

## Board of Directors

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## A NOTE FROM OUR PRESIDENT...

More than likely, many of you are reading this newsletter in hard copy form. We are doing the leg work to offer an alternative for those of you who prefer to reduce your paper and receive the newsletter electronically. Charleston Management has put in a lot of time and effort to facilitate better electronic communication and services. That includes delivering this via web-sites. At the bottom of this page are the instructions from Charleston Management to sign up to access your account and other services and information regarding Greystone. Many of you have requested an electronic means to interact with Charleston and the Association Board. There are some useful features currently on the site and enhancements are under construction. Currently you can initiate and track requests of Charleston Management relating to items relating to common areas that need attention. They may also be carbon copied to other individuals as necessary. This way you are assured the person responsible for your request gets it and takes care of it. As an example, I used the site to ask that the lights on the Windsor Woods be fixed. Just to check I called Matoka Snuggs, our Senior Community Manager at Charleston Management. She had received the request and had already made arrangements to have the lights fixed. We are trying to improve our efficiency, but there is an important point that should be made. Electronic communication should never replace the personal conversation. However, there are certain time management advantages for communicating electronically. Items that must continue to be delivered via the US Postal Service are the Notice of the Annual Meeting and your Association Dues Notice.

It is our intent to migrate as many simple tasks as possible to the [GreystoneVillage.org](http://GreystoneVillage.org) and [CharlestonManagement.com](http://CharlestonManagement.com) websites. This includes the delivery of the newsletter. There also is the issue of the cost of the newsletter. Between copying and postage, it costs around \$850.00 per issue to distribute the newsletter in hard copy to all of the homeowners. That expense could be put to better use, but the choice is yours. Please consider opting out of receiving your newsletter via mail by joining Charleston Management's web-based service. Also, please continue to provide your suggestions on how we can improve.

## HAVE YOU SIGNED UP YET?

Charleston Management has a web-based community service program! Signing up will allow you to access your personal account information (including payment history), receive correspondence by email (newsletter, etc.), access community information, and much more. To set up your account -

1. Go to [www.charlestonmanagement.com](http://www.charlestonmanagement.com)
2. Click [Create Your Account](#) which is below the words [New User ?](#) in the center of the screen.
3. You will be prompted to enter your individual Security Key code which you should have received with your most recent account statement. If you do not have your code, you will need to contact Charleston Management (847-3003) for your code.

*Matoka Snuggs, Senior Community Manager*  
Charleston Management Corp.  
919/847-3003, fax 848-1548  
<http://www.charlestonmanagement.com>

## MEET GREYSTONE LAKE

The largest of the our three lakes, Greystone Lake sits west of Leadmine and south of Sawmill. Access can be facilitated from Stone Quarter off of Valley Run Dr., from the Wedges via Wedgeland Dr. or Bluffside Ct., from Parliament Pointe via Capstone Dr. and from Valley Lakes by means of Valley Lakes Dr. There is also access from the Swim and Racquet Club and there is a path that runs from Winchester Lake to Greystone Lake that is parallel to Valley Lakes Dr. See the map on page 3 or on the website at <http://www.greystonevillage.org/Lakes%20&%20Grounds/Maps/maps.asp> .

The pictures below were both taken from the area directly behind the tennis courts, halfway through the dredging process on March 4th, and after the lake levels had returned to normal on June 12th.

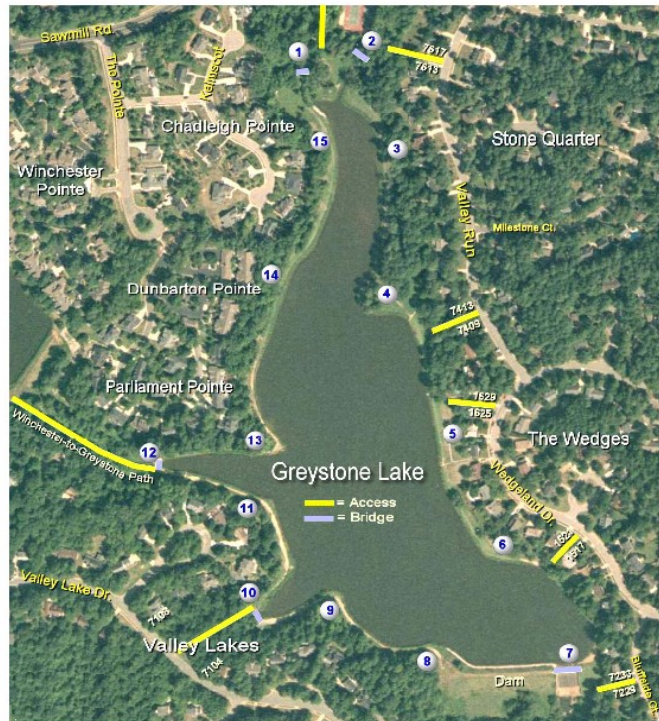
As a manmade lake, Greystone Lake was designed to aid in storm water control for both the Greystone community and the City of Raleigh. It approximates 30 acres and the distance around the lake is about 2 miles. Even though we do not stock the lake with fish it has a vibrant and growing fish community that is evidenced every now and again when one is caught. Fishing is permitted on Greystone Lake, but the policy is to catch and release. Check out the pictures of previously caught fish and if you are lucky and catch a whopper, please send us a picture.

Although the lake is currently full, the water level was down for the last 4 to 5 months to facilitate the repair and upgrading of the dam. The North Carolina Department of Environment and Natural Resources (NCDNR) is responsible for inspecting and regulating dam construction and maintenance. Within the past several years NCDNR changed the guidelines for dams and the dam at Greystone Lake did not meet the new guidelines. Since Greystone Lake is an integral part of the City's storm water system, the City decided to bring the dam up to specifications and contracted for those changes to occur. Construction started in winter and continued until early summer. If you are a frequent lake walker you probably noticed the orange tape preventing the complete circuit of the lake. The tape has been removed and the entire lake is now walk-able. We are working with the contractor to bring the lakeside walkway up to standard, which should be completed soon.

One of the responsibilities of our community that is handled by the Board is the maintenance of the lake through mowing of the lake-side paths, removal of debris and also making sure the lake is serving its purpose as a storm water reservoir. In order to do this we must remove the silt that comes into the lake from construction up stream, erosion of creeks and streams, or just the washing off of debris from our streets. To do this we must dredge the areas of the lake that have a buildup of silt. The board planned for several years to dredge Greystone Lake. The lowering of the water level by the City provided a perfect time for completing the dredging. Our intent was to dredge the area of the lake closest to the Swim and Racquet Club, the cove closest to Valley Lakes Dr. and the cove where the stream from Winchester Lake empties into Greystone Lake. As is evident by walking around the lake, these last two coves were not dredged. City and State regulations had changed since our last dredging and we found ourselves in a predicament. We have now satisfied all regulations for both the City and State, but are still learning what the correct methods are for future dredging projects.



Greystone Lake is a unique and beautiful amenity for our community. Fishing, unpowered boating and simply strolling around and enjoying the many kinds of wildlife is truly a treat. Get out there and visit Greystone Lake, especially if you have never been. You will be pleasantly surprised. As always, please do not litter and remember to pick up after your canine friends.



## REZONING UPDATE

There was a petition to rezone the property at 7501 Lead Mine Rd. from residential use with up to 20 dwelling units allowed to Office and Institutional for use as a retirement center with 120 units. The property is adjacent to Greystone homes on Milestone Ct., Rolling Dale Ct., and Wedgestone Ct. See zoning case Z-003-11 at <http://www.raleighnc.gov/rezoning>.

If developed as originally proposed, the site will be about 50% impervious surfaces (roofs and parking lots) and essentially all of the storm-water runoff from the site will flow through Greystone homeowner properties to Greystone Lake. At present, the site is undeveloped and a portion of the storm-water flows to Lead Mine Rd.

The Board was opposed to the petition due to the Office and Institutional zoning and storm-water runoff issues.

The petition was presented at the North Citizens Advisory Council (CAC) meeting on April 7th, where residents had the opportunity to ask questions and vote on the petition. The residents voted to oppose the rezoning by a vote of 14 - 0. The petition was presented at the City Council hearing on April 19th and the City Planning Commission hearing on May 24th. Board representatives presented Greystone's opposition to the petition.

The conditions were revised, and the Board withdrew its opposition to the petition. Under the new conditions, the zoning is changed to residential use with up to 20 units per acre. Also, the storm water runoff control was revised to limit runoff to the predevelopment rate up to the 100 year storm. The storm water runoff rate during construction will be limited to the predevelopment rate up to the 25 year storm.

On June 14th, the petition was approved by the City Planning Commission.



## GREYSTONE SWIM & RACQUET CLUB NEWS

Membership is filling up quickly this year, so if you plan to join this summer, please do so quickly. Greystone Homeowners do not have to pay an initiation fee to become a pool member. The pool will be open this season until September 12th. Visit the website at <http://www.greystonevillage.org/SwimClub/PoolRecreation.asp> or call 848-8554 if you have questions about membership.



With 218 swimmers, the Greystone Gators are currently ranked # 3, behind Lake Park and Seven Oaks in the Northern League of the Triangle Swim Association. There are 10 Divisions and 40 teams in the Northern League, so #3 is impressive. In 2010 the Gators won second place at The Greater Raleigh Championship Meet and first place in the North Raleigh Championship Meet. All swimmers are invited to participate in one of these 2 meets which take place in July.



The Gators are very lucky that the five coaches from last summer all returned to coach again this summer. Home swim meets this summer are on June 21st, July 5th and July 19th.

## GREYSTONE TENNIS



Tennis continues to grow at Greystone. There were six adult USTA teams playing out of Greystone in the spring, and there are six adult teams playing out of Greystone this summer. The youth clinics started on June 13th. There will be a Bronze Team and a Silver Team which will be led by tennis pro Rali Bakita. Youth clinics will be held on weekdays except for Tuesdays.

Please see the website for more information about the tennis program and to download a brochure on the summer tennis program. <http://www.greystonevillage.org/SwimClub/tennis.asp> Contact the Director of Tennis, Dean Peterson at [greystonetennis@gmail.com](mailto:greystonetennis@gmail.com), for any questions you may have or to sign up for a clinic. There are clinics available for all levels and also private, semi-private and group lessons. Please come play tennis and join the fun.

As a homeowner, you have rights to use the tennis courts. To make sure our courts stay in good condition, the courts will remain locked at all times. You will need a key to enter and to exit the tennis courts. To obtain a key, please contact Ann Brooks at 919.870.7445. There is a \$20 key deposit and keys are only for Greystone Club members and Greystone homeowners. Please make sure that the gates are locked when you leave the courts and that all trash is put in its proper receptacles. Let's keep Greystone looking great! You will need to sign up for playing time. There is a notebook in a container directly inside the courts on the court 2 side. Matches and clinics take precedence for use of the courts. Matches are reserved, but occasionally they may have to be rescheduled due to weather.

## ARCHITECTURAL COMMITTEE

If you are planning a new addition, fence, shed, pool, etc., you will need to receive approval from the Architecture Committee *before* you start construction. The information and form are also available to download from the website [http://www.greystonevillage.org/Publications/Architecture\\_Guidelines.htm](http://www.greystonevillage.org/Publications/Architecture_Guidelines.htm) or you may contact Charleston Management for guidelines and forms.

Include drawings with dimensions and placement of structures, description of building style, color scheme and materials to be used.

## GREYSTONE HOME OWNERS ASSOCIATION COVENANTS

The Board is often asked about changing the Covenants. Changing the Master Home Owners Association Covenants requires a vote of seventy-five percent of all Greystone homeowners. Owners should also review their sub Covenants. If you have any questions about your particular area, this information is available on the Greystone Village website at <http://www.greystonevillage.org/Covenants/covenants.asp>.

## CALL BEFORE YOU DIG...

As you work in your yard this summer or begin a home improvement project, please remember to keep your family safe by calling before you dig. State law requires that you notify North Carolina 911 to have underground utilities located in your property before you begin any excavation work. Call NC 811 or 1-800-632-4949. At no cost to you, technicians will mark the underground lines. For more information, visit [ncocc.org](http://ncocc.org).



## TELEPHONE DIRECTORIES

Telephone directories are only accepted for recycling in the collection boxes at drop-off centers. To find a year-round site, check this website: <http://www.wakegov.com/recycling/residents/telephonebook.htm>

You may ask to be removed from the delivery list for next year by visiting <http://www.yellowpagesoptout.com/> or by calling the toll-free number of the directory provider (located in front section of each directory).



## GREYSTONE RECREATION CENTER

We are fortunate to have a City of Raleigh Community Center within our neighborhood at the Greystone Shopping Center. Greystone Recreation Center is the only Raleigh center that offers an indoor playground.

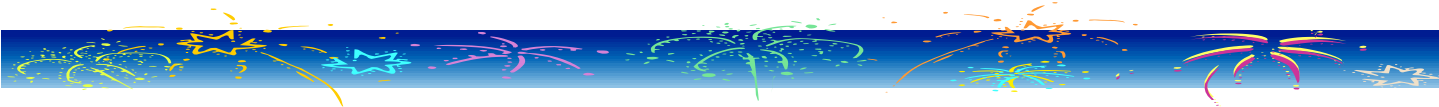
The Greystone Recreation Center offers a large Dance Studio and 2 classrooms where they offer a variety of programs for all ages, from preschoolers to senior citizens. New classes and special events are created on a regular basis, so there is always something new for everyone to enjoy at Greystone Recreation Center. Drop in or give them a call at 996-4848 to sign up for classes. Some activities or classes that might be of interest to you include Ballroom, Latin and Swing Dance, Mah Jongg Open Play, Bingo, Senior Fridays, Korean for Beginners, Tumbling Tots, and Nature Tales and Scales.

(919) 996-4848

Director: Kelly Ybarra

[kelly.ybarra@raleighnc.gov](mailto:kelly.ybarra@raleighnc.gov)

Charleston Management Corp.  
Po Box 97243  
Raleigh, NC 27624



CELEBRATE  
INDEPENDENCE DAY  
AT GREYSTONE CLUB  
ON SUNDAY, JULY 3RD  
SANDCASTLE BUILDING CONTEST @ 2 PM  
PENNY DIVE, SPLASH CONTEST  
DINNER SERVED BETWEEN 6 -7 PM  
BURGERS, DOGS, BAKED BEANS, POTATO SALAD, CHIPS & CAKE  
**Adults:           \$5.00                   10 & under:   \$3.00**

\*\*\*Greystone Homeowners are welcome to attend the three holiday parties. Note that the July 4th party will be held on July 3rd, not July 4th.

