

Greystone Village Voice

April 1999

FROM THE PRESIDENT

Brian C. Wessler, President
Charleston Management Corp.
812 Salem Woods Drive, Suite 202
Raleigh, NC 27615
847-3003 tel, 848-1548 fax
bcwessler@aol.com

Board of Directors

John "Chip" Williams, President
1113 Vestavia woods, Vestavia Woods
847-2599

Paul Woolverton, Treasurer
1817 Spiney Ridge Court, Valley Lakes
847-6511

Bobby James, Secretary
1307 Slatestone Court, Carriage Bluffs
847-2280

Marge Johnson, Newsletter
2800 Coach House, Carriage Bluffs
-8063

Merle Marxen, Maintenance
7816 Harbor Drive, The Springs
847-2952

David Hambridge, Architectural
7811 Breckon Way, Bakers Landing
846-0212

**Ellen Kinsinger, Vice President/Ten
Year Out/Newsletter**
7221 Bluffside Court, The Wedges
870-6454

Tom Streeter
7401 Capstone Drive, Parliament Pointe
676-8886

Maria Ball
1025 Boathouse Court, Bakers Landing
844-3928

Ralph Tidball
7913 Wood Cove Court, The Woods
846-6771

udia Seiple
1804 Wedgeland Drive, The Wedges
848-8993

I could use a bigger house. I'm older. I have more children. With interest rates where they are and my business doing well I can afford a larger place. But whenever Darsey and I talk about moving to a larger house we both agree, we just don't want to move. Our problem is this; at night we pass friendly neighbors on the street and we pet their dogs and greet their kids. When we grill on the deck a neighbor always drops in for a bite or a beer. When our children play in the yard on the weekends or at night other children join them for fun, safe play. We live in a very nice neighborhood. It's Greystone.

When Judd Ammons first broke ground on the Greystone communities he had a vision of nice neighborhoods for a broad range people. Newlyweds, full families, empty nesters, retirees and elders all have a safe comfortable place to live in nice neighborhoods. It's Greystone.

As the new president of Greystone Association I want to open by thanking each of you for your contribution to the nice neighborhoods we all live in. You take care of your families and your property. You look out for your neighbors and you offer a helping hand. Good neighborhoods are where good neighbors live and our neighborhoods are full of good neighbors. Darsey and I are very happy where we live. I suppose we will just have to finish the attic and expand the deck. We live in Greystone.

GREYSTONE SWIM & RACQUET CLUB

The Greystone Swim and Racquet Club is for sale. The current owner would prefer to sell the Club to an organization or corporation that will maintain it as a community asset for the Greystone neighborhoods. The Club sits on 9 wooded acres consisting of an Olympic-size swimming pool, covered clubhouse, four tennis courts, and basketball and volleyball courts.

When the Greystone Association Board of Directors was approached in January about purchasing the Swim Club, a task force was formed to investigate and report on the matter. The task force reported: 1) the swim club was a valuable asset to the Greystone community; 2) the Club increased property values; 3) sale of the Club to a commercial interest would likely result in high-density development which would decrease property values and diminish the community's quality of life.

(Continued on page 2)

(Continued from page 1)

The task force recommended that the Association pursue purchase of the Swim Club.

The Board agreed. However, In accordance with the bylaws of the Association, the Board needs a 2/3's majority vote of the membership to purchase property. Therefore, before acting further, the Board decided to disseminate a non-binding survey to establish whether 2/3rds of the membership agreed with the Board's position. The surveys we're sent and tabulated and a general meeting was held to discuss the results. At the well-attended meeting, most homeowner's strongly expressed that the pool should be purchased for the community. However, many were against an increase in fees and some expressed concerns about the Association being able to manage a swim club. The Board reported the final survey results were short of the 2/3rds majority needed to take further action toward the purchase of the Greystone Swim and Racquet Club. This decision in no way diminishes the Board's unanimous agreement that the Club is a valuable asset to the community and will support, however possible, private interests to buy the Club and continue its operation. Board member Ellen Kinsinger, acting on her own as a concerned citizen, is a point of contact for Greystone members interested in keeping the Greystone Swim and Racquet Club as a community asset.

John "Chip" Williams, President

MAINTENANCE COMMITTEE ...

The Maintenance Committee (formerly know as the Grounds and Lakes Committees) is charged with managing and tracking the expeditious repair, improvement and general maintenance of the common area of Greystone Association. The following are the Maintenance Committee policies and procedures:

1. The Maintenance Committee shall consist of not less than three (3) members of the Board of Directors of the Greystone Association charged with making decisions pertaining to

the repair, improvement and general maintenance of the common properties, and shall perform such other functions at the Board's discretion.

2. The Maintenance Committee, with affirmative vote of all three members, shall be authorized to approve projects on a monthly basis costing no more than an aggregate of one twelfth of the annual budget for non-contract maintenance. If the Committee is larger than three, a majority affirmative vote is required. Any singular project that exceeds one twelfth of the annual budget will require full Board approval.
3. Any homeowner of Greystone Village may present to the Committee a request for repair, improvement or maintenance to any part of the common area of Greystone Village. Requests will be processed as follows:
 - The homeowner must request a "Maintenance Request" form from Charleston Management Corp. (or use the form on page 5 of this newsletter).
 - The homeowner should complete 1 form and mail or fax to Charleston Management Corp.
 - Charleston Management will record and forward the request on to the Maintenance Committee for review and action at the next Maintenance Committee meeting.
 - Charleston Management will notify the homeowner of the next Maintenance Committee meeting.
 - The homeowner is strongly encouraged to attend the Committee meeting to further explain and support the request.
 - The Maintenance Committee may retire to vote on the request. The homeowner will be notified of the vote results and action taken by the Committee. The request will then be forwarded back to Charleston Management for recording.
 - If the request is approved, Charleston Management will issue a work order a track the completion of the project.

In some cases, the homeowner may be the most appropriate person to manage approved projects. The Maintenance Committee looks forward to working together with homeowners, Charleston management and contractors to repair, improve and maintain our beautiful common grounds and lakes.

DON'T FEED THE GEESE!!!!

The overpopulation of geese continues to plague homeowners. Many communities are facing the same problem and no sure solution has been found. However, the NC Wildlife Federation suggests NOT FEEDING THE GEESE, low, 6" string fences and a commercial goose repellent. Several Winchester homeowners have tried the string fences and repellent and have reported some success. However, people are still feeding the geese!

TREASURER'S REPORT

Calendar year 1999 operating expenses are projected to end about \$5000 under budget. The surplus will be transferred to reserves. Reserve fund expenditures are projected to run about \$12,600 under the \$20,000 budget. Reserve fund projects not completed in 1999 will be moved to 2000. The reserve fund is projected to be about \$63,900.

The 2000 budget (see page 4) includes \$36,000 reserve fund expenditures for lakes maintenance projects. The budget is based on a dues increase to \$103.00 to help rebuild the reserve fund. If you have any questions about the budget please present them at the General Meeting in February.

The Board reviewed the reserve fund requirements and identified \$270,000 of reserve fund items. As noted in the Audit Report, estimated reserve fund costs had not been revised since 1992. We depleted our reserve funds more than \$50,000 in 1998, primarily for lakes maintenance projects. We will continue to incur major expenses to maintain the lakes in future years. We also spent over \$40,000 to repair

hurricane damages. The 1992 reserve fund study did not adequately account for the lakes maintenance costs and did not include funds for a catastrophe.

Paul Woolverton, Treasurer

BLUFFSIDE BLOCK PARTY

Neighbors on Bluffside Court, the Wedges, gathered for a potluck July 18th at Greystone Lake. Marianne Burt and Teresa Yauch organized the block party. Erich and Karen Brewer provided a tent and picnic table for the event as well as fresh vegetables direct from their garden.



Besides the Burt, Yauch and Brewer families, party goers included Don and Margie Penven, Michael Rodden, David Netterheim, Dave & Carol Reise, Debbie Hogge, Shawn Fenimore, Ginny Meyer, Jay Johnson, Ellen Kinsinger and other families, friends and neighbors. Organize your own block party and take the opportunity to meet your neighbors!



GREYSTONE ASSOCIATION
MAINTENANCE COMMITTEE

MAINTENANCE REQUEST

Homeowner's

Name: _____ Subdivision _____

Address: _____

Home Phone: _____ Work Phone: _____

Email: _____ Fax: _____

Project Description (please provide drawings/maps if possible):

Estimated Cost (please attach copies of bids): _____

I hereby request approval and grant permission to the Association to enter on the property to consider this request and to inspect work in progress and upon completion. I understand that approval of this request is based on the information submitted.

Homeowner's Signature

Date

Mail or Fax to: Charleston Management, 812 Salem Woods Drive, Suite 202, Raleigh, NC 27615, 919-847-3003 tel, 919-848-1548 fax

TO BE COMPLETED BY MAINTENANCE COMMITTEE ONLY

Action taken by Committee:

Committee Approvals:

_____	_____	_____
Signature	Printed Name	Date
_____	_____	_____
Signature	Printed Name	Date
_____	_____	_____
Signature	Printed Name	Date

For Work Order Issuance, please mail or fax to: Charleston Management, 812 Salem Woods Drive, Suite 202, Raleigh, NC 27615, 919-847-3003 tel, 919-848-1548 fax

TO BE COMPLETED BY CHARLESTON MANAGEMENT ONLY

Date Request for Work Order Received: _____

Contract Awarded to: _____

Amount of Contract: _____ Date: _____

Billing Account Number: _____

Date Work Order Completed: _____

Greystone Village Voice

Committee Co-Chairs:

Ellen Kinsinger 870-6454

Marge Johnson 848-8063

The Greystone Village Voice is distributed free to Over 1200 Greystone Village homeowners. Postmaster: send address changes to Charleston Management Corp., 812 Salem Woods Drive, Suite 202, Raleigh, NC 27615

PRST STD
U.S POSTAGE
PAID
RALEIGH, NC
PERMIT
#1854

PLEASE ATTEND THE ANNUAL MEETING



WEDNESDAY, FEBRUARY 16, 2000



7:00 PM

SPRINGMOOR AUDITORIUM



**THIS IS YOUR CHANCE TO VOICE
AND VOTE YOUR CONCERNS!**

KINSINGER, ELLEN
7221 BLUFFSIDE CT
RALEIGH NC 27615-5902



YARD WASTE

Please do not deposit yard waste in the common areas. Yard waste in the common areas promotes kudzu growth and costs the Association for cleanup. Instead yard waste should be placed at the curb for collection on Wednesdays, taken to the City's Yard Waste Center for recycling (900 New Hope Road, Mon-Sat, 7 a.m. to 3:45 p.m.), or better yet, **RECYCLED AT HOME!**

Grass recycling is one of the easiest ways to improve the appearance of your yard and *save money*. Just leave your grass clippings on your lawn after mowing, and they will decompose naturally, releasing valuable nutrients (nitrogen, phosphorus and potassium) into the soil *saving hundreds* on commercial fertilizer. Also, A layer of grass clippings keeps the soil cool, reducing water evaporation (and lawn watering) and keeping your lawn healthy and weed-free. By not raking and bagging, imagine the savings in time, energy and money. Leaving grass clippings on the lawn won't contribute to thatch build-up. Grass clippings are composed mostly of water and beneficial nutrients. Thatch is comes primarily from roots and stems.

Recycled leaves and pine straw also make good mulch for flower beds, gardens, trees and shrubbery. Leaf and pine straw mulch act as natural fertilizer, reduce water evaporation, help control weeds, and prevent soil erosion. Reusing materials normally thrown away also *saves money* on commercial mulch products. Tree limbs and shrubbery trimmings make excellent may be used to border paths, planting beds or around trees and shrubbery.

Composting kitchen scraps, leaves and grass clippings creates a soil enhancer called humus, which helps produce healthier plants. Making compost is as easy. For more information on composting and yard waste recycling, call the City of Raleigh Solid Waste Services at 831-6890 to request a "how to" brochure or visit their website at <http://www.raleigh-nc.org/sws/compost.htm>.