

# THE GREYSTONE VILLAGE VOICE

WWW.GREYSTONEVILLAGE.ORG

MARCH 2007

## GREYSTONE VILLAGE HOA BOARD

Two board meetings have been held since we issued the March newsletter: one on March 15 and the other on May 17.

Much of the March 15 was spent talking about zoning issues in the areas adjacent to Greystone Village. Representatives from our board attended Raleigh City Council meetings dealing with zoning requests relevant to us, with these motions: The board held detailed discussions of each relevant zoning request:

- Z-06-07: Strickland & Lead Mine zone change from R4 to R6 for unit redesign.
- Z-07-07: Monument and Old Lead Mine Road zone change from R6 to O&I 1 to build the Cypress office park.
- R-08-07: Lead Mine and Millbrook zone change from R6 to R10 to build apartments.

Motions were made that the Board take a position of denying each request; each of the motions was seconded and passed. A general

motion that the Board oppose zoning based on concerns related to "no storm water plans from the developer" was also presented, seconded, and passed.

At the May 17 meeting it was announced that the Z-06-07 zoning change was approved; changes Z-07-07 and Z-08-07 are pending with the City Planning Commission Committee of the Whole.

In May the board also discussed the fishing policies of all three lakes. A motion was made to adopt a "catch and release only" policy on all lakes was seconded and passed. See the article below, "Our Community Lakes."

It was also announced that, in memory of Merle Marxen, a bench was placed by the Magnolia tree on the Greystone Lake peninsula behind the tennis courts.

For more information on these meetings, please contact one of the board members.

- Joe McVerry, President
- Dan Saylor, Vice President
- Nancy Peplin, Secretary
- Margo Nolstad, Treasurer
- Bill Cook
- Barbara Dechter
- Helen Jones
- Tess King
- Al Lyter
- Chris Quinn
- Harold Ramsey
- Jeff Smith
- Julie Tomlinson
- Iain Walsh
- Paul Woolverton

## OUR COMMUNITY LAKES

The lakes of the Greystone Village Community exist for the benefit of our homeowners and members. However, people from outside our community have been seen taking fish away in coolers – poaching fish from our lakes and carrying them off is prohibited.

Our Homeowners' Association has a policy that all of our lakes, Greystone, Winchester, and Baker's, are "Catch and Release Only," and are for our use only. This means that every fish caught from a lake must be returned, alive, to the lake it was taken from.

Currently, at Baker's Lake there is NO Fishing permitted under any circumstances. That lake is undergoing environmental repair and fishing is seriously detrimental to that process. The carp added to eat the Hydrilla suffocating the lake must be protected. The

engineers hired to manage that process recently determined that the carp must be allowed to consume the Hydrilla for another year before any chemical treatment process is started. The entire environmental protection process will take at least another two years.

Our policies are difficult to enforce, so homeowners are within their rights to ask fishermen where they live and ask them to leave if they don't live in Greystone Village. Because most of us feel uncomfortable confronting a person this way, we can report them. Anyone who sees a poacher and the poacher's car on a nearby street, write down the date and time you saw them and the car's license plate number, then send that information to: [dlsaylor@earthlink.net](mailto:dlsaylor@earthlink.net) (our Board VP) with the subject line: "Greystone Lakes Concern."

The Greystone HOA Board members will do all they can to minimize poaching from our community lakes.

## FLOOD HAZARD INSURANCE

Greystone is not in a FEMA-defined flood hazard area. However, this does not mean that you are not at risk of flooding. Although not required for your mortgage, the City of Raleigh encourages people who live alongside a stream or lake or below a dam to purchase flood insurance.

Flood Insurance can be sold to any property owner in the City. The insurance is available to you because the City of Raleigh participates in the National Flood Insurance Program. Even properties outside of a FEMA-defined flood hazard area can purchase flood insurance. For more information, you can call 1-800-427-4661 or go to the following web site: <http://www.fema.gov/business/nfip>.

## NEW TENNIS COURT RULES & REGULATIONS

The Recreation Committee, tennis committee, club members, & homeowners are excited to see the new tennis courts at Greystone—they are really nice. Please go by to check them out when you get a chance.

To go with the new courts we have a new locking system to keep the integrity of the courts; you'll need to purchase a key to get in and out of the courts. Contact Ann Brooks at 870-7445 or 848-8554 to obtain a key. The cost is a \$20 deposit per key (refundable if you move out of Greystone and return the key to us).

The keys are numbered, assigned to an individual, are non-duplicating, and should not be shared. Please see the rules listed below, posted on our web site and tennis courts, and given to each person who purchases a key.

Also, we thank everyone that has contributed to our campaign to help offset the cost of the new tennis courts. If you would like to contribute, please mail a check to Greystone Swim & Racquet Club, PO Box 98014, Raleigh, NC 27624-8014. You can also drop off the check at the pool. Please reference "tennis court project" on the memo line. Thank you, Recreation Committee.

1. Courts are for the use of Greystone Club members and homeowners and their guests only.
2. Guests must be accompanied by the club member or homeowner at all times.
3. Children must be supervised properly.
4. All rules posted at the courts, in pool literature, and on the club web site must be obeyed at all times.
5. Absolutely no bicycles, roller blades, skateboards, pets, street shoes, or non-tennis footwear are allowed on the courts. The courts are for the playing of tennis only.
6. Club sponsored activities, matches, and lessons take priority over free play on the courts.
7. A key must be used to open the front or side gate, and the key must also be used to open the gate from the inside to exit the courts. Key holders are responsible for being sure the courts are locked upon leaving.
8. A \$20 deposit is required for each key requested. If you would like a key, please contact Ann Brooks at 870-7445 or 848-8554.
9. Keys may not be shared, loaned, or duplicated.
10. Keys may be returned for a full refund at any time. Refunds may be obtained from Ann Brooks at 870-7445 or 848-8554.
11. Misuse of the facilities in any way may result in the loss of tennis court privileges without a key refund.
12. Please deposit all trash in the provided receptacles. Let's keep Greystone looking nice!

### OUR REMINDER OF MERLE...

Merle Marxen was a true nature-lover who sat on the Greystone Village Board helping our lakes and grounds for over a decade. With his years of his experience working with the Army Corps of Engineers, we were lucky to have Merle as our resident expert on water flow, storm water, dams, and beaver management issues. When we lost Merle, we lost a treasure.

To retain Merle's memory, a park bench was set on the peninsula at the north end of Greystone Lake. The next time you visit Greystone Lake, be sure to sit down and relax on it for awhile. It faces the water in a spot where you can see sunrises, sunsets, and the entire length of the lake with its wildlife and surrounding foliage.

For more about Merle and all he did for the Greystone environment, read the article written by Jay Shapiro in the May 2006 Greystone Village newsletter. To see that article online, go to the [greystonevillage.com](http://greystonevillage.com) web site, click "HOA Documents" then click "Newsletters."

This bench was purchased in memory of Merle by Greystone Village 2005 Board Members.

### SUMMER FUN AT THE POOL!

All Greystone Homeowners are welcome to join us at our holiday cookouts on July 4th and Labor Day.

Also, on August 18th we're holding an Adult Social at the pool. There will be music, dancing, and lots of fun. It has \$10 per couple charge; sign up at the pool so we can plan the catering. It starts at 7:30 pm. Please BYOB.

Flyers for the holiday events are available at the pool area, and information about all of our recreational events is posted on our web site's pool calendar at [www.greystonevillage.com](http://www.greystonevillage.com).

## GREYSTONE GETS THE CITY'S ATTENTION

The city of Raleigh has undertaken a study of the Greystone Lake, its dam, spillway, and the general hydrology of the area, in an attempt to prevent or curtail the flooding that has occurred in the past. Since the city started collecting Storm Water fees several years ago as a part of our water bills, the funds have been used to modernize the existing storm water control system or build new storm water control structures. It is now Greystone Lake's turn for attention.

Flooding and high water have been problematic on the east side of Greystone Lake for years and several of the streams leading into the lake have overflowed as well. The city has contracted with Schnabel Engineering to evaluate the capacity of the lake, as well as the sufficiency of the dam and spillway structure. This project started several months ago and is progressing. A meeting was held on May 29<sup>th</sup> by the City of Raleigh, Stormwater Management Division, to update the community on the progress and scope of this study. Future meetings are expected as the study progresses and we will

keep you informed.

In conjunction with this study, the Greystone Board of Directors has commissioned the same engineering firm to evaluate the dams, spillways, and general hydrology of the remainder of our lakes and surrounding areas. Due to the increased frequency with which we experience flooding or overflowing of stream banks, and the excessive damage to the Winchester spillway from tropical storm Alberto last year, it seemed appropriate to find out the condition and adequacy of our storm water control structures. The board has received some initial study results and upon completion of the study we will inform the community of both the results and any anticipated actions that are required.

The board understands that the lakes within the confines of the Greystone community are an integral part of both community life and the overall storm water control system for the City of Raleigh. It seems that the city has also realized this fact and is proceeding to do their part.

## MANDATORY YEAR-ROUND WATER CONSERVATION MEASURES

(This article was copied with minor edits from the Raleigh City web site at: [www.raleigh.nc.org](http://www.raleigh.nc.org).)

Water conservation begins with you. Each of us can take small steps that add up to big savings in our water and electric bills. Turn off the water when you brush your teeth or shave; you can save about four gallons of water each time you and each member of your family brushes. Water demand reached an all-time record in Raleigh on June 21, 2002 – 72.1 million gallons per day.

The Raleigh City Council voted unanimously May 15, 2007, to approve year-round lawn irrigation water conservation measures beginning July 2, 2007.

The new rules apply to City water customers who use automatic and non-automatic irrigation systems and garden hose-attached sprinklers to water their lawns. Starting July 2, residents with these systems who have odd-numbered addresses are allowed to water their lawns and outdoor plants on Tuesday, Thursday, and Saturday. Even-numbered

addresses can water on Wednesday, Friday, and Sunday. Lawn irrigation using automatic or non-automatic irrigation systems or hose-attached sprinklers is NOT allowed on Monday.

Residents who use hand-held hoses are exempt from the year-round rules and can water lawns and outdoor plants at any time.

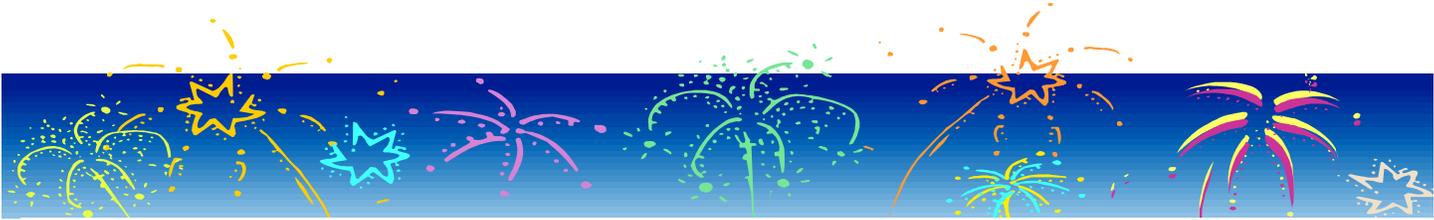
## NEIGHBORHOOD WEB SITES

The Greystone Village web site now has a section for each neighborhood. Neighborhoods that have their own board, covenants, events, and the like are welcome to add them to their web pages.

To find your neighborhood's web pages, go to [www.greystonevillage.com](http://www.greystonevillage.com) and click "Neighborhoods" on the left panel menu. That takes you to a table with hyperlinks leading to the web pages for each neighborhood.

Submit contributions to: [jjt@nc.rr.com](mailto:jjt@nc.rr.com). Please put "Greystone Web Site" in the subject header.

You can also find archived versions of this newsletter on the Greystone web site, under "HOA Documents."



CELEBRATE THE 4<sup>TH</sup> OF JULY  
at GREYSTONE CLUB !!!

Sandcastle Building Contest, 1-2 PM

Penny Dive, Splash Contest

— Volleyball after the Cookout! —

Dinner Served between 5:30 and 6:30 PM

Burgers, Dogs, Baked Beans, Potato Salad, Chips & Cake

Adults: \$5.00

Under 12: \$3.00

