. In this era of mobile population, I am a member of a diminishing group because I have lived in Greystone for twenty-five years. I have many years of prior Board experience as I have previously served as both president and treasurer of our Association.

2012 has been a very challenging year. The pool was re-plastered and this project was completed within budget before the cold weather began. After bids were taken, Aquatic Management was selected for the management company for the pool. Dredging of the Lakes continue. We also have installed several cameras with live feed in an effort to protect our recreation facilities. After several incidents of vandalism, we requested the beat officers periodically drive through the recreation area at night. Routine maintenance also continues from one month to the next.

As a Greystone homeowner, if you observe any routine maintenance items that need to be repaired on Greystone common property, please feel free to call these items into Charleston Management.

I am very pleased to report to you that we currently have a very hard-working board. We also have five incumbent board members whose names will appear on the board's slate for election at the annual meeting. These incumbent are highly qualified and they are valuable assets to the Greystone community! Several of these incumbent board members have volunteered to take on research projects for our association. I urge you to support the incumbent Board members.

I have enjoyed serving the Greystone community this year and look forward to a very productive and successful 2013.

Your Greystone Board

Margo Nolstad, President, Al Lyter, Vice President, Gordon Archambault, Treasurer. Nancy Peplin, Secretary, Nathan Carver, Carol Fernstrom, Christopher Jost, Garrett Rock, Dan Saylor, Sean Sullivan, Paul Woolverton, Chris Young, Bob Wylie