

GREYSTONE VILLAGE VOICE

WWW.GREYSTONEVILLAGE.ORG

OCTOBER 2009

GREYSTONE VILLAGE HOA BOARD

There have been two meetings of the Greystone Village Homeowners Association Board since our last newsletter. The dates were July 16 and September 17.

The Recreation Committee reported that we should finish the year under budget, and that we had no major accidents or injuries. Membership renewals were stronger this year than last year, but there was an unanticipated \$17,000 expense. The drains in both pools had to be replaced in compliance with the Virginia Graeme Baker Act. The Board approved the request by Alacia Bilow, President of the Swim Team Board, to join the Recreation Committee.

Lakes and Grounds discussed several issues. Baker's Lake did not have to be sprayed for hydrilla, and it will be dredged before the end of the year. Guins, which dredged Winchester Lake, submitted the most reasonable bid and will do the work. Abandoned boats around Baker's Lake have been tagged to be removed soon.

The City has agreed to bring the Greystone dam up to code by repairing it and raising its height.

Since they will need to lower the lake level to accomplish that, the Board decided to wait to dredge Greystone Lake at the same time. The City hopes to have its bids in place and to begin the work in early 2010.

Options for replacing the gazebo at Winchester were discussed and the Board will wait for feedback from the neighborhood before proceeding further. In addition, various ideas are being considered for landscaping and maintenance around the neighborhood signs.

Kelly Ybarra, the director of the new Greystone Recreation Center, shared plans and programs with the Board. The Citizens Area Liaison hopes to work with the Parks Dept. to use the new center for meetings. (See also on Page 2.)

The Greystone Village Board of Directors meets every two months, on the third Thursday of the month at Coldwell Banker Advantage, 6008 Creedmoor Road. Homeowners are welcome to attend. The Board's next meeting will be November 19 at 7pm. See www.greystonevillage.org/BOD.asp for details and directions.

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

In-home Emergency Prevention

Would you be interested in attending a program on In-home Emergency Medical Prevention that helps streamline the medical information gathering process for emergency personnel, firemen, doctors, hospitals, etc? The local EMS and the fire departments are very interested in people taking part in this program because it would help them save seconds, minutes and even lives.

Neighborhood Disaster Planning

Do you know what to do when disaster strikes before professional help arrives? Would you like to be part of a Neighborhood Disaster Preparedness Planning Team which would develop a plan to check on neighbors for injuries, hazards and other critical needs in case of a disaster such as a hurricane, tornado, fire, etc?

If you are interested in either of these programs, please email Shila Baer at elfmon@aol.com or call her at 870-1050.

TIME IS RUNNING OUT . . .

for the \$8000* TAX CREDIT FOR FIRST-TIME HOMEBUYERS!

You have probably heard of this terrific program, but are you aware that to take advantage of it you **must close on a property by November 30, 2009**? Since it usually takes about 4 to 5 weeks to settle a home once a purchase contract is written, there is not much "shopping time" left. (In reality, one should try to close as soon as possible in order to avoid a last-minute rush that might delay your closing beyond the deadline.)

Some basics of the program are noted below.

Qualifying: To qualify as a "first-time homebuyer" the purchaser or spouse may not have owned a residence during the three years prior to the purchase. (To clarify, "purchase" refers to the closing of the house; not the signing of a contract.) In addition, the home must be purchased between Jan. 1, 2009 and November 30, 2009.

Properties: The 2009 tax credit may be applied ONLY to primary residences, including single-family homes, condos, townhomes, and co-ops.

How much?: The maximum allowable credit is \$8000*. Each buyer's tax credit is determined by two factors: (see page 2)

NEIGHBORHOOD UPDATES & INFO

Greystone Web Site/Newsletter Editors

Many thanks to Julie Tomlinson for her years of dedicated service as editor of the Greystone newsletter and web site. Greystone was very fortunate to have a professional writer and editor for those positions, and two people were required to replace her!

Joe McVerry has assumed responsibility for the web site. (jmcverry@americancoders.com) Karen Copeland is now our newsletter editor, and she has agreed to fill the vacancy on the Board as well. (kcrhew@nc.rr.com)

Greystone Recreation Center

Renovations are progressing for the new Greystone Recreation Center at Greystone Village Shopping Center. It will be dedicated on December 8, 2009, with programs beginning in January, 2010. Kelly Ybarra, who is the director of the facility, gave the Board a briefing on its design and many of the varied programs already planned for the center.

The center will be a wonderful asset for our community. The December newsletter will contain details of the center's upcoming programs. For information about what's happening at other Raleigh Community Centers, go to www.raleighnc.gov, then search on "community center."

GREAT GREYSTONE GATORS

The Greystone Gators Swim Team had a very successful season this year. They were led by coaches Lauren Holtman, Claire Patterson, Amanda Swango, Daniel Munt, and Kirby Trundle. Numbering more than 180 swimmers, our team finished with a record of 4-2.

Gator swimmers enjoyed activities outside the pool, too, such as movies, lunches at local restaurants, and a wonderful Family Fun Night spearheaded by Cheryl Grimes. In addition, several Gator Families went to Wrightsville Beach for the annual Gator Beach Day.

The Gator Grill, manned by the Tunstalls and crew, continued to provide us with delicious food at our home meets and we love the new web site that the Wylie family created for us. For information about our team and pool, please go to www.gogreystonegators.com. We had an exciting Awards Ceremony after our last meet and everyone enjoyed the 2009 slide show prepared by Greg Bryant.

We capped our season by winning the Junior Championship meet at Ravenscroft and by swimming to second place at The Greater Raleigh Swim Meet held at the Triangle Aquatic Center! Way to go Gators!

If your children are not a part of the Gator Swim Team Family, please consider signing them up next year. Our team provides a fabulous way to promote healthy lifestyles and long-lasting friendships for both the swimmers and the parents. As we say at Greystone, "Once a Gator, Always a Gator."

Greystone Swim and Racquet Club wants to Thank ALL who made the 2009 pool season a success! Go Gators !!!

RECYCLING TIPS

The June newsletter noted which items the City of Raleigh encourages us to recycle. As a follow-up, this newsletter tells us **how to prepare** items which are placed in the green Raleigh Recycling bin and which items should **not be recycled**. The City has requested observance of the guidelines listed below.

- Rinse and crush cartons and plastics to conserve space.
- While plastic lids or caps can be left on emptied plastic bottles, any metal caps or rings should be removed. (Hint: crushing the bottle and then putting the plastic lid back on will help keep the bottle flattened.)
- Check your plastic containers to be sure they are bottles. A bottle is defined as having a base that is larger than its "neck." Bottles also normally have a screw-on lid.
- Do not recycle any plastic bottle that previously contained hazardous material that may come in contact with Solid Waste Services workers, potentially causing harm. Included would be motor oil, brake fluids, pesticides and anything with the poison symbol on it.
- Rinse and remove any plastic or metal tops from glass containers.
- Do not put any broken glass in the recycling bins.
- Glass food and beverage containers are the only glass products the City collects for recycling.
- Plate or window glass, light bulbs, mirrors, dishes, glassware and ceramic materials cannot be recycled through the City's program.
- Remove newspapers, inserts, magazines and catalogs from plastic bags, envelopes or coverings.
- Stack newspapers, inserts, magazines, catalogs and white paper neatly and place on TOP of all other materials. (Please fasten the tie straps over these materials to avoid littering.)
- Only white paper (either blank or with color printing) is accepted, including envelopes with windows. No colored paper, check books, carbon paper, books, paper with adhesive backing or paper bags may be recycled.
- No unopened mail, as it may contain items such as colored paper, promotional stickers or product samples, which could contaminate the entire batch of paper collected.

REMINDER: The new state law banning plastic bottles from trash cans begins **OCTOBER 1, 2009**.

TAX CREDIT (Cont. from page 1)

(1) the price of the home, and (2) the buyer's income. The credit is equal to 10% of the purchase price of the home, up to \$8000. Single buyers with incomes up to \$75,000, and married couples with incomes up to \$150,000, may receive the maximum credit. The tax credit is reduced proportionately for singles earning between \$75,000 and \$95,000, at which point the credit would be zero. For couples, the phase-out income would be \$170,000.

Repaid?: No (unlike the 2008 tax credit). However, if the property is sold within 3 years, the credit will be recaptured.

There is not enough room for all the details, so please contact Karen Copeland at kcrhew@nc.rr.com for more information.

THE REAL ESTATE CORNER

Many neighborhood newsletters include active listings and the latest home sales, because the residents like to be kept up to date. This is the premiere of "The Real Estate Corner", and we hope you will find it useful.

ACTIVE LISTINGS

| <u>Address</u> | <u>Total Living Space</u> (square feet) | <u>List Price</u> |
|----------------------------|--|-------------------|
| 7220 Bluffside | 1227 | \$188,500 |
| 7346 Doverton * # | 2253 | \$197,000 |
| 1032 Whetstone | 1530 | \$199,900 |
| 7216 Bluffside | 1725 | \$209,900 |
| 7200 Doverton * # | 2600 | \$234,900 |
| 1012 Whetstone | 1900 | \$264,900 |
| 7005 Valley Lake | 2280 | \$299,000 |
| 1312 Binley | 1966 | \$329,900 |
| 7308 Greystone Overlook | 3085 | \$375,000 |
| 1200 Wedgeland | 2197 | \$379,900 |

* Townhouse

Nearby neighborhood

UNDER CONTRACT

| <u>Address</u> | <u>Total Living Space</u> | <u>List Price</u> |
|-------------------|---------------------------|-------------------|
| 7232 Doverton * | 2211 | \$218,500 |
| 7405 Rolling Dale | 1636 | \$222,400 |
| 7804 Harbor | 3010 | \$299,000 |

SOLD 1/1/2009 - 9/15/2009 (in order by date sold)

| <u>Address</u> | <u>Total Living Space</u> | <u>List Price</u> |
|--------------------------------|---------------------------|-------------------|
| 7344 Doverton * # | 2208 | \$210,000 |
| 1808 Spiny Ridge | 2675 | \$330,000 |
| 7536 Milestone | 2161 | \$257,000 |
| 7705 Bluff Top | 1820 | \$220,000 |
| 7225 Bluffside | 2320 | \$246,000 |
| 7448 Capstone | 3535 | \$395,900 |
| 7208 Woods Edge | 1360 | \$211,000 |
| 7347 Doverton * # | 2278 | \$180,000 |
| 1204 Greystone Park Drive # | 2200 | \$320,000 |



??? Tennis Anyone ???

The pool may be closed for the cool season but Coach Chris Smith is keeping the Greystone Swim and RACQUET Club busy!

Greystone Swim & Racquet Club offers year-round tennis, and the fall schedule has begun. Chris Smith will coach Beginner and Adult Clinics on Thursday nights from 6-7pm and Saturday mornings from 9:30-10:30am. Junior clinics will be on Thursdays, with younger beginners at 4-5pm, and older intermediate/beginner players at 5-6pm. Also, Cardio Tennis will be offered on a consistent basis by Joy Dempsey after September. It's a great workout; please email Coach Smith with any questions

"Four and a Pro"

Coach Smith is also setting up groups of children and adults to take lessons at various times throughout the week called "Four and a Pro" lessons. Ideally, there will be four students of similar ability with Coach Smith for an hour. Lessons cost \$12.50 per student, and it's a great way to improve, while meeting a group that you can practice with outside of lessons. All ability levels are welcome. If you haven't played in a while, please send Coach Chris Smith an email and he'll get you set up. Also, Chris offers private lessons, which are \$50 per hour.

Contact Coach Chris Smith at: greystonetennis@gmail.com or (919) 740-0802. Please send an email if you're interested in learning about any of the many programs Greystone Swim and RACQUET Club is running.

Coach Chris Smith ~ "Thanks, looking forward to seeing you at the courts this fall! "

Fall Reminder

Yard waste should be cut and bundled then put into CLEAR plastic bags or trash cans. Bags or containers should not be put out before the night before pick-up.

