

Greystone

Village Voice

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From the President...

WHAT MAKES A HOUSE A HOME

Although most of us would not consider constructing a home ourselves, most of us without much effort change that structure into a home. Your builder began with a piece of land, a pile of brick, a stack of lumber and several men. The builder looked at plans and obtained approvals from the city. Then he gathered his raw materials and with the help of those several men began the construction process. When his job was complete, he had turned that piece of land, that pile of brick and that stack of lumber into a house. What a beautiful house, your house.

Until you moved in, it was just that, a house. An empty building with rooms, some called bedrooms, one called a kitchen, a living room, a bonus room, but still just rooms. Then you and your family placed your personal belongings in the house, added some wallpaper and maybe changed some paint color. You hung pictures, placed plants inside and out, decorated each room with careful attention and love. And that building, that house which the builder constructed, became a home. A place of love and warmth. Your family's place of security, a reflection of who and what your family is.

Your home was built in a subdivision. Much as the builder began with raw material, so did the developer begin with just a piece of land. The developer looked at the land, envisioned streets and houses, lakes and greenways. After obtaining approvals from the city, he cleared many trees, surveyed the land into lots, staked out the lakes and greenways, and constructed streets. The subdivision was created with lots ready for the builder to construct houses.

Greystone is a subdivision of 810 houses, some townhomes, some single family residence. In addition Springmoor lies within the boundaries of our subdivision. We have three lakes and several green or natural common areas available for use by all residents. A nice subdivision, pretty, well planned, with easy access to most of our daily needs such as banking and grocery stores.

As families just like yours moved in to the houses and transformed each into a home, the subdivision also changed. It became a neighborhood. A collection of homes, where children play up and down the streets, neighbors exchange morning greetings. You make friends or acquaintances, but you know your neighbors. Your family's sense of security extends from your home into your neighborhood. The subdivision so carefully planned by the developer has transformed into a neighborhood taking its characteristics from the interaction between your family and your neighbors.

You may see yourselves as only one family in 1200 in Greystone. But each family, nay each individual, is important in maintaining the neighborhood. The subdivision can not become and stay a neighborhood without the people who live and interact here. Your involvement may be minimal, those exchanging of those morning greetings, or a quick hello in the evening. Your involvement may be more visible, sitting on the board, or serving on a committee. It may be somewhere in the middle such as attending an annual meeting (thanks to all those who were in attendance at our February Meeting), or assisting your neighbor move that old dead tree. But no matter how much or how little you contribute, remember, YOU make our subdivision a neighborhood. And I'd say it is one of the nicest around.

Leslee Ruth Sharp, President

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Grounds Committee Report!

The Grounds Committee meets each month to fix problems on the grounds of the 17 Greystone neighborhoods. All members of Greystone are welcome to the meetings but only one member from each neighborhood may vote. The meetings are held at my home over coffee and cake and they last less than two hours, usually starting at 7:30 and always ending before 9 p.m.

At each meeting we spend about \$2000 on small neighborhood projects that must meet three basic criteria. First, the project must be on Greystone common area property. Second, the project must be for the overall good of Greystone neighborhoods and finally, the project must be within our budget. The committee votes money to projects each month and the work gets done. It's a simple, effective process.

But the key to this simple process is you. If you don't come to a meeting, or if you don't tell your neighborhood representative about your problem, the committee never knows about it and it will never get fixed. If you have a problem, come to the meeting and get it fixed. We would love to see you there.

Current projects include tree and shrubbery plantings and removal, repairing drainage problems, clearing streams.... All the nuts and bolts of landscaping. So be the person who improves your neighborhood. Call Charleston Management or me for the time and place of our next meeting.

Chip Williams, Grounds Committee Chair

Financial Report!

Calendar year 1998 operating expenses ended \$8400 under budget. The surplus was transferred to reserves. Reserve fund expenditures ran \$13,300 over the \$70,000 budget. We spent an additional \$4000 for hurricane Fran damages. In addition, we moved some future projects to 1998 to take advantage of lower-cost opportunities.

The reserve fund is down to less than \$50,000 vs. almost \$105,000 at the start of 1998. Over the past three years, we spent about \$100,000 on lakes projects and about \$40,000 to clean-up and repair hurricane damage. We do not plan any major reserve fund projects over the next few years. We plan to rebuild the reserve fund so that we will have adequate funds available for major expenditures in future years. As of February 28, 1999, 92% of this year's assessments have been paid. Sixty-six homeowners are delinquent, four also owe the 1998 assessment. Delinquent accounts are now charged a \$10/mo. late fee. Accounts delinquent more than four months are referred to our attorney and are charged legal expenses in addition to the annual assessment and late fees.

Paul F. Woolverton, Treasurer

Lakes Committee Report!

As three lakes are now in good physical condition, very little "capital" work is projected in this year's budget. We will do some additional regrading and reseeding of the construction silt from last year after the soil dries out. We have budgeted replacement of two bridges on Greystone Lake and repainting of the bridge over the spillway.

YOUR HELP AND INPUT WANTED. After several years working with the lakes, I am beginning to understand that each lake is somewhat unique and possibly should be maintained and used dif-

ferently. Accordingly, I would like to have the Lakes Committee divide into three groups, each responsible for an individual lake. My idea is to have each group act as a guardian of their lake; watch for problems and suggest needed improvements. Each group would then be responsible for identifying needed maintenance or requesting funds from the Grounds Committee. Hopefully, this will allow consensus improvements and provide a better oversight of each lake.

I have reserved the conference room at Springmoor for Tuesday, March 30, at 7:30 pm for a Lakes Committee Meeting. The purpose of this meeting will be to implement this individual lake effort if there is general consensus that this is a better approach than currently being undertaken. Please come to volunteer to serve on a local lakes committee of your interest. If you have a better idea on how to more effectively organize, bring it. If it is not possible for you to attend on March 30, and you would like to participate, please advise Charleston Management (847-3003/848-1548 Fax or email Charlesmgt@aol.com) of your interest and we will contact you. **PLEASE COME**, I promise it will be a short meeting.

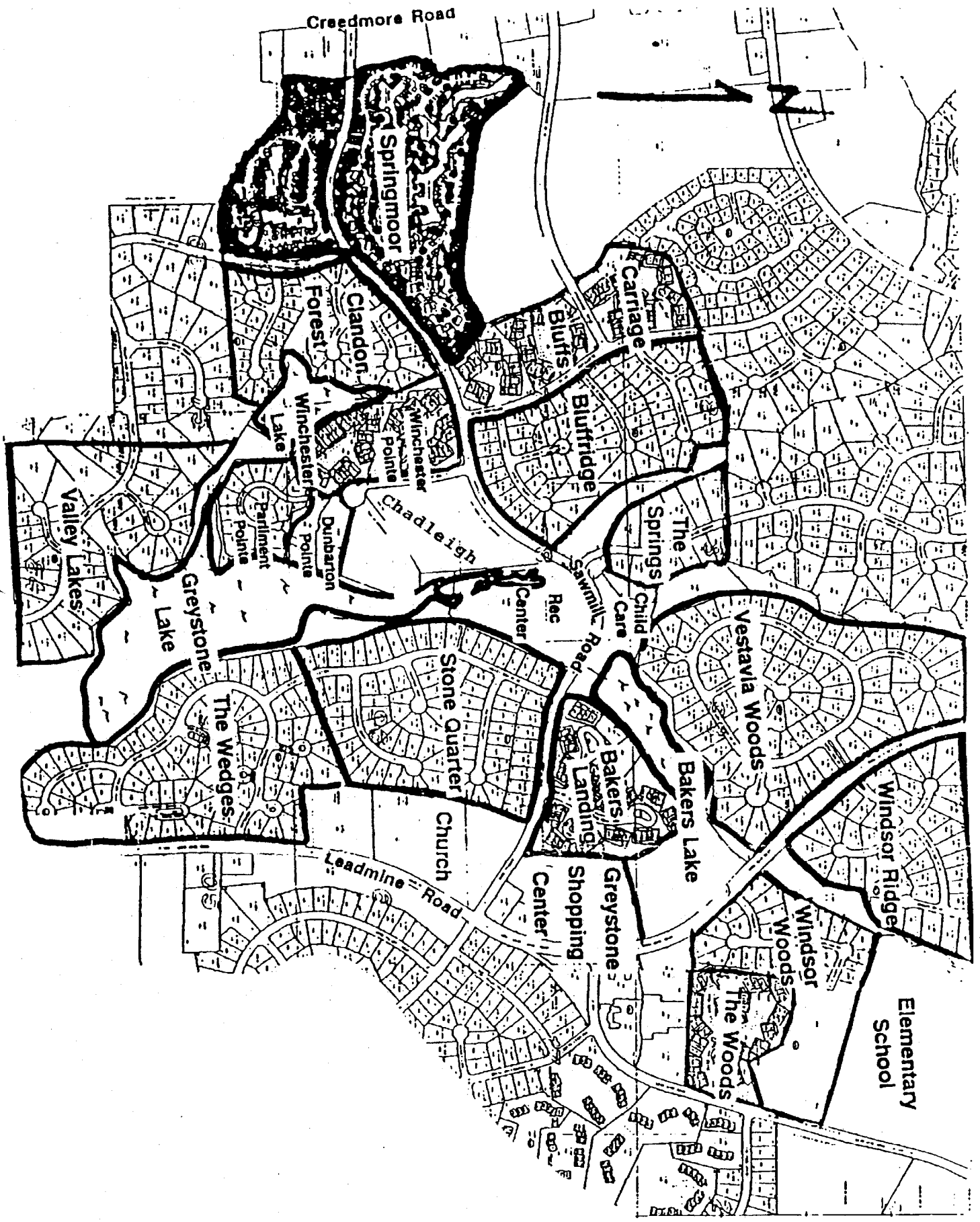
Merle Marxen, Lakes Committee Chair

Save the Greystone Pool?

Do we want to lose a community amenity that increases the resale value of our homes? The possibility is real. The private owner of the Greystone Pool (located at 1115 Sawmill Road), is contemplating selling the land and facilities (consisting of an Olympic-size swimming pool, bath house, and four tennis courts on approximately 9 acres of land). A purchaser could change the current recreational use to single family or multi-family residential. The Greystone Village Homeowner's Association has a unique opportunity to acquire this existing asset for the general welfare of the homeowners. At the recent Annual Meeting homeowners were overwhelmingly in favor of pursuing the idea of purchasing the Greystone Pool in order to preserve and protect the swimming and tennis facilities as community amenities that increase resale value. In the next couple of weeks, **please watch your mail for a survey** which will aid the Association in making a decision on the appropriate course of action to take. If you want to have a voice in what happens to the Greystone Pool, **PLEASE TAKE A FEW MINUTES TO COMPLETE AND RETURN THIS VERY IMPORTANT SURVEY.**

Annual Meeting

The Greystone Village Homeowners Association held a successful annual meeting, February 17, 1999 at Springmoor Retirement Center. Thank you to all the homeowners who submitted proxies or who attended and provided their valuable feedback and input. Leslee Sharp, President, introduced the current Board members and committee chairs. The chairs reported on the many and varied activities of their committees during the past year. Board nominations and elections were held. Leslee Sharp, Chip Williams, and Merle Marxen were re-elected to new terms. Tom Streeter from Parliament Pointe and Maria Ball from Bakers Landing were elected to fill vacant board positions. Judy Marks announced that she would not seek reelection to her term which expires February, 1999. A big thank you to the new board members for their tireless effort and commitment to the Greystone homeowners.



Greystone Village Voice

Committee Co-Chairs:

Ellen Kinsinger 870-6454

Marge Johnson 848-8063

The Greystone Village Voice is distributed free to over 1,200 Greystone Village homeowners.

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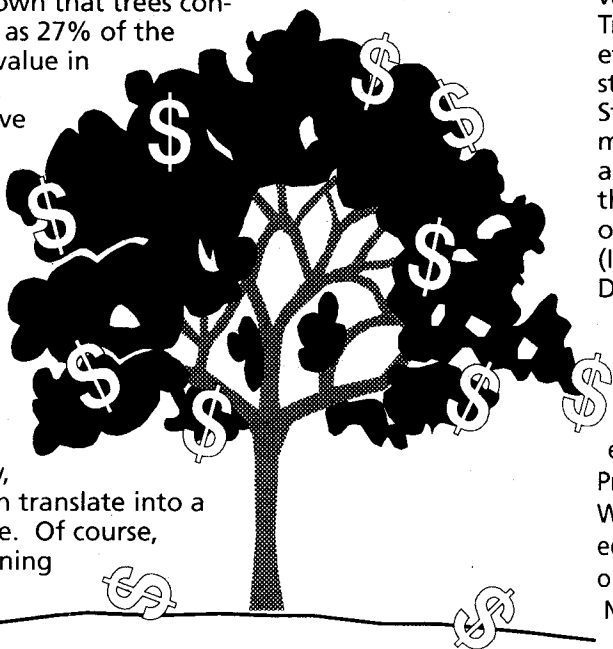


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Money Does Grow On Trees

If a home is worth \$100,000 on open land with no trees, what is its value on a wooded lot? Answer: \$120,000.

Studies have shown that trees contribute as much as 27% of the appraised land value in certain markets. Clearly, trees have a value that goes beyond the beauty and shade that they provide. They are a salable resource for homeowners and developers. The retention of a stand of healthy, mature trees can translate into a higher sale value. Of course, unhealthy, declining or diseased trees are usually not valu-



able. But to replace the effect of a healthy, strong tree would take 40 years or more with newly-planted trees. Long-lived species, like oaks, elms, maples, etc., are very valuable. They will continue to be an asset for generations. Trees with shorter lives, like Bradford Pears, locusts, willows, etc., are worth less. The value of tree protection does not stop with the aesthetics. Trees can reduce energy costs. Stands of trees can lower the temperature around them as much as 7° through evapo-transpiration and, compared to adjacent sunny spots, the shade provided by trees can lower the temperature at ground level by up to 20°. Shade cast on buildings can lower cooling bills by 10-30%. (Information provided by the City of Raleigh Planning Department).

More Volunteers Needed!

At the last Greystone Homeowners Board Meeting, elections were held for officer positions (one-year terms). Officers elected were: Chip Williams, President and Ellen Kinsinger, Vice President. Re-elected were Bobby James, Secretary and Paul Woolverton, Treasurer. Committee chairs have not yet been decided. The Board is actively soliciting additional volunteers to serve on, or chair, the Lakes, Grounds, Architecture, Ten Year Out, Newsletter and Community Watch Committees. If you are interested, please contact Charleston Management (847-3003).