

THE GREYSTONE VILLAGE VOICE

WWW.GREYSTONEVILLAGE.ORG

DECEMBER 2008

GREYSTONE VILLAGE HOA BOARD

Since our last newsletter, the Greystone Village HOA Board has met twice: Sept 18 and Nov 20. Our next meeting is scheduled for Jan 15 at 7pm in the offices of Coldwell Banker Advantage on Creedmoor Road. Go to www.greystonevillage.org for directions to the meetings and any changes to our location and dates.

At our September meeting, the Recreation Committee reported a profitable pool season. We had 370 members (30 more than in 2007), with a net profit of \$15,000, which was secured in a CD. They also reported that tennis is going strong and will continue through the winter.

Lakes & Grounds reported that herbicide will be sprayed on Baker's Lake to control Hydrilla. The Board voted in favor of funding the spraying. Additional carp may also be added to help devour more of the plant pest.

The Board voted in favor of dredging Winchester Lake. The spillway will be redirected, rocks will be moved, and the removed dredged sediment will be used to build up the bank.

Three Board members met with The Cypress regarding lawsuits on runoff from their construction. See Page 3 for an article describing the outcome of that meeting.

The Signs Committee reported that four accent lights were added to the Greystone sign at Lead Mine.

The Planning & Zoning Committee reported on the rezoning of the planned Whole Foods Grocery. The Sep-

tember CAC was run poorly and there was no vote. An informal count of attendees' opinion by the Whole Foods developers showed approx. 99% in favor of rezoning.

The Board voted in favor of the 2009 budget.

At the November meeting, the Lakes & Grounds Committee invited Todd Menke of USDA Wildlife Services. See the article below for information about his talk. The Lakes & Grounds Committee asks homeowners to please inform them when they see new beaver dams and goose nests in and around our lakes.

Lakes & Grounds also informed the board that the dredging on Winchester Lake needs to be reassessed. A large dredging machine sank approx eight feet down into the sludge, and was stuck. A new plan for dredging is being created now.

The Signs Committee updated the Board about signs and landscaping in Clandon Forest, Bluffridge, Windsor Woods, Carriage Bluffs, The Pointe, Windsor Ridge, and the Greystone sign at Lead Mine Road.

The Recreation Committee informed the Board of Greystone's new tennis instructor, Chris Smith. See the article on Page 2 to learn more about him.

The HOA Annual meeting will be held February 19, 7pm, at Coldwell Banker Advantage. See Page 2 for directions and details.

- **Dan Saylor**
President
- **Joe McVerry**
Vice President
- **Nancy Peplin**
Secretary
- **Randy Courtney**
Treasurer
- **Paul Woolverton**
- **Bill Cook**
- **Barbara Dechter**
- **Helen Jones**
- **Tess King**
- **Al Lyter**
- **Chris Quinn**
- **Harold Ramsey**
- **Julie Tomlinson**
- **Mark Whitney**

GREYSTONE WILDLIFE WATCH

The Greystone Lakes & Grounds Committee invited Todd Menke, a wildlife biologist from Wildlife Services, USDA Animal and Plant Health Inspection Service, to the HOA Board November meeting. He is a wildlife biologist well-experienced in the habitats and lifestyles of North Carolina wildlife, and was invited to discuss the animals that live in and near our lakes. His talk was informative and he answered the Board's many questions. Todd explained the habitats of beavers, muskrats, nutria, and Canada geese. He described the types of damage they do, how best to prevent those damages, and the various ways to control the wildlife populations in our lakes and waterways.

Todd informed us that beavers, muskrats, and nutria can burrow their way through our lakes' dams, causing significant, expensive damage. The wall of large boulders stacked along the Greystone Lake dam, called rip-rap, is one of the best ways to prevent damage from burrowing. But it's also one of the most expensive ways to protect our lakes and dams, and surrounding Greystone Lake—much less all of our lakes—with rip-rap is beyond our budget. Todd discussed other ways to control their populations, which the board will consider in early spring.

Todd provided very helpful information and answered the many questions posed to him by the Board. He informed us that one

pair of beavers can produce over 600 offspring in a year; that is it illegal to relocate beavers and geese; geese molt for two weeks in June, plus other facts relevant to local wildlife populations.

Canada geese are migratory, so they are protected from many types of population control. Adding, which Greystone has done in the past, is not illegal, and the Board will consider contracting the USDA Wildlife Service to help with adding in 2009.

The Lakes & Grounds Committee is looking into contracting USDA Wildlife Services to perform a full evaluation of local wildlife and provide plans and services to manage the wildlife around our lakes.

If you see new beaver dams or goose nests, please let the Board know before spring. Recently, Todd Menke's wildlife colleague, Josh, visited Greystone Lake with Al Lyter, of the Lakes & Grounds Committee, and found two beaver lodges on Greystone Lake. If you see more beaver dams on our lakes, or if you have goose nests on your property, please let the Lakes & Grounds Committee know where they are (see the Greystone web site for email addresses or phone numbers of Lakes & Grounds Committee members: www.greystonevillage.org).

NEIGHBORHOOD UPDATES & INFO

Copperhead on Greystone Lake!

On Sept. 13, a dog was bitten by a copperhead snake while their owners walked him around Greystone Lake. They think the snake was curled up on the side of the pathway, and before they realized what was happening, the dog sniffed and the snake struck. They got their dog to a vet quickly and he's okay, but he was quite sick and on meds for a couple of weeks.

Watch for Wildlife

Please keep your eye out for beaver dams and goose nests. If you see new dams and nests on Greystone property or your own, please let the Lakes & Grounds Committee know.

New Swim & Racquet Club Rates

The Recreation Committee has established new Greystone Swim & Racquet Club rates for 2009. See the next newsletter and the Greystone web site for details (www.greystonevillage.org/SwimClub/rates.asp).

Leashing and Scooping Laws

Again we have been asked to remind residents of the Raleigh pet leash and waste laws. All animals must be restrained and are not permitted to run at large, even around the lakes. You also must pick up your pet's feces and dispose of it.

Catalytic Converter Theft

At the Sept. 4 CAC meeting, a police sergeant explained the most common and serious crime around Raleigh: theft of catalytic converters. They are stolen in daylight, mostly from cars high off the ground, like SUVs and pickups. Criminals can get under high vehicles and remove a converter in few minutes. They are stolen for platinum, and it costs \$2000-3000 to replace a converter. If you see anyone suspicious hanging around cars, let the police know.

The Savoy in the Indy

The Savoy is in the news, again! An entrée from The Savoy, that fantastic restaurant in the Greystone Village Shopping Center, was on the cover of The Independent on October 8. They showed The Savoy's bacon-wrapped grouper (delicious!). The accompanying article inside includes an interview with Chefs Pete and Marshall. You can see it all here:

<http://www.indyweek.com/gyrobase/Content?oid=oid%3A266394>, (or go to [indyweek.com](http://www.indyweek.com) and search on "The Savoy").

Habitat for Humanity

Volunteers and donors to Habitat for Humanity of Wake County help hardworking local families - who can't qualify for traditional home mortgages - become homeowners. This helps break the ever-growing cycle of poverty. Habitat houses are simple, decent, and affordable. If you'd like to receive a monthly email about events and volunteer opportunities, please email restore@habitatwake.org with the words "LEARN ABOUT HABITAT" in the subject line. Or you can bookmark their web site at www.habitatwake.org.

Correction

One of our conscientious neighbors informed the newsletter editor that some of the security features attributed to cell phones in our last newsletter are untrue. For correct details (and all of your spam checks), see Snopes.com. The cell phone correction is given at: <http://www.snopes.com/inboxer/household/cellphones.asp>.

ANNUAL HOA MEETING AND DUES

Join Us!

The Greystone Village HOA Annual Meeting is scheduled for Thursday, Feb 19, 2009, 7pm, at Coldwell Banker Advantage. The address is 6008 Creedmoor Road. To get there, go south on Lead Mine to Millbrook and turn right (west). Next, turn right on Creedmoor (north). Coldwell Banker Advantage is a few blocks down on the right. Directions and updates are posted on the Greystone web site: <http://www.greystonevillage.org/BOD.asp>.

We will cover these topics at the meeting:

- Annual Report
- Financial Report
- Committee Reports
- Board Elections

Five Board of Directors seats are slated for election and at least two of them will be vacated, so Greystone homeowners who are interested in joining this dynamic group are welcome to toss their hats in the ring!

Also, be sure not to forget that your HOA assessment is due on January 1, 2009. There is a \$10 penalty for dues received after January.

THE GREYSTONE SWIM & RACQUET CLUB

Chris Smith, New Tennis Instructor

Greystone Swim & Racquet Club is happy to welcome Tennis Instructor Chris Smith to our community. Chris is working with Mark Trail, the director of the Brightleaf Club in Durham, to direct the tennis program at Greystone.

We were sorry to lose our long-time Greystone tennis program coordinator Debbie Peek, who is now working in the private sector outside of tennis.

Chris Smith is a USPTA certified professional with vast experience. He was Head Professional at the Hollow Rock Club in Durham for three years, the director of a club in the Western Carolina area, and worked for the Chapel Hill Tennis Club. In those positions, Chris has experience instructing both adults and junior tennis players.

All Greystone Village homeowners and Greystone Club members are welcome to sign up for private lessons, join the ladies or men's tennis groups, or enjoy the junior clinics.

Tennis socials, special clinics, and club tournaments will be coming soon to Greystone Swim & Racquet Club. Check your newsletters and the Greystone web site for more information.

For more information please contact

- **Chris Smith** USPTA @ 919-740-0802 or by e-mail greystonetennis@gmail.com
- **Mark Trail** USPTA/USPTR 252-258-8328 or by e-mail Bigserve20@aol.com

Remember you need a key to enter and exit the Greystone tennis courts. To obtain a key, please call Ann Brooks at 870-7445. Courts are for the use of Greystone Club members, homeowners, and their guests only.

SEDIMENT FROM THE CYPRESS

The Greystone HOA Board has decided not to pursue a lawsuit against the developers of The Cypress, the new retirement community being built just east of Lead Mine Road, between Strickland Road and Forum Drive. The board considered suing the developers for damages to Greystone Lake caused by soil erosion from the development. At the September HOA board meeting the possibility of a lawsuit was brought up for discussion, and without a formal vote, the Board decided not pursue the lawsuit. The decision came down to two reasons: cost of hiring expert witnesses and insufficient proof that damages were caused by the developers.

The original problem identified by the Board is that silt is accumulating at the north end of Greystone Lake. That silt moved downstream from the waterway that runs behind the Vestavia Woods subdivision, and The Cypress is part of that stream's watershed. Presently and over the past 3 years, while the Cypress property has been under development, we have found that during and after large rainfalls caused excessive soil and other sediment enter the stream, and eventually settle in Greystone Lake. Upon viewing the lake's other watershed sources, we confirmed that a majority of the lake's sedimentary buildup is from this particular stream. The buildup is obvious when you see the lake and the mud-bars in its northern bay, adjacent to the pool and tennis courts.

Attorney Charles Meeker, of the law firm Parker Poe, offered to assist the Greystone Village HOA in filing a lawsuit against the developers of The Cypress. The firm's fees would be paid only if the

lawsuit was successful, 25% if the suit is won prior to going to trial or 30% if won during or after a trial. The out-of-pocket expenses for the association would be to hire expert witnesses, such as an engineering firm to analyze the extent of the damages to the lake. Basically, the suit would focus on North Carolina state statutes involving damages to private property, trespassing, and loss of use. Mr. Meeker also pointed out that the homeowners on the lake could join in as litigants to the suit and receive monetary awards if the case was successful.

However, the estimated costs to hire expert witnesses, whose job would be to determine the extent of the damages, ranged from \$25,000 to \$50,000. The HOA would be obligated to make these costs available prior to any law suit filings. Also, Greystone Lake has been damaged several times from developments in the watershed of this stream; first with the development of Harvest Oaks Plaza, and second with the expansion of Strickland Road, and most recently with the development of The Cypress. Therefore, determining the extent of damages caused by The Cypress development along would be difficult.

The Board determined that this outlay of expenses with no assurance of a return was more than we can afford to risk.

An article about this issue was published in the News & Observer on October 8. You can see the article here: <http://www.newsobserver.com/midtownraleighnews/story/1246978.html>.

THE GREYSTONE VILLAGE VET

Meet Dr. Barbara Farmer, DVM

If you've ever walked along the Sawmill side of the Greystone Shopping Center on a warm day, you've probably seen two birds sitting outside in their cages, chattering and watching the people go by. They are two pets of Dr. Barbara Farmer of the Greystone Animal Hospital.

The birds, Yoda and Rugby, are a parakeet and a parrot who love to watch people. If you hang around long enough, Rugby is sure to call you "Good Boy" once or twice. Dr. Farmer also has two dogs at home, a Kuvasz and Pomeranian, named Moose and Tracks in honor of the favorite ice cream of the doctor's young son.

With over 25 years of experience as a veterinarian, Dr. Farmer is skilled with animals. She was born and raised in Raleigh, received her Bachelor's and Master's from NC State University, then moved on to Auburn University, where she earned her Doctor of Veterinary Medicine degree at their esteemed veterinary school. (NC State's prestigious veterinary school hadn't opened yet, so she went to the best place around.)

After college, Dr. Farmer's first business was a successful veterinary hospital she ran for 22 years in the beautiful Linville area of North Carolina, near Grandfather Mountain. There she cared not only for pets, but cattle, too - fitting for the good doctor named "Farmer." Then, in 2004, she and her husband, Donnie, decided to

move back to Raleigh to raise their son. Donnie was a police sergeant in Boone, and is now a law enforcement officer with the NC Dept. of Revenue. We're very lucky that they chose our neighborhood for her second veterinary business.

In her Greystone Village business, Dr. Farmer cares for cats and dogs. You can take your pets to her for preventative care, like those annual checkups, rabies shots, and kennel cough and heartworm meds, plus minor and serious pet illnesses and injuries. She is very experienced in animal care and surgery, and many pets around Greystone are her patients. Their testimonials abound — just ask your neighborhood dogs and cats. Your pet can be as happy as them.

Dr. Farmer also provides an important role in caring for homeless pets. Through Operation Catnip, she neuters, gives rabies shots, and provides general healthcare to Raleigh's feral cats. She also neuters and cares for the cats and dogs of Have-a-Heart, Paw Prints, and other local rescues. Her work is valuable to all of us whether we own a pet or not, which is something we should all remember.

Such a caring veterinarian with Dr. Farmer's experience and credentials is one that you and your cats and dogs should visit. So stop in or give her a call to see how she can help.

Dr. Farmer is located at 7713-7 Lead Mine Road (the Sawmill Road side of the shopping center), and her phone/fax is 676-1711. Her hours of operation are Monday-Friday, 9am-12pm and 1-5pm. After hours she refers patients to Quail Corners Animal Hospital, on Millbrook Road just east of Falls of Neuse.

