

## Late Winter 2001

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870-6454

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847-6511

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847-2280

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848-4615

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848-8063

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847-2952

**Jay Shapiro**, *LakeWatch*  
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847-0064

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846-2475

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848-8993

**Doug Lintelman**, *LakeWatch,*  
Recreation Committee  
7001 Twyford Dr., Clandon Forest  
844-1854

**Greystone Swim & Racquet Club**  
1115 Sawmill Rd., P.O. Box 98014  
Raleigh, NC 27624-8014  
848-8554

## FROM THE PRESIDENT....

Thank you to all homeowners who took time out of their busy schedules to come to the Annual Homeowners Meeting, February 21. Ellen Kinsinger, Marge Johnson and Doug Lintelman were elected to serve new, three-year terms and Jay Shapiro was welcomed back to the Board for a three-year term. Officers and Committee chairs will be decided at the next Board Meeting, March 21, at 7:00pm, Springmoor Auditorium. All homeowners are welcome. Please RSVP to Charleston Management, 847-3003.

Once again, peacefully co-existing with wildlife was a lively topic of discussion at this year's annual meeting. While many homeowners enjoy and recognize the benefits of the diverse wildlife that our Lakes and natural areas promote, the problems created by the resident populations of Canadian geese and tree-happy beavers have many homeowners upset. It is clear, from both discussions on the Board, and the annual meeting debate, that there is no one solution that will satisfy all homeowners. However, there are ways to mitigate the nuisance problems.

**BEAVERS.** Beaver problems have become more prevalent as their habitat has been reduced by development. Trapping beavers is expensive and doesn't permanently solve the problem. For every beaver that is killed, another will follow. The Board has decided that it makes better economic sense (and is more humane) to invest in beaver-bafflers to protect our culverts and drain pipes and to protectively wrap vulnerable trees on common areas.



Homeowners can also easily and inexpensively spare their trees from beaver gnawing with wire cylinder tree wraps or cages. These cylinder cages should be made of 1/2-inch-mesh hardware cloth or heavy wire 2" x 4" fencing. The cylinders should be 3 feet in height and well anchored to the ground to prevent beavers from crawling under. The space between the tree and the wire should be no less than 6 inches and preferable 12 inches. Also, by cutting the horizontal wires at one end next to a vertical wire, and then bending the horizontal wire into a hook, these cages can easily be removed for use on another tree. Trees especially vulnerable to beaver damage are: Aspen, Alder, Birch, Walnut, Cottonwood, Maple, Poplar, Ash, Willow and Apple. For more information visit: <http://ipmwww.ncsu.edu/urban/cropsci/wildlife/beavers.html>.



**GEESE.** In suburbia, fertilized, closely mown grass, in fact, a verdant lawn leading to a pond - devoid of surrounding shrubs and trees - is the ideal goose habitat. That's exactly what we've provided for the geese. We encourage their residency with lush, green lawns. The best way to discourage geese is to alter their habitat:

1. Reduce grassy areas by planting large borders of ground cover. Geese do not like to walk through such plantings.
2. Plant native trees and shrubs. Geese tend to avoid lawns when they cannot see a water body for a quick getaway.
3. Allow grass to grow taller. Geese do not like to walk through tall grass.
4. Turn part of a lawn into a native wild flower meadow.
5. **Plant grass less tasty to geese. Substitute fescues** for Kentucky Blue Grass.

The Maintenance Committee has already halted the practice of mowing the grass and plants right down to the water. Besides discouraging geese, allowing vegetation along the banks has significantly reduced erosion of the banks and silting of the lake. Allowing the grass and waterside plants to grow naturally at the water's edge has already produced noticeable improvement in the condition of the bank, and it appears that the natural wildlife -- frogs, dragonflies, etc. -- has benefited from this action and should help to manage the mosquito population. Information provided by Canada Geese Citizen's Advisory Committee <http://www.icu.com/geese/report1.html>.

## WATER QUALITY & LAWN CARE



In addition to discouraging geese, and reducing erosion and silting of the lakes, the planting of native trees and shrubs instead of grass, has another important

benefit to our streams and lakes that feed the Neuse River Basin. Less lawn means less watering and fertilizer, and therefore, fewer nutrients in our streams and rivers.

When fertilizer is spread on lawns and gardens a good chunk of it ends up in our lakes and rivers the next time it rains. Nitrogen and phosphorus are fertilizer nutrients that can degrade surface water quality by stimulating algae blooms.

Landscaping with native plants and shrubs also requires little or no water and maintenance. Think of it...

- No Mowing
- Little (if any) watering,
- Probably little or no fertilizing
- Weeds? Almost a thing of the past.
- Crabgrass??? Gone
- Lower Water Bills
- No Sprinklers to Move or Maintain

Less work for you and much less impact on water quality and supplies. You'll use much less water, and almost no pollutants will run from your yard into our sewers, ditches, creeks, rivers and Lakes. Think of the time and money that you'll save and how you'll be helping save our streams and rivers.

If you must fertilize, follow the fertilizer tips and guidelines established by the NC Cooperative Extension, Wake County Center, Phone: (919) 250-1100, Fax: (919)250-1097 or visit their website at:

<http://ces.soil.ncsu.edu/soilscience/publications/Soilfacts/AG-439-21/index.htm>

When it comes to fertilizer, **MORE IS NOT BETTER** for lawns, for you (more mowing!), or for our lakes and streams. Because nitrogen moves freely with water, water-soluble fertilizer should be avoided. Instead, apply only fertilizers that are composed of slow-release sources of nitrogen. Do not over fertilize, closely follow application

instructions, and only apply to cool-season grasses when they are green but not actively growing (in early spring or near end of growing season). Information provided by the NC Cooperative Extension and the Neuse River Foundation.

<http://www.neuseriver.org/lawn.html>

## RECREATION COMMITTEE

...By Doug Lintelman

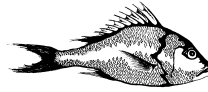
**Pool Manager.** The Recreation Committee is pleased to announce the hiring of Greg Huff as pool manager for the Greystone Swim & Racquet Club. Greg has extensive pool operation experience along with a coaching and lifeguard training background. He will assist in the on-going efforts of making the Club a first class facility. Greg will ensure high quality water standards and service to Club members and guests. For more details and for information about the swim team, swimming lessons, hours, private party rental, recreation committee contacts, and other activities visit the Swim Club section on the web site at <http://www.greystonevillage.org/SwimClub/information.htm>.

**Pool Opening and Party.** The pool opens on May 12. Jump in for a dip in the swimming pool on free pool days, **May 26, 27, and 28** (open to all homeowners). Be sure to sign up at the pool for the Memorial Day weekend party and dinner at 4:00pm on May 26 (a small fee will be charged). Visit the pool to see the new kiddy slide, starting platforms, new tiles, new pool paint job, new roofing shingles and repainted buildings. For new members interested in joining the Club please complete the membership application in the enclosed brochure and return with payment to the address provided. Current Club members will be invoiced.



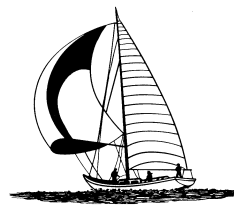
Join the **Garden Tour and Discussion Group** on **May 19** from **10 am-12 pm**. The group will meet at the Greystone

Swim & Racquet Club. Call the Club, 848-8554, if you are interested in attending the garden tour. The garden group will tour various gardens in Greystone Village, review gardening reference books, have a plant swap party, and plan for tours of the Jaycee Park Day Lily garden, the rose garden and NC State Arboretum. Learn about landscaping, shrubs, wildflowers, and other topics.



**Fishing Tournament.** The first annual Winchester Lake fishing tournament will be held on **June 2** from **9 am -12 pm**.

Angling fun for all ages. Contests for biggest fish, smallest fish, most fish caught, strangest bait used, youngest fishing person, oldest fishing person, biggest catfish, bluegill or catfish are some of fishing categories. Sign up at the Winchester Lake gazebo. Bring your fishing pole, some bait or lures and have some fun. All fish caught go back into the lake.



**Paddleboat Rides.** Also on June 2, from 3:00 - 5:00 pm, enjoy free paddleboat rides at Winchester Lake. Sign up for the paddleboat rides at the Winchester gazebo. Have fun and enjoy ice-cold lemonade and ice cream.

**Volunteers Make Greystone a Better Place.** The Greystone Swim and Racquet Club is a community owned facility. Volunteer workers provide an important function in maintaining the Club's property in good condition. This year there are a number of important projects planned before the opening of the pool. By volunteering, you will get an opportunity to meet people in your community and have some fun at the same time. **March 24 is paint day.** We will be painting the buildings and the bathhouse floors (the existing color). On **April 21, we will be landscaping and installing the new kiddy slide.** April 28 and May 5 are also Volunteer Workdays. All workdays are from 9:00 am to 12:00 pm.



**Nature Walk.** A nature walk will be held on April 7 from 9:00 - 10:30 am. City of Raleigh naturalist, Martha Flanagan will be conducting the walk

and discussion around the three Greystone lakes, Club property and other common areas, providing an overview of various natural plants and wildlife. Lake Watch committee members and anyone interested in learning more about nature in Greystone should attend this informative program. The nature walk will begin at the Club at 9:00 am and is limited to 30 people. Sign up for the walk at the Club or simply email your registration request to [klintelman@yahoo.com](mailto:klintelman@yahoo.com). You don't want to miss out on this program!



**Adult Tennis.** If you are interested in Ladies Adult Tennis Tuesday/Thursday mornings, or are interested in other adult tennis activities, please call Melissa Langston, 845-9645.

See the Calendar on page five (5) for more exciting events sponsored by the Recreation Committee.  
**SEE YOU AT THE POOL!**

## MAINTENANCE COMMITTEE



### **Sewer Easement Clearing Around Lakes.**

On Monday and Tuesday, February 19th and 20th, a City of Raleigh subcontractor, Environmental Clearing, tore a 30 foot swath along the sewer easement on both sides of Mine Creek, from Lead Mine road to Greystone Lake, and on the southwest end of Greystone Lake to Winchester Lake. This clearing did considerable damage to the greenway around Greystone Lake. We have been assured by Jack Moyer, Assistant Public Utilities Director, that the greenway will be restored to its original condition.

Concerned homeowners and Board members met with the Inspection Supervisor, Curtis Stevens, Thursday, February 22 at 10:00 am (in the sleet

and snow) for a tour and assessment of the damage around the lake. Mr. Stevens, and his assistant, Doug Hale, assured the group that the debris would be cleaned up, soil graded and grass re-planted within approximately two weeks. The group will meet again to inspect and assess the cleanup.

The city has also agreed to rip-rap areas of erosion near sewer lines on the southwest end of Greystone Lake and to repair root-damage to sewer lines on the creek connecting Winchester and Greystone Lakes. They will also rip-rap areas of erosion on the bend in the creek near the sewer lines. If you have any questions, please contact the Public Utilities Director, Dale Crisp, at 890-3400.

**Sewer Spill in Greystone Lake.** The December 8 News & Observer reports that the sewer at Leadmine and Strickland overflowed for seven days, starting November 27, into Mine creek. The amount of sewage was estimated to be 69,000 gallons. This is the creek that flows into Greystone Lake. The lake level was down at the time, due to repairs, and was just starting to refill. Merle Marxen, Chair of the Greystone Maintenance Committee, called the City Utility Department and their response was that we shouldn't worry as it would be quite dilute.

The following information was received by Bob Anderson, February 2, 2001, from Jack W. Moyer, Assistant Public Utilities Director, via facsimile transmittal:

"This transmittal is to provide further detail on the recent fecal coliform analyses in the Greystone Lakes. As I mentioned in our earlier conversation, fecal coliform analyses include the waste of humans and all forms of animals, as well as fecal regrowth in some situations. Cutting edge research that distinguishes species sources of fecal is finding very high fecal contribution in urban areas from both wild and domestic animals.

The North Carolina Department of Environment and Natural Resources water quality standard for fecal levels in waters such as the lakes and streams in your neighborhood is 200 total fecal coliform colony forming units per 100 milliliters of water (CFU/ 100ml). The two recent samples at the Greystone lakes were 13 for the north lake [Bakers] and 46 for the south lake [Greystone], both well below the DENR standard. As discussed, these give you a good baseline. I would expect that these levels would routinely fluctuate up into the hundreds."

If you have any concerns, please call the City Public Utilities Operations Division at (919) 890-3400. It might be a good idea to ask why the residents were not informed of the spill. If it had occurred in the Summer, with children playing in the stream, this might have been a real health hazard.



**Lake Watch Groups.** "Lake Watch" groups were established by the Maintenance Committee to meet the special maintenance requirements of the lakes -- Greystone, Winchester and Bakers. Greystone homeowners are encouraged to join Lake Watch groups, to tour the lakes, sponsor and participate in clean up days, and to determine special maintenance issues to be addressed by the Greystone Maintenance Committee. To join a Lake Watch committee, please contact:

**Greystone Lake**

Jay Shapiro  
847-0064  
Word-Weaver@mindspring.com

**Winchester Lake**

Doug Lintelman  
844-1854  
klintelman@yahoo.com

**Bakers Lake**

Bob Ball  
844-3928

## FINANCIAL REPORT

By Paul Woolverton

Calendar year Greystone 2000 Association operating income was \$104,831 and expenses were \$93,982. The \$10,849 surplus was transferred to reserves. The operating income includes \$900 contributed by fifteen homeowners to help defray the cost of maintaining areas behind their property on Lead Mine Road, Sawmill Road, and Valley Drive.

Reserve fund expenditures were \$6400 under the \$36,000 budget. The reserve fund ended the year at \$72,900. The reserve fund was under \$50,000 several years ago. We plan to continue building the reserve fund so that we will have adequate funds available for major expenditures or emergencies in future years.

As of January 31, 2001, eighty-six percent of this year's Association assessments have been paid. One hundred fifteen homeowners are delinquent. Five homeowners still owe prior years' assessments and fees. Delinquent accounts are 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.

The Greystone Swim and Racquet Club operating expenses are funded by Club membership fees and user fees. The Club income was \$90,580 and operating expenses were \$71,778. The Club also paid the \$4907 closing costs to acquire the recreation area. In addition, the Club spent \$20,729 on facility improvements. The Association lent the Club \$16,500, which was applied to the cost of the improvements.

Since January 1, 2001, the Club has borrowed the full \$20,000 approved by the Board. The loan will be repaid to the Association in equal annual principal payments plus 5.5% annual interest over four years.

## GREYSTONE ASSOCIATION BUDGET

<b>INCOME (operating):</b>	<b>2000 Budget</b>	<b>2000 Actual</b>	<b>2001 Budget</b>
Owners Assess. (\$103)	83,430	84,705	84,254
Springmoor	14,500	14,775	14,500
Late Fees	0	863	0
Rdside Maint. Contrib.	0	900	0
Interest	1,900	3,588	5,000
<b>Total Operating Income</b>	<b>99,830</b>	<b>104,831</b>	<b>103,754</b>
<b>EXPENSES:</b>			
<b>Utilities / Maintenance</b>			
Electricity – Sign Lighting	3,000	3,143	3,100
Sign Maint. & Other	2,100	1,443	3,800
<b>Total Utilities / Maintenance</b>	<b>5,100</b>	<b>4,586</b>	<b>6,900</b>
<b>Grounds / Lakes</b>			
Grounds Contract	26,520	26,900	30,000
Grounds Non-Contract	13,000	8,668	13,000
<b>Total Grounds / Lakes</b>	<b>39,520</b>	<b>35,568</b>	<b>43,000</b>
<b>Administrative</b>			
Printing	2,500	2,228	2,500
Postage	2,500	2,134	2,500
Newsletter Printing	3,000	1,367	1,500
Legal	500	1,861	500
Audit/Tax Prep	1,800	1,800	1,900
Taxes	300	86	400
Management	14,112	14,112	14,112
Insurance	5,350	4,997	5,300
Other/Contingency	148	243	142
<b>Total Administrative</b>	<b>30,210</b>	<b>28,828</b>	<b>28,854</b>
<b>Transfer To Reserves</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>
<b>Total Operating Exp.</b>	<b>99,830</b>	<b>93,982</b>	<b>103,754</b>
Surplus/Loss		10,849	0
<b>Capital Budget (Pd from Reserves)</b>			
Lakes – Winchester	15,500	7,775	2,000
- Bakers	0	5,553	3,000
- Greystone	20,500	15,245	5,000
General	0	4,700	5,000
<b>Total Capital Expenditures</b>	<b>36,000</b>	<b>28,573</b>	<b>15,000</b>
<b>Reserves Cash Flow</b>			
Year Begin Balance	65,657	65,657	72,933
Expenses	-36,000	-28,573	-15,000
Deposits & Budget	25,000	35,849	25,000
Surplus			
<b>Total Year End</b>	<b>54,657</b>	<b>72,933</b>	<b>82,933</b>

## BUDGET NOTES

### 2000 Capital Budget

- Winchester – \$2,875 damage repairs to owners lot from lake work. \$4,900 spillway repair.
- Greystone – \$1,200 bridge painting ('99). \$3,000 drain extensions and dam work.
- Bakers – Beaver damage – clearing main drain and drain protection.
- General – \$3,600 signs. \$1,090 Woods entrance improvements.

### 2000 Operating Budget

- Newsletter. Number of newsletters lower than anticipated.
- Legal. Expenses related to pool acquisition and general association matters.

### 2001 Operating Budget

- Income. The pool acquisition vote discovered additional owners & lots
- Sign Maintenance, General Maintenance and Pest Control combined. Increased to improve maintenance.
- Grounds Contract. Percentage increase along with addition of roadside cutting

### Paid advertising

#### Barks & Bites



Barks & Bites offers in-home pet care for companion pets, and offers:

No application fee • Reasonable rates • Daily feedings • Walks and/or indoor playtime • Basic grooming and training • Senior pet discounts\* • Personalized care by sole operator • No additional pet charge\* • Insured and bonded • PSI Member

\* restrictions apply

To schedule an interview appointment, please contact:

**Barks & Bites**  
919-876-0385 (lv msg)  
919-881-5248 (w)



[barksnbites@netscape.net](mailto:barksnbites@netscape.net)

## GREYSTONE VILLAGE – 2001 CALENDAR OF EVENTS

March 21	7 - 9 pm, Greystone Association Board Meeting, Springmoor Retirement Community Auditorium (on Sawmill Road). All homeowners welcome, RSVP to Charleston Management, 847-3003.
March 24	9am - 12pm - Volunteer Work Day at the Pool - Painting Party
April 7 <sup>th</sup>	9 - 10:30am, <b>Nature Walk</b> , meet at the pool (Contact Doug Lintelman, 844-1854, <a href="mailto:klintelman@yahoo.com">klintelman@yahoo.com</a> , for more information)
April 21	9am - 12pm - Volunteer Work Day at the Pool - Landscaping & Slide Install
April 28	9am - 12pm - Volunteer Work Day at the Pool
May 5	9am - 12pm - Volunteer Work Day at the Pool
May 12	Greystone Swim & Racquet Club <b>Pool Opening Day</b>
May 15	7 - 9:00 pm, Greystone Association Board Meeting, Springmoor Retirement Community Auditorium (on Sawmill Road). All homeowners welcome, RSVP to Charleston Management, 847-3003.
May 18	<b>Ice Cream Party/Swim &amp; Tennis Team Signup</b> at the pool.
May 19	10 am-12 pm, <b>Garden Tour and Discussion Group</b> . Call the pool 848-8554 to register
May 21	Greystone Gators Swim Team Practice Begins
May 26	<b>Memorial Day Party</b> at the pool, Dinner at 4:00pm (signup at the pool). All Greystone homeowners welcome!
May 26-28	<b>Free Pool Days</b> - Greystone Pool open free to all homeowners
June 2	Pool Summer Hours Begin/Mini-Lock-In
June 2	9am - 12pm. <b>The first annual Winchester Lake fishing tournament</b> . (Contact Doug Lintelman, 844-1854, <a href="mailto:klintelman@yahoo.com">klintelman@yahoo.com</a> , for more information)
June 2	3-5 pm, <b>free paddleboat rides</b> will be given at Winchester Lake. Sign up at the Winchester gazebo. Have fun and enjoy some ice cold lemonade and ice cream.
June 5	Greystone Gators First Swim Meet
Beginning June 8 <sup>th</sup>	Every Friday is Float night at the pool. Bring your own float.
June 9	<b>Wine Tasting Party</b> at the pool, open to all homeowners & members (Call 848-8554 for more info.)
June 17	<b>Family Day at the Club</b> . Family activities including Basketball foul line shoot out (all ages). (Call 848-8554 for more information.)
June 23	<b>Luau</b> at the pool (Call 848-8554 for more information.)
July 4 <sup>th</sup>	<b>Fourth of July Party</b> at the pool (Call 848-8554 for more information.)
July 10	Last Greystone Gators Swim Meet
July 15	Championship Swim Meet at Optimist Park
July 18	7 - 9:00 pm, Greystone Association Board Meeting, Springmoor Retirement Community Auditorium (on Sawmill Road). All homeowners welcome, RSVP to Charleston Management, 847-3003.
September 18	7 - 9:00 pm, Greystone Association Board Meeting, Springmoor Retirement Community Auditorium (on Sawmill Road). All homeowners welcome, RSVP to Charleston Management, 847-3003.
TBD	Pool Closes
November 20	7 - 9:00 pm, Greystone Association Board Meeting, Springmoor Retirement Community Auditorium (on Sawmill Road). All homeowners welcome, RSVP to Charleston Management, 847-3003.

Subject to change without notice

Check the website [www.greystonevillage.org/calendar.htm](http://www.greystonevillage.org/calendar.htm) for up-to-date information

## Greystone Village Voice

*Committee Co-Chairs:*

*Ellen Kinsinger 870-6454*

*Marge Johnson 848-8063*

The Greystone Village Voice is distributed free to

Over 1200 Greystone Village homeowners.

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**ADVERTISEMENTS:** The Greystone Village Voice will accept advertising as space permits. For pricing and other information, please contact Ellen Kinsinger, 870-6454. All ads are subject to approval by the Greystone Association Board of Directors.

THIS COUPON ENTITLES THE GREYSTONE HOMEOWNER  
LISTED ON THE ABOVE MAILING LABEL

ONE FREE FAMILY DAY  
AT THE

**GREYSTONE**  
**Swim & Racquet Club**

TO REDEEM THIS COUPON, PRESENT THIS PAGE (WITH MAILING LABEL) AT THE POOL  
ADDITIONAL COUPONS ARE AVAILABLE TO GREYSTONE HOMEOWNERS (LIMIT THREE)  
CALL 848-8554 FOR ADDITIONAL COUPONS