

THE TOWNHOUSE CRIER



Bakers Landing Townhomes

Board Members

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Carrol Snodgrass

Vice-President
Tina Shook

Treasurer
Bill Abel

Secretary
Bob Ball

Member at Large
Carroll Fernstrom

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*(Messages left will be
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PRESIDENT'S UPDATE

Our board member Julie Tomlinson, Member at Large, has left for her Peace Corps assignment in Azerbaijan. Carroll Fernstrom has agreed to fill Julie's position on the board until the Annual meeting in January when we can elect a new member.

Carroll has worked tirelessly on the Greystone Lakes and Grounds committee and updates the Bakers Landing Board at every meeting. Thanks to her efforts - Greystone Village Management has removed three dead trees on Bakers Lake. The stumps and other cleanup will be done before the end of the year. Carroll lives on Breckon Way. You will enjoy her informative column in our newsletter.

We will complete roofing on one more set of homes on Boathouse Court this year. Bill Abel, Treasurer, will be giving you a positive update on our financial situation of our association. Bakers Landing has been very fortunate in a difficult economic time.

Tina Shook, Vice President and Bakers Landscaping chairperson will give you an update on the plan to remove the beautiful fall leaves as they begin to inundate our roofs and lawns and other pertinent information.



I received an e-mail from Adam Boyette of Valleycrest Landscaping regarding our problem of growing grass in shaded areas and he stated, "Fescue is the most affordable grass seed for your area. We are using a different brand than what we used last year so we should see better results. The seed should germinate in 6-8 days. We will not mow for the next couple of weeks just to give the seed more opportunity to set roots and harden off."

Bob Ball, 1025 Boathouse Court, will again be hosting our 6th Annual Holiday Wine and Cheese Party November 22 from 2 PM to 5 PM. We hope you all plan to at-

tend. It's a great way to meet your new and old neighbors.

Please consider being part of the Bakers Board as chairperson of a committee. Tina and Carroll are on the board; chair committees and both have full time jobs. We could really use your help with Architecture, landscaping and social committees.

Bob and Toby Vincent have lived in Boathouse Court for several years. Bob died September 10. Bob enjoyed classical music and was one of the first Thursday volunteers at WCPE radio station. We seldom get the opportunity to know our neighbors as well as we'd like. Keep Toby and their sons, Dick and Tom in your thoughts and prayers.

Times goes so fast
Life asks so much
No wonder friends
Get out of touch
But in our hearts
Deep, true, unseen
Friendships stay forever green.

Author unknown

BAKERS LAKE UPDATE FROM THE GREYSTONE GROUNDS & LAKES COMMITTEE:

The date for dredging of Bakers Lake has been moved up to October or November 2009, previously scheduled for 2010. The change is because dredging of Greystone Lake has been postponed from 2009, awaiting the City of Raleigh's involvement with necessary changes to Greystone dam. The silt in Bakers Lake is primarily in the north end of the lake between the peninsula and the culvert, due to flow of water from the stream through the culvert. A catch basin will be incorporated in the dredging, in order to compensate for the heavy accumulation in this part of Bakers Lake.

The abandoned boats on Greystone common property around Bakers and Winchester Lakes are due to be removed, if not already done so by the printing of this newsletter. Charleston Management, the company that manages all Greystone common property, is taking care of removal of abandoned boats.

Hydrilla in Bakers Lake is being controlled effectively by the carp introduced several years ago. Because of the positive results of the carp, the spraying of herbicide was not necessary in June 2009. Since the spraying of herbicide in done only in the month of June for maximum effectiveness, the lake will be checked again in June 2010. Fishing is still prohibited in Bakers Lake, and Greystone residents are encouraged to fish in Greystone Lake instead, to preserve the carp.



The geese population is being effectively controlled by adding measures, paid for by Greystone Homeowners fees with Greystone board approval following recommendations by the Grounds & Lakes committee. Ad-dling will be ongoing as needed each year.

MONEY MATTERS

The Fall season brings with it another community newsletter. As a Board of Directors we want to keep all owners aware of "happenings" in Baker's Landing. One of the major areas of concern and interest is finances. Very simply, how is your \$160 monthly dues being spent? With 56 townhouse owners paying \$160 twelve times each year the Board has the responsibility of carefully spending over \$107,000 during the year 2009. First, and most importantly, we prepare an annual budget just like many of you do with your household finances. And, like you we can't spend more than we receive. At our most recent Board meeting in September we reviewed the financial report as of 8/31/09 and began preparation for our 2010 budget. Let me share with you some of the highlights of our finances having completed two-thirds of the fiscal year.



Our cash income is very sound with very few delinquent accounts - thank you! Two of the major areas covered by H.O. dues are the exterior maintenance of the 14 buildings and the landscaping of the property. Our expenditures on maintenance are well below our budget which we attribute to preventative maintenance, especially our timely painting cycle and reroofing program. Landscaping represents our largest single cost each year outside any capital expenditure. And, two of the items within the landscaping budget that add to the cost are pinestraw and tree removal. We spend \$5,000 each year on pinestraw and \$4,000 on tree removal. The major cost in this area, of course, is the \$2,000 we pay each month to ValleyCrest Landscaping to care for the grounds. Let me do some number crunching here to make that number take on a more

personal cost. If you take that \$2,000 number and divide it by 56 homes it comes to \$36/month/home or approximately \$8/week/home. Now, that seems more reasonable. Next to landscaping the next biggest expense each year is the cost of hiring our management company, HRW. This year's cost for management is \$13,260. This is a significant cost but one we could not do without. Finally, as good stewards, the Board allocates more than 40% of our annual budget, \$44,740, into a reserve account to pay for future capital expenses, e.g., roofing, painting, etc.

I know the other members of the Board will give you more details in this newsletter regarding many of the items I mentioned above. If, however, you ever have any questions or suggestions regarding the finances please don't hesitate to give me a call.

Bill Abel, Treasurer

BAKERS LANDING UPDATE ON LANDSCAPING

Our Landscaping Company, ValleyCrest, works hard helping to keep our community looking sharp. As Carrol mentioned, ValleyCrest is trying a different grass seed in an effort to improve the amount of grass throughout the community and increase turf in the shady areas. They have just completed the aerating and overseeding for this season.

Fall is upon us and that means that starting in the next few weeks ValleyCrest will begin blowing the leaves from the properties as part of their regular weekly maintenance. This is a challenging time of year due to the number of trees in our community. The Landscaping crew will do their best over the next couple of months to blow the leaves from our lawns and move the leaves into collection areas on the street. The leaves will be picked up by ValleyCrest on a weekly basis. We appreciate your patience during this time of the year.



MESSAGE FROM THE SECRETARY

It is that time of year again when the weather starts to cool off and Baker's Landing shows off it's true colors. The fall foliage should be spectacular this year due to the amount of rain and warm temperatures. I moved to Baker's Landing 12 years ago and every time I drive into our community I am still so very proud of how we have maintained our property and homes.

We on the board are always looking for new homeowners to get involved in our association. As Bill Able mentions in his article there are 56 townhomes in Baker's Landing but we have only 5 people on the board to represent your interests. I think we have been a very proactive board in regards to the painting cycle, roof replacements and landscaping. We could use some more inputs as to what you would like to see in improvements to the community. There are committee positions open for Architectural and Sunshine. The Architectural committee chair would bring to the board any improvements a homeowner would like to make to their property so it can be reviewed to insure these improvements are within the covenants and appearance of our

neighborhood. The Sunshine committee (this is a fun one) would be responsible to greet new homeowners and welcome them to the neighborhood. It would also include letting everyone know if there has been a death, wedding and or anniversary that should be acknowledged in our newsletter. I hope there are a few of you out there that will take the challenge to join the board for these positions.

Again I am happy to host this years 6th Annual Holiday Wine and Cheese Party on November 22nd from 2PM to 5PM in my home at 1025 Boat-house Court. I will make sure that Bailey behaves himself. In years past we have had a good turnout of around 35 or so residents. I would encourage you all to participate this year. It is a fun event where you can meet one on one with your neighbors and friends. It is coming just before Thanksgiving this year so hopefully it will set the tone for our upcoming holiday season.

Bob



Bakers Landing Architectural Requests

A reminder to all residents that any exterior improvements being considered for your townhome require an Architectural Request Form to be submitted to the Board of Directors for approval prior to any work being done. This includes for example: enclosing a patio or deck, additions to the deck, or changing shrubs at the front of your townhome. A copy of the Architectural Request Form can be obtained from HRW (787-9000 ext 213) or can be found on the Greystone Village website: www.greystonevillage.org. Once at the website - click on neighborhoods and you will see Bakers Landing listed. This website also contains information on each of the neighborhoods in Greystone as well as meeting dates, Board members, Bakers Landing Covenants, and other information particular to our community.