

Greystone

Village Voice

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Summer 1997

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From the President Drowned by the Lakes

Over the past six years, our operating income has increased 7.6 percent from \$80,656 to \$86,838. In that same time period, our expenses have increased 22.2 percent from \$62,204 to \$76,022. At first glance, the picture looks positive, with enough income to cover our operating expenses and allow for a build-up in reserves with the surplus. However, we are about to face some major problems.

First, the Greystone development is almost complete, so operating income will not significantly increase from year to year. Yet annual operating expenses will continue to increase, causing income surplus to shrink. As the surplus shrinks, we will be unable to build up reserves adequately.

Second, our lakes have reached a point where items need to be repaired and replaced to insure their health and soundness. We have \$76,060 in reserves to cover this expense. However, it has been deter-

mined that we need to repair the Greystone Lake spillway and dam at an estimated cost of \$100,000, with \$14,500 slated to be spent now on the priority repair items. A new drain system needs to be engineered

and installed for Winchester Lake, costing \$4,000. Additionally, we need to complete a land use/watershed study to determine if current land use

conditions threaten dam safety. This study would cost \$30,000. We have reached a point where the lakes are going to begin a significant depletion of our reserves.

Third, reserves are also used for emergency situations like Hurricane Fran. We have spent over \$12,000 on Fran cleanup, and there are still residual problems that need addressing. With reserves depleted, we will not be prepared for another emergency situation.

We should be working to resolve these
Continued on Page 4

Assessments Fund Many Projects

Each of you as a Greystone homeowner is a member of the Greystone Association (GA), which was conceived by developer Ammons, Inc., by filing the Articles of Incorporation (Articles) of Greystone Association with the Secretary of the State of North Carolina on Septem-

ber 24, 1980. This association is a non-profit entity, with certain rights and responsibilities set forth in these Articles.

Since it would be difficult for some 800 homeowners to transact the necessary
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Grounds

The destruction from Hurricane Fran will be with us for years to come, and we are fixing the damage piece by piece, staying within our budget of only \$40,000 a year to maintain and improve the common areas of 17 Greystone neighborhoods. I'd give us a B for effort and a B- for performance.

If your neighborhood has a grounds problem, or if you have an idea for a landscaping improvement please let your neighborhood representative know. Each neighborhood has a voting seat on the grounds committee, and from 7:30 - 9 pm on the second Wednesday of every month, we fund money to projects in Greystone neighborhoods over cake and coffee. If you want plants planted or trees removed in the common areas of your neighborhood, please come. A list of neighborhood representatives with phone numbers follows. Call your neighborhood representative or me at 847-2599 for more information about our next meeting.

Blue Ribbon Awards

Blue ribbons will be awarded again to the prettiest yards and gardens in each neighborhood in late June early July. Last year we had many winners with well maintained and beautifully planted lawns and gardens. So spruce up your yards and become a blue ribbon winner. Exceptional award winners will be listed in the next newsletter.

Grounds Maintenance

Each year we spend half our budget (around \$20,000) cutting the common grass around the lakes and neighborhoods and planting flowers in the entrances of each neighborhood. Jones landscaping currently has the contract for this work on a month to month basis, and you see Jones workers mowing and planting during the year.

Notwithstanding the excellent work that Jones has done for us over the years, the grounds committee is looking at other ways of maintaining the common areas of Greystone, including a full time maintenance person. If you have ideas on how we can better maintain or improve the common areas, or if you are interested in a full or part time grounds maintenance position, please call me at 847-2599.

Grounds Committee Members

Is Your Neighborhood Represented?

Bakers Landing — open
Bluffridge — Helen Jones 847-2108
Chadleigh Point — Ken Ease 847-4478
Clandon Forest —
 Richard Hopkins 846-8580
Dunbarton Pointe — open
Parliament Pointe — open
Springmoor — open
Springs — Merle Marxen 847-2592
Stone Quarter —
 Max Rosentreter 846-9514
Valley Lake — Joan Forbes 848-1235
Vestavia Woods —
 Valerie Scott 828-1220
Wedges — Pat Moore 848-4615
Winchester Point — open
Windsor Ridge — Ross Levin 870-8770
Windsor Woods —
 Kathy Litsas 846-1913
The Woods — Mary Stascak 846-3661
 — *Chip Williams, chair*

Lakes

We had several meetings to establish a position on the city of Raleigh's responsibility for the increased rain water runoff into our lake system from the Strickland/Six Forks area. Our basic concern is for the safety of our dams. We concluded the city needed to evaluate the water flow surges caused by their rezoning actions.

We met with our area councilman, Kieran Shanahan who suggested that the fastest way to resolve the issue would be for Greystone to have a representative on a committee the city was forming to study and make recommendations concerning the impact of the outer bypass on the Six Forks/Strickland intersection. (There are plans to extend: New Lead Mine to Six Forks; Forum Drive at each end— to Lead Mine and to Strickland. Additionally there is potential for greater development in this area.)

I agreed to serve on this committee. However, if it is not apparent that this will help Greystone, we may need to go directly

to the city council and demand help. Greystone homeowners need to stay informed on the progress of this study and be prepared to state their opinions at a public meeting that will be held this summer.

Greystone Lake

North Carolina is requiring us to repair cracks and holes in the surface of the concrete spillway. We plan to issue a contract for these repairs shortly. During the one- to two- week repair period, it will be necessary to lower the lake water level 12 to 8 inches below the spillway entrance. We have been assured the fish population will not be harmed by this minor lake level adjustment.

The lake water will be using the valve at the bottom of the lake. Please keep any boats away from the dam front during this time to avoid interfering with the repair work and the lake level control activity.

During the time the water level is being regulated, there will be water discharging from the lake at the bottom of the dam. For safety reasons, please stay clear of this discharge area.

We will take advantage of the lake lowering to evaluate the erosion on the dam front and the sedimentation at the upper end of the lake.

Winchester Lake

Since we were unable to clear the old drain, we contracted with an engineering firm to design a new drain system for this lake. After approval by the North Carolina dam safety regulators, we will contract to install this new drain. The new drain will be designed to reduce or eliminate water flow over the emergency spillway.

Following installation of the new drain, the lake water will be returned to its original design point, approximately, one foot lower than the emergency crest.

Scheduling this work will depend on State approval. We can reasonably expect to start in fall.

— Merle Marxen

Assessments

Continued from Page 1

business of GA, the Articles provide for a board of Directors to be elected from members of GA. The board is charged with management of GA affairs. The board acts on behalf of the association, and in that capacity is responsible for the collection of assessments and the payment of expenses.

In order to fund the association, the Articles allow GA to levy, collect and enforce payment of charges or assessments, which are used to pay expenses incurred by GA in carrying out its responsibilities. These responsibilities include the care and maintenance of common areas and lakes, providing access easements for enjoyment of those areas and other activities to make our life in Greystone more enjoyable.

In addition to the provisions found in the Articles, Greystone residents are required to pay the annual assessment by the Declaration of Covenants, Conditions and Restrictions for The Wedges at Greystone —

Section 1, Book of Maps, 1980, Page 730, Wake County Registry ("Restrictive Covenants"). The Restrictive Covenants were recorded at the Register of Deeds office on Sept. 25, 1980, before the first home in Greystone was purchased. Each home built in Greystone is purchased subject to these covenants. Pursuant to Article VII, each homeowner is required to pay his or her share of the assessment.

On May 21, 1981, the covenants were amended (recorded with the Register of Deeds) to provide that any assessment not timely paid becomes a lien on the home in addition to being the personal obligation of the homeowner. This amendment, in effect, allows the Board on behalf of GA to file a notice or claim of that lien with the Clerk of Wake County Superior Court.

If this happens, the fact of a past-due assessment becomes public knowledge.

Anyone searching the title to your property will find the lien, and it will show up if anyone has reason for checking judgments against you.

Editorial

Mowing, Round 2

At the association board meeting May 20th, a motion to allocate funds for mowing along sidewalks of Lead Mine and Sawmill roads was made, as recommended by the GA Grounds Committee. The motion was made based on a declaration of covenants that allows assessments to be used for beautification of areas within a subdivision but not part of the common area. The motion was defeated six to four.

Every year, Greystone Association spends thousands of dollars on grounds projects to common areas, funding that directly affects only a handful of homeowners. Almost all of these projects are for aesthetic improvement.

For example, a homeowner lives behind common area filled with uprooted trees and unsightly stumps, or which was used for dumping.

Through Grounds

Committee approval, funds can be allocated to

take care of the problem. Yet the impact of dollars spent is felt by the few who are "lucky" enough to live near common area.

Two years ago the Greystone board voted to suspend mowing and maintenance along the sidewalks adjacent to Lead Mine and Sawmill roads. The association had been mowing these areas, which are not common area, since Greystone was developed.

Since the board's decision, mowing, which has been left up to individual homeowners, has been spotty at best. Some ignore it, some mow, and others have killed the grass altogether.

These areas provide community access to all of us. They are gateways through which we pass daily, announcing each subdivision to passers-by. These sidewalks are the most visible part of Greystone, not only to association members, but to the general public who travel the roads and walkways each day. Because they are "unlucky" not to be designated as common area, these areas are not regularly maintained. Without uniform maintenance, the sidewalks have become the most unsightly — and most used — areas within Greystone.

The issue to have these areas mowed at GA's expense should never die. We hope the board realizes the harm it is doing by upholding a poor decision. The board's responsibility should be to make decisions that positively affect the majority of association members. Clearly, uniform mowing and maintenance would positively affect all 800 families and Springmoor residents each day. We look forward to Mowing, Round 3.

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Some Greystone residents are required to pay monthly dues or assessments to individual neighborhoods, in addition to annual GA dues. The authority for those assessments is found in restrictive covenants of individual neighborhoods and also allows for liens on amounts not timely paid.

To avoid having a lien placed on your property, please pay assessments on time. To avoid having a lien appear after you move from the area, be certain that the attorney handling the sale of your home notifies HRW of the sale, providing them with the name of the new owner.

— Leslee Sharp

Message from the President

Continued from Page 1

problems. We are lucky to have Merle Marxen as our Lakes Committee Chair. He has identified that the City of Raleigh's land use decisions changed the original designation of the Strickland & Six Forks roads area, causing an increase in the water flows downstream. This increase has made the original engineering calculations of the dams obsolete. We have contacted our City Council representative, Kieran Shanahan, to address this. As a result of this contact, Merle has been appointed to the Six Forks/Strickland task force, which will be working with the Raleigh Planning Department on drainage and watershed issues, implications of planned roads and greenways, and vacant properties. This will help.

However, if city land use decisions have caused our problems in part, and knowing the city will eventually take ownership of the lakes and lake common area through the Master Greenway Plan, why should we pay now when the ownership will end up in Raleigh's hands down the line? A real solution to the problem is for the city to either financially support our dam and lake problems, or go ahead and assume ownership now. This will eliminate our current reserves problem, allowing us to concentrate on other projects and provide security for emergency needs.

— Ross Levin

Do you have an article you'd like to submit for inclusion in the next newsletter?

How about a topic you'd like to see discussed?

Call Leslee Sharp at 676-0397 with your ideas.

Financial Report

As of April 30, 1997, 94 percent of assessments have been paid. Forty-three homeowners are delinquent \$3,516.52. Six homeowners are more than one year delinquent. Delinquent accounts have been referred to our attorney.

Most non-contractual grounds expense has been used for the continuing problems as the result of Hurricane Fran. These expenses totaled \$9,455.

We are required to fund repair work on the Greystone Lake dam and spillway. The recent bid of \$14,500 for this project is higher than the \$8,400 budgeted last year, because of the addition of sandblasting and painting.

Printing and postage expense is over the budgeted amount because of double mailings needed to announce the annual meeting earlier this year. Taxes paid were over budget, and the management company is investigating the reason.

All other expenses are at or below budget.

— Paul Woolverton, Treasurer

Greystone Village Voice

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