

# THE GREYSTONE VILLAGE VOICE

WWW.GREYSTONEVILLAGE.ORG

MARCH 2007

## THE GREYSTONE VILLAGE HOA BOARD, 2007

There was an unusually low turnout at the Greystone Village Homeowners' Association Annual meeting this year. The proceedings moved quickly, in part because the number of open board positions and the number of candidates on the ballot were equal, resulting in immediate appointment and no time spent posting or counting ballots.

The meeting was held in the Springmoor auditorium on the evening of February 21, 2007, and many topics of interest to all were discussed. A few of those topics are covered inside this newsletter, such as the new tennis courts and some neighborhood zoning issues. More issues will be shared in newsletters you'll receive throughout the year.

At the Annual meeting, we re-elected three existing members and elected two new members to sit on the HOA board. Immediately after the meeting adjourned, the new board

gathered to appoint its new officers. The final list of the 2007 Greystone Board of Directors is shown at right.

The Board also selected members to sit on the committees that oversee the needs of Greystone Village. Those committees include: Architecture, the Beaver Task Force, Communications, Community Watch, Lakes & Grounds, Planning & Zoning, Recreation, and Signs. To see who sits on each committee, go to our association's web site, at [www.GreystoneVillage.org](http://www.GreystoneVillage.org). That site also tells you the responsibilities of each board member.

Greystone homeowners are welcome to join our committees, so feel free to contact committee members if you're interested. Their contact information is available on our web site.

- **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**

## A LETTER FROM THE PRESIDENT

Our outgoing president, Nancy McFarlane, is a dedicated, community-minded person who gets things done. Soon we'll see her on City Council election ballots, so her contributions to the community will be felt far beyond Greystone.

From the President:

I would like to tell everyone in Greystone just how much I have enjoyed my three years as President of the Greystone Association. We have a wonderful, dedicated group of board members that all work very hard and volunteer many hours to make Greystone a wonderful place to live. We are very fortunate to have such amenities as our lakes, our recreation center,

our proximity to schools and shopping, a safe area and most of all, a caring community.

I am very happy that after many meetings with the City Council and Stormwater Commission, the city has decided to work with us in providing major improvements to the Greystone Lake spillway. They are also looking at assisting us with the expense of dredging the lake. We are currently consulting with the engineering firm doing the work for the city to help give us an overview and plan for all of the lakes.

After working with the city on such issues as local rezoning, stormwater runoff and silting in our lakes, I have de-

ecided that I would like to continue that effort as the District A Representative on City Council. I plan to run for election in the fall, and I look forward to representing our area and bringing our concerns to the council.

As my tenure ends, I want to thank everyone on the Board, Charleston Management and everyone in the community that has worked together to make Greystone a wonderful neighborhood. It has been a pleasure working with all of you.

Please don't hesitate to contact me if I can be of help.

Nancy McFarlane  
[nancymcfarlane@mac.com](mailto:nancymcfarlane@mac.com)

## RECREATION AT GREYSTONE

Pool season is just around the corner, at least according to Groundhog Day predictions. With the new courts, it's a great time to join the Club. Plus, there's no Initiation Fee for Greystone Homeowners! Children's Tennis Clinics are available throughout the summer with Coach Debbie Peek, three Ladies Tennis Teams are having a ball year-round, and the Greystone Gator's Swim Team provides excellent friendships for both children and adults.

The Pool opens at 4:00 pm on Friday, May 18, 2007. All Greystone Homeowners are welcome to join us

for Memorial Day, 4<sup>th</sup> of July and Labor Day celebrations - Cookouts from 5 to 6 pm. In addition, all homeowners are eligible for three free guest passes to the Club. If you would like to join the Club or desire your free passes, please call and leave a message on the pool's phone: 848-8554. We have a poolside lounge chair just waiting for you!

Greystone Club remains a special place for children and neighbors to gather and fosters a true sense of family and community. We wish you a safe, enjoyable summer.

- The Recreation Committee

## DISHWASHER RECALL

Maytag® and Jenn-Air® brand dishwashers ranging in price from \$370 to \$800 and sold from July 1997 to June 2001 are under voluntary recall. They are catching fire due to faulty wiring and so far have caused 135 fires and four injuries.

This recall applies to well over two million dishwashers, so be sure to check dishwashers belonging to you, family members and neighbors.

For more information, see this US Product Safety Commission web site: <http://www.cpsc.gov/cpsc/pub/prerel/prhtml07/07094.html>.

## THREE GREYSTONE REZONING CASES: MARCH 20, 6:30PM

Greystone homeowners interested in the rezoning of our area should attend the March 20th City Council and Planning Commission Public Hearings. Three rezoning cases of interest to Greystone homeowners are on the agenda. The cases and the results of their March 1st City Council meeting are given here.

"R-4" refers to the structures that can be built on the property. "R" = Residential only and "4" = the number of units per building. "R-4" = a maximum of four residences per building, such as a duplex or townhouse. Higher numbers refer to higher numbers of residence units per building, so R-6 and higher typically refer to apartments.

**Z-6-07: Strickland Road and Lead Mine Road**, southeastern quadrant.

RIP Limited Partnership has requested 46.84 acres to be rezoned from R-4 to R-6 Conditional Use. The proposed conditions are: 1) limited to right-of-way reimbursement, and 2) the development of the property does not exceed a maximum 204 dwelling units. This case passed at about 55%. RIP Ltd Partnership stated that they only wanted to increase the density to 4.2, but because there is no allowance for gradual zoning they have requested R-6, which allows them great freedom in what they can actually do with the property, even with the conditions.

**Z-7-07 Monument Lane and Old Lead Mine Road**, northeastern quadrant. Approximately 12.65 acres are requested by various property owners to be rezoned

from R-6 to Office and Institution-1 Conditional Use. Proposed conditions are limited to right-of-way reimbursement and transit easement. This case was denied at about 90% due to concerns about traffic, storm water runoff and historical zoning requests.

**Z-8-07 Lead Mine Road and W. Millbrook Road**, northeastern quadrant.

BVF Paces Forest LLC has requested 21.71 acres to be rezoned from R-6 and Conservation Management to Residential-15 Conditional Use with Conservation Management to remain. The proposed condition is limited to right-of-way reimbursement. This case was denied at 95% due to concerns for entrance and exit to Lead Mine Road, migration into neighboring property that was part of an earlier rezoning that was voted down by the council.

Public Hearings for these cases will be held **Tuesday, March 20, at 6:30pm** with the City Council. Join your neighbors at those meetings if you want your voice to be heard:

### Council Chambers

222 West Hargett St., 2<sup>nd</sup> floor  
Raleigh 27601

The North CAC meets the first Thursday every month, 7:30pm::

Millbrook Exchange Park  
1905 Spring Forest Road

For more information, contact Rebecca J. Brown, Community Specialist, 831-6699 or [rj.brown@ci.raleigh.nc](mailto:rj.brown@ci.raleigh.nc).

# GREYSTONE SWIM & RACQUET CLUB

## SPRING 2007

### Gator Gossip Exclusive: New Tennis Courts are on the way!

The Greystone Recreation Committee, who oversees Greystone Swim & Racquet Club's operations, formed a Tennis Task Force in the summer of 2006. The Tennis Task Force consists of Bob Millikan, Ann Brooks, Jeff Smith, and David Ammons. After much examination and research, it was determined that new tennis courts are necessary for the safety and enjoyment of Greystone. We have received approval from the Greystone Homeowner's Association to proceed with rebuilding the four tennis courts. The plan is to tear out the old and put in four brand new courts. The tennis courts will be USTA quality and have the blue and green colors of the U.S. Open courts. Kudos to all involved for moving forward to improve the neighborhood.

Learning a new game, staying or getting in shape, learning about victory and defeat -- all go beyond "a game" and move into the arena of life. Improving the quality of our courts will have a true impact on all of Greystone. We all want an amenity in which we can be proud. We are very fortunate to have such a wonderful facility so close and accessible to our homes. Let's make this a top-notch project for Greystone and ensure that the courts will last another 20+ years.

The Tennis Courts are always available to Greystone Homeowners. Although a loan is inevitable, a no fuss fundraiser will give this project the jump-start it needs. We would welcome your financial help and support to rebuild the tennis courts. While the club will make all loan payments, please consider donating to Greystone Swim & Racquet Club for the tennis courts. Any amount is greatly appreciated and we extend many thanks to those that have already contributed!

Weather permitting, work begins in February and completed by Memorial Day. We apologize for the inconvenience but believe it will be well worth the wait. In the meantime, local courts are available at Williams Park at Lynn Road School, Millbrook Exchange Park, Lake Lynn, and Optimist Park. The Greystone Swim & Racquet Club looks forward to seeing you again later this spring enjoying our new courts. Thanks to all of you for making Greystone special!

\_\_\_\_\_ Please tear here and mail in an enclosed envelope to: \_\_\_\_\_

### **Greystone Swim & Racquet Club Tennis Donation**

P.O. Box 98014  
Raleigh, NC 27624

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\$50 \_\_\_\_ \$100 \_\_\_\_ \$250 \_\_\_\_ \$500 \_\_\_\_ \$1,000 \_\_\_\_ Other \_\_\_\_

## SEVEN WAYS TO GET A JUMP START ON YOUR TAXES

IRS Tax Tip 2007-01 (from <http://www.irs.gov/newsroom/article/0,,id=118985,00.html>)

Here are seven easy ways to get a jump on your taxes long before the April deadline is here:

- 1. Gather your records in advance.** Make sure you have all the records you need, including W-2s and 1099s. Don't forget to save a copy for your files.
  - 2. Get the right forms.** They're available around the clock on the IRS Web site, IRS.gov.
  - 3. Take your time.** Don't forget to leave room for a coffee break when filling out your tax return as rushing can mean making a mistake.
  - 4. Double-check your math and verify all Social Security numbers.** These are among the most common errors found on tax returns. Taking care will reduce your chance of hearing from the IRS and speed up your refund.
  - 5. Get the fastest refund.** When you file early, you receive your refund faster. When you choose direct deposit, you receive your refund sooner than waiting for a check.
  - 6. E-filing is easy.** E-filing catches math problems, provides confirmation your return has been received and gives you a faster refund.
  - 7. Don't panic.** If you have a problem or a question, remember the IRS is there to help. Try the IRS Web site at IRS.gov or call the IRS customer service number at 1-800-829-1040.
- verify all Social Security numbers.** These are among the most common errors found on tax returns. Taking care will reduce your chance of hearing from the IRS and speed up your refund.
- 5. Get the fastest refund.** When you file early, you receive your refund faster. When you choose direct deposit, you receive your refund sooner than waiting for a check.
  - 6. E-filing is easy.** E-filing catches math problems, provides confirmation your return has been received and gives you a faster refund.
  - 7. Don't panic.** If you have a problem or a question, remember the IRS is there to help. Try the IRS Web site at IRS.gov or call the IRS customer service number at 1-800-829-1040.

## CITIZENS ADVISORY COUNCIL (CAC)

What are Citizens Advisory Councils?

In addition to serving in an advisory capacity to the Raleigh City Council on one of the City's boards, commissions or committees, citizens have another structured way to have input into the City's decision-making process through the Citizens Advisory Councils, or CACs as they are known.

There are 18 geographically located CACs, which are responsible for reviewing issues of interest to their own community/neighborhood and expressing concerns to the City Council.

The CACs are the only advisory bodies of the City Council whose membership is strictly voluntary.

The Chairpersons and other officers are elected from among the members of each CAC neighborhood and items such as rezoning or development plans are discussed at the meetings. The opinions of CAC members and results of any votes taken at CAC meetings are presented to the City Council. The RCAC, the Raleigh Citizens Advisory Council is the overall body made up of the officers of each of the 18 community CACs.

Join Your CAC

To have a hard copy mailed to you, call our office at (919) 831-6100. We will determine your CAC by your home address. If you would like to be on another CAC mailing list, just let us know which one.

To have your CAC newsletter sent by e-mail, send your home address and e-mail address to [sheila.lynych@ci.raleigh.nc.us](mailto:sheila.lynych@ci.raleigh.nc.us) or [patricia.cheek@ci.raleigh.nc.us](mailto:patricia.cheek@ci.raleigh.nc.us).

([http://www.raleighnc.gov/portal/server.pt/gateway/PTARGS\\_0\\_2\\_306\\_202\\_0\\_43/http%3B/pt03/DIG\\_Web\\_Content/category/Resident/Neighborhoods/Citizen\\_Advisory\\_Councils/Cat-Index.html](http://www.raleighnc.gov/portal/server.pt/gateway/PTARGS_0_2_306_202_0_43/http%3B/pt03/DIG_Web_Content/category/Resident/Neighborhoods/Citizen_Advisory_Councils/Cat-Index.html))