

GREYSTONE VILLAGE VOICE

WWW.GREYSTONEVILLAGE.ORG

MAY 2010

GREYSTONE VILLAGE HOA BOARD

Since our last newsletter, the Greystone Village HOA Board has met three times: two standard board meetings on Jan 21 and Mar 18, plus our annual board meeting on Feb 18.

At the January meeting, two Greystone residents met with the Board to follow up on their lists of concerns regarding issues in the Wedges area. Nancy Peplin and Matoka Snuggs had reviewed the lists and had sent violation letters where they deemed appropriate. The guests also had some questions concerning the HOA in general.

Paul Woolverton noted a request from a resident to ask the City to repaint the lines at the pool area on Sawmill Rd. Ms. Snuggs had already contacted the City and emailed the owner.

Dan Saylor: The Greystone Recreation Center is now open!

The Recreation Committee reported that there has been storm damage to the parking lot area. Harold Ramsey will talk with M&M Landscaping and Matoka Snuggs will contact the City to see if they will help repair the sewer easement area.

Lakes and Grounds reported that Baker's Lake has been dredged, but there are still concerns about the graded areas. It was noted there were some trees on the spillway area, however the HOA does not own this area. Ms. Snuggs will send a letter to the owners of the spillway asking them to remove the trees. She will also contact the US Dept. of Agriculture regarding the adding of goose eggs.

Planning and Zoning reported that Whole Foods will break ground soon.

The January newsletter will be mailed with the Annual Meeting notice—an efficiency measure.

Please see the Greystone Annual Meeting article below.

At the March meeting, the first order of business was to elect the officers for the new year. The Board was pleased to learn that all of the officers agreed to serve another term! President—Dan Saylor; Vice-President—Joe McVerry; Secretary—Nancy Peplin; Treasurer—Travis Kraszeski. Congratulations and thank you to our officers!

Baker's Lake has been dredged and a walk-around will be done in the near future. The Lakes and Grounds Committee had explored realigning the creek that feeds into Greystone Lake, but the process is complex and costly, as several government agencies are involved in the approval process. The idea will be tabled for now.

The Signs Committee has a plan in place for the signs that will be refurbished this year. The new sign on Sawmill near Creedmoor has been installed.

Barbara Dechter presented a proposal for new landscaping at all signs. The sign committee selected TruGreen to do the work and the project will take 3 years to complete.

Guards are in place for the pool and a manager will be hired Sunday when the committee meets. Dues notices will go out soon. The tennis program is going well.

Our next meeting is scheduled for May 20 at 7pm. See www.greystonevillage.org for directions to the meeting and any changes to the meeting location or dates.

- **Dan Saylor**
President
- **Joe McVerry**
Vice President
- **Nancy Peplin**
Secretary
- **Travis Kraszeski**
Treasurer
- **Gordon**
Archambault
- **Bill Cook**
- **Barbara Dechter**
- **Tess King**
- **Al Lyter**
- **Chris Quinn**
- **Harold Ramsey**
- **Mark Whitney**
- **Paul Woolverton**

GREYSTONE HOMEOWNERS' ANNUAL MEETING

Known better as "The Annual Meeting Which Did Not Happen." On February 18, 2010, the Greystone Board and a few other people gathered at the Greystone Recreation Center at 7:00 pm. Unfortunately, a quorum was not fulfilled and the business meeting and vote could not be held.

Cards were sent to Homeowners, requesting the responses needed on the proxies. When enough of these cards were received to produce a quorum, the Board was able to announce the "new" Board members, all of whom were re-elected: Barbara Dechter, Tess King, Chris Quinn, and Mark Whitney. Congratulations and thanks to all!

The following is a message regarding the annual meeting from your HOA President, Dan Saylor.

The annual meeting of the Homeowners Association was to be held on Thursday, February 18, 2010. An attendance (including proxies) of 10% of Homeowners is required to comprise a quorum. In other words, some combination of 82 people and proxies was needed for us to elect board members for the coming year and to conduct additional business that is required under the bylaws of the Association. There were 27 people present, including the current Board mem-

bers, and we received 31 proxies. That produced an official count of 58—well short of the 82 needed—and the required business could not be conducted. We were able only to present Committee reports and to answer questions about activities in the Community.

Each Homeowner had received notification of the meeting by mail, including a proxy to be used if they could not attend. Since the quorum was not met, the HOA had to send out a second mailing requesting responses in order to conduct the business at hand. Thankfully, enough cards were returned to meet the required number. This was the first time in over 25 years that a quorum had not been met in Greystone, and the Board hopes that the additional expense of a second mailing will never be needed in the future. Clearly, it is essential that the Homeowners increase their attendance-or-proxy participation for subsequent annual meetings.

Maybe it's just me, but I feel all of us have a vested interest in how the Association uses our dues and maintains the amenities of the Community. If you don't participate, don't complain. If you do complain (and that's fine, too) please prepare a potential solution. My point is this: it is your HOA. Get involved. At least make someone aware of how you feel—good and/or bad. — Dan Saylor

NEIGHBORHOOD UPDATES & INFO

Swim Staff Announced

The managers & assistant manager have been hired for the 2010 season. The managers are Jeffery Brooks & Grayson Ramsey and the assistant manager is Kendall Joyner. The hiring of the lifeguards has been completed. Dues notices have gone out & we are looking forward to the opening of the pool on Friday May 14th at 4:00 pm.

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 and they'll let the USDA know while they work on safely controlling the wildlife.

The 2010 Swim Club Calendar

Greystone's 2010 Swim Club Calendar is on page 5 of this newsletter and on the Web site, under the "Swim Club Calendar" link. Several updates are also given on the Web site.

New Sign on Sawmill near Creedmoor

The large Greystone Village sign that was taken down for construction on that corner has been replaced. Have you noticed it?

Vandalism and Fire

In mid-March, there was some vandalism and a fire at the stone fire pit on Greystone Lake. The pit is located on the north end of the lake, near the tennis courts. Anyone with any information pertaining to the offenders is encouraged to contact Matoka Snuggs at Charleston Management. (919-847-3003) In general, the Board has asked anyone witnessing suspicious behavior to please contact the Raleigh Police Department immediately.

Rezoning Update

At the March Board meeting it was reported that the rezoning petition, Z-010-2010, has been withdrawn. The property at issue is located on the northeast corner of Old Leadmine and Monument. It is recognizable by a one-story, gray cinder block home.

Reporting a Streetlight Outage

There are three simple steps to report a malfunctioning streetlight:

Identify it: Make a note of the street address or you can also get the ID number from the pole.

Report it: Call 1-800-419-6356

Provide your information: Progress Energy needs your contact information to ensure that its technicians can find and resolve the problem promptly.

KEEP YOUR METER'S RADIO TRANSPONDER WORKING.

The City has asked that everyone keep the silver radio antenna on the meter lid free of mulch, sod, leaves or other materials that may prevent the reading from transmitting, which could cause delayed billings or an estimated bill rather than a precise, actual measure of use. In addition, care must be taken not to damage the radio antenna when using lawn mowers or weed trimmers.

GREYSTONE Swim & Racquet Club

Greystone Swim & Racquet Club invites all Greystone Homeowners to join the club. There is no initiation fee for Greystone Homeowners, saving you \$300! In addition, you can take advantage of discounted membership rates! Why stay a week at the beach when you can have a whole summer of fun, for less money?

When you spend time at the club, you'll get to know your neighbors better, which can add to your fun during the rest of the year. And if you work from home, we even have free Wi-Fi at the club, giving you a poolside office!

The Greystone Club is open from May 14th through September 12th. You can download a membership application at www.greystonevillage.org, or call 848-8554.

Enjoy your community, get to know your neighbors and your children's school mates, or just relax by the pool in the beautiful natural setting of Greystone Swim & Racquet Club.

For the club's schedule of events, see Page 5 of this newsletter or the calendar page of the Greystone web site.



Calling all Greystone Homeowners!

**Annual Memorial Day Cookout at
GREYSTONE
SWIM & RACQUET CLUB
Monday, May 31st**

Cookout from 5:00 - 6:30 PM

Enjoy a hamburger or hotdog with potato salad, chips and drink for \$5.00, children 10 and under, \$3.00.

We have annual cookouts at the pool on all major summer holidays: **Memorial Day**, the **Fourth of July**, and **Labor Day**. ALL GREYSTONE HOMEOWNERS ARE WELCOME TO ALL OF THEM!

In addition, all Greystone Village homeowners are entitled to three free pool passes every summer. To get yours, call 848-8554 or stop by the pool. Come join the fun!

DREDGING: WHY WE DO IT MESSAGE FROM LAKES AND GROUNDS

At the annual meeting questions were raised regarding the dredging of Baker's Lake. It is probably a good idea to describe what is meant by dredging in the context of the lakes in Greystone. First, the lakes are not lakes, but sediment ponds. The three lakes that are within the borders of Greystone serve as an integral part of the City of Raleigh's storm water system. The lakes are designed to hold sediment that is washed off of the streets and other non-porous surfaces within the area and prevent clogging of the main rivers in the area, primarily the Neuse River.

In order for the lakes to continue to perform this duty, the silt that has accumulated at the inlets to the lakes must be removed. This process of removing the silt accumulation at the inlets of the lakes is dredging. Dredging is not the complete removal of all silt from the lakes. It is the goal of the HOA to maintain the water levels in the lakes so that there is approximately 3 to 4 feet of water in the shallowest parts when the lake is full. The extent to which the lake is dredged will vary, depending upon the length of time that has elapsed between dredgings and the amount of silt that has accumulated during that period.

The HOA is trying to build into the dredging process a way to minimize the amount and frequency of dredging. This is primarily a

cost issue, but it is also more convenient and environmentally friendly to dispose of small quantities of silt. In turn, this gives us an opportunity to use the silt to improve areas of Greystone's trails and greenways.

Greystone Lake is considered by the city as an important component of the storm water system. For this reason the city is planning a construction project on the dam to raise the dam to NCDNR, North Carolina Department of Natural Resources, standards. In conjunction with this construction the Greystone HOA is going to dredge the lake to meet our requirements for maintenance of the lake. This will probably occur later in 2010, but the date is not known at this time.

It is important to understand that our obligation to the residents of Greystone and the City of Raleigh require us to perform dredging with sufficient frequency to maintain the lakes as functional components of a larger system that both prevents flooding and protects the environment. Additionally, if we fulfill our obligations we will maintain the lakes and greenways as a lasting recreational asset for the residents of Greystone to enjoy for many years to come.

YEAR-ROUND

TENNIS!



Year-round tennis is available at Greystone. Chris Smith is a USPTA-certified pro and Director of Tennis at Greystone. Although the weather did not cooperate for lessons and clinics this winter, he is looking forward to having a strong program this summer and throughout the remainder of the year.

Chris offers private and group lessons for all ages; group clinics; team practices; and camps for adults and juniors. All clinics are \$12 per hour. Private lessons are \$45. Please don't hesitate to contact him if you have any interest in the game at all. He will teach you the basics and put you with others who match your ability.

For more information or to get a copy of the lesson brochure, contact Chris at 919.740.0802 or greystonetennis@gmail.com. Court rules and guidelines for reserving courts can be found on the Greystone web site, www.greystonevillage.org, on the Swim & Racquet Club tab.

To obtain a key to the courts for year-round use, contact Ann Brooks at 919.870.7445. There is a \$20 key deposit and keys are for Greystone club members and homeowners only. Make sure that the gates are locked when you leave the courts and that all trash is put in its proper receptacles. Let's keep Greystone looking great!

GREYSTONE RECREATION CENTER NEWS

Our neighborhood recreation center is a very busy place these days! In fact, there are so many offerings that you are encouraged to check out their web site for the details:

www.parks.raleighnc.gov. Some highlights follow.

PRE-SCHOOL Once-a-week classes, repeated each month: Dance with Mom, age 1-4; Yoga, age 2-5; Tumbling Tinies, age 9-24 mos; Tumbling Tots, age 2-3; Twice-a-week class in Karate Shotokan, age 3-5; 4-days-a-week classes of Leap into Learning, age 3-5 (June 7–Aug 19). Also week-long afternoon camps, age 3-5, in Tap & Ballet; Princess & Fairy Tale Magic; & Summer Art.

YOUTH Two sections of Zumbatomic Fitness once-a-week classes (repeated each month), for age 4-7 & 8-12; Twice-a-week classes (repeated each month): Kung Fu, age 9 & up; Music Business, age 13 & up. Five-day camps include Wizard's School, age 7-10; Bugs, Butterflies & Gardens, age 4-6; Mad Scientist Lab, age 7-12; Ballroom Dance, age 7-12; Children's Yoga, age 6-10; Boulderling Basics, age 7-12..

ADULTS Age 18 & up. A variety of once-a-week dance and fitness classes, including Salsa, Social Dance I & II, Hip Hop Fitness, Cardio Funk, Step Aerobics, Zumba, Vinyasa Yoga, & 20-20-20-Fit. Also offered are Creative Writing and Beginner Korean.

SENIORS Seniorcise, age 55 & up; Karate for Older Adults, age 50 & up; Bingo, age 55 & up.

You might say they have something for everyone! In addition, they have rooms that can be rented for meetings and special occasions. What a great center to have in our neighborhood!

THE REAL ESTATE CORNER

ACTIVE/CONTINGENT LISTINGS

<u>Address</u>	<u>Total Living Area</u>	<u>List Price</u>
7500 Cadbury Court	1980	\$308,500
7220 Bluffside Court	1227	\$179,900
7209 Bluffside Court	1232	\$188,500
1004 Whetstone Court	1928	\$219,900
1504 Wedgeland Dr.	1593	\$225,000
1001 Sawmill Road	2178	\$234,900
1312 Binley Place	1967	\$319,900
925 Tanworth Drive	2473	\$339,900
1317 Binley Place	2425	\$344,900
7901 Rooksley Court	2711	\$349,900
8129 Glenbrittle Way	3750	\$425,000
7807 Breckon Way	1425	\$156,900
7818 Breckon Way	1711	\$164,900
7802 Coach House Ln	1570	\$174,000
7803 Coach House Ln	1780	\$180,000
7812 Coach House Ln	1780	\$199,900
7921 Footman Way	1800	\$199,900
7820 Coach House Ln	1780	\$259,900

UNDER CONTRACT

<u>Address</u>	<u>Total Living Space</u>	<u>List Price</u>
1033 Whetstone Ct.	2221	\$234,900
1009 Whetstone Ct.	1462	\$205,000
7822 Coach House Ln	2500	\$254,900

SOLD 9/16/2009—4/28/2010

<u>Address</u>	<u>Total Living Space</u>	<u>Sales Price</u>
7500 Dartford Court	1951	\$270,000
7217 Bluffside Court	1234	\$180,000
1032 Whetstone Ct.	1530	\$190,000
7216 Bluffside Court	1725	\$205,000
7405 Rolling Dale Ct.	1636	\$216,000
7804 Harbor Drive	3010	\$287,000
8104 Glenbrittle Way	2655	\$365,000
901 Bridge Way	1565	\$163,000
1318 Slatestone Ct.	1796	\$190,000
902 Bridge Way	1358	\$149,500
8020 Grey Oak Drive	1176	\$160,000
7945 Footman Way	1715	\$195,000
7900 Footman Way	2205	\$210,000
7910 Footman Way	2260	\$230,000

RATES TO JOIN GREYSTONE SWIM AND RACQUET CLUB

	Greystone Homeowners		Non-Greystone Homeowners	
	One-Time Initiation Fee		Waived for Greystone HOA	
Annual Membership/Family		\$450		\$490
Annual Membership/Single		\$300		\$340
Senior Citizen/Couple (55+)		\$325		\$365
Senior Citizen/Single (55+)		\$235		\$275
Senior Citizen/Family (55+)		\$370		\$410

To get a copy of the Membership Application, please go to www.greystonevillage.org and click on Swim & Racquet Club. On that page you can click on Member Apps and print out an application form. If you have questions you can call 919-848-8554.

If you decide to join, you simply fill out the application and send it and your check made payable to: Greystone Swim & Racquet Club; P O Box 98014; Raleigh, NC 27624-8014 After that, you can relax and enjoy your summer!

2010 GREYSTONE VILLAGE SWIM CLUB CALENDAR

April 30	***** Club Membership Fees Due! ****
MAY	
May 14	Pool OPENING DAY at 4 PM!
May 15	Summer Pool Hours: 11:00 AM – 9:00 PM School Days (Traditional Calendar): Pool Closes at 8 PM
May 16 th	Meet the Coaches Ice Cream Party – Swim & Tennis Team Sign-up at the Pool 3-5 PM Meeting for new swim families 2:30 PM
May 17	After school Swim Team Practice begins on May 17th for ages 7 & up. 7-10: 4:30 to 5:30 PM; 11 & up: 5:30 to 6:30 PM
May 24	Practice starts for 6 & under: 3:45 to 4:30 PM
May 31	Memorial Day Celebration at the Pool. Cookout from 5 – 6:30 PM
JUNE	
June 4	First Fridays Begin – Pool Open until 10 PM First Friday of each month
June 5	Mini Lock-In 6–10 PM. \$7 includes Pizza & Ice Cream. Children must be able to swim.
June 2 – 4	Adult Ladies Tennis Camp with Coach Chris Smith (non-beginners) 9 AM - noon
June 10	Wake County Last Day of School
Thurs., June 10	*** Time Trials begin @ 6 PM *** all parents are needed to participate. Pool Closes at 4 PM due to Swim Team Time Trials
6/14-8/6	Summer Youth Tennis Program M, W, TH, F afternoons, sign up with Coach Chris Smith
6/11- 7/20	Regular Swim Team Practices begin (no practice on Tuesday afternoons) Ages 6 & under: 11 AM & 3:45 PM; Ages 7-10: 10 AM & 4:30 PM; Ages 11 & ups: 9 AM & 5:30 PM
Beginning 6/11	Every Friday Night is Float Night at the Pool. Floats allowed on Friday evenings only.
Sat, June 12	Adult Social ~ begins @ 7:30 PM. Bring an appetizer to share
Sun. June 13	10 – 11 AM: Sunday Morning Poolside Service Sponsored by Good Shepherd Church All are welcome to worship. Bring a dish to share for brunch @ 9 AM.
Tues., June 15	*** Home Swim Meet – Greystone vs. Abbington ***
June 22	Away Swim Meet @ Springdale
June 24	Swim Team Family Fun Night at Greystone Pool
June 26	Mini Lock-In 6–10 PM. \$7 includes Pizza & Ice Cream. Children must be able to swim.
Tues., June 29	*** Home Swim Meet vs. Seven Oaks ***
JULY	
July 2	First Friday – Pool Open until 10 PM First Friday of each month
July 4 th	Independence Day Party Cookout from 5:30 – 6:30 PM
Tues., July 6	*** Home Swim Meet vs. Falls River ***
July 11	Greater Raleigh Championship Swim Meet @ Triangle Aquatic Center in Cary
July 13	Away Swim Meet @ Lake Park
July 18	North Raleigh Championship Meet @ Ravenscroft School
July 20	Away Swim Meet @ University Club
July 22	End of Season Awards Ceremony
July 24	Mini Lock-In 6–10 PM. \$7 includes Pizza & Ice Cream. Children must be able to swim.
AUGUST	
Aug 6	First Friday – Pool Open until 10 PM First Friday of each month
Aug 7	Mini Lock-In 6–10 PM. \$7 includes Pizza & Ice Cream. Children must be able to swim.
Aug 14	Adult Social ~ begins @ 7:30 PM. Bring an appetizer to share
Aug 21	Back to School Mini Lock-In 6–10 PM. \$7 includes Pizza & Ice Cream. Children must be able to swim.
Aug 25	Wake County Back to School. Pool closes at 8 PM school days.
SEPTEMBER	
Sept 3	First Friday – Pool Open until 10 PM First Friday of each month
Sept 6	Labor Day Party at the Pool. Cookout from 5 – 6:30 PM.
Sept 12	Pool closes for the season. Tennis Courts available year-round.

***** Greystone Home Swim Meets & Time Trials necessitate closing the pool at 4 PM.**
In the event of rain, Swim Meet would be held the following Wednesday evening.

