



CAROLINA LAKES

A Newsletter prepared by and for the Carolina Lakes Property Owners

Our website: www.carolinalakes.info

Vol. No. 1-11

December 2011

PRESIDENT'S MESSAGE

Brian Stoll

November's CLPOA Board meeting was a success due to the Board's efforts to bring discussions out of the back room, engage community members present, and consider the opinions of the community. This was the second month of running the meeting this way and from all comments the change is being favorably received by our neighbors.

The Board has been working diligently to solve the entrance gate problems. Thanks to the Security Committee and its Chairman, Paul Volpe, we are actively seeking, receiving and reviewing proposals for a new gate system.

The approximate \$50,000 price tag for the replacement gates is not within our budget, so we have to take funds from another part of the budget to pay for the initial cost of new gates. We cannot allow the security of the community to be compromised due to inadequate entrance system so we must propose that the community authorize a very minimal increase in the POA dues of \$50 per year, or just \$4.16 per month. Costs are rising for utilities, materials, and labor and POA budgets around the country are feeling the pinch. This motion will be on the Annual Meeting 2012 Ballot.

The Carolina Lakes community is fortunate in that we have one of the lowest POA dues around. A quick check on the Internet reveals dues in comparable communities in this area ranging from \$150 - \$295 per month. Our fee of \$500 a year is only \$41.67 per month—a deal in today's POA fee market!

Additionally the board is assembling the data to form five- and ten-year plans for improvements to our facilities and the addition of amenities such as a walking trail along Carolina Way. Our intent is to provide community amenities that will continue to improve our property values as well as maintain the natural beauty, serenity and safety of Carolina Lakes.

I hope you will join with me in supporting this common sense and necessary budget increase so that individually and collectively, we may all benefit. The Board needs your support and values your input.

Please attend Board meetings and make your voice heard.

Brian Stoll, President, CLPOA

Haven't seen a Newsletter in a while?

Unfortunately your Board has seen a tremendous turnover this year. The Community Relations team (publisher of this Newsletter) has seen two volunteers come and go (and is now vacant again!). We hope to get this position filled soon.

We do understand that communication of this type is very important for our community.

From our Community Manager

Walter Grimm

As your on-site community manager, since August 2011, my primary objective beyond normal operations has been to analyze the POA processes, then openly communicate all findings to our community leaders, the Board of Directors (BoD) and the many other dedicated volunteers, in an effort to promote and facilitate the betterment of our community.

Currently, your BoD is discussing and prioritizing the myriad of infrastructure and serious budget challenges that must be addressed as our community continues to transition into next year. To date, your BoD has recommended a 2011 closeout and 2012 operational budget for review and final board vote of approval.

In addition, please be reassured that my commitment to the residents of Carolina Lakes is unwavering and my effort is sincere. Thus far, daily communication with board members, committee members, along with many residents have centered on a shared single goal—community improvements.

Finally, please contact us with any questions or concerns at the POA Office (919 499-9122) so we can address it immediately.

Have a wonderful and safe holiday season!

Remember - during your Fall cleanup of leaves, pine needles and brush - that no items may be dumped on any POA property including cul-de-sacs, and into lakes.

TREASURER'S REPORT
Christy Iampaglia, Treasurer

The Board of Directors met on Sunday, December 4th, 2011 to review, by line item, the proposed 2012 budget. We have a few items left to adjust in what we feel will be a fiscally sound budget for next year. This budget will be voted on at the next board meeting which will be held on Thursday, the 15th of December at 7:30pm.

I would encourage everyone to attend these meetings if possible as this is a forum for every property owner to voice their questions and concerns. It is an opportunity to find out what the plans for our community are and your input is invaluable. We have several new board members, including myself, and are trying a new open format with our meetings. I look forward to seeing you there.

Can you Help?

We will have a number of Board Of Director positions to fill next year. If you are interested in volunteering for the Board, send a short resume to the POA Office. Your name will be placed on the Ballot for our Annual Meeting held in March of 2012.

COMMITTEE REPORTS

RECREATION COMMITTEE
Allen Truhan

I would like to thank the current and previous POA Board members for their help and advice during my first months on the Board. I would like to thank Bob Barney, Bill Crowley, Michele MacDonald, Vinny Reilly, Jim Surles and Dan Swistak for agreeing to be on the committee.

I have begun to work, through committee, on slightly modifying the approval criteria for clubhouse and pavilion rentals with the objective of minimizing conflicts between residents and clubs.

Next spring I would like to focus my committee's attention on improving the Scott Dyer Ball Field. In addition, we are beginning to research options (budget permitting), to improve our tennis and basketball courts. Parents, please remind your children that roller blades, skate boards, pogo sticks, etc. are not allowed on the court surface.

Our committee and CLANC are conducting a survey, concerning the July 4th Freedom Festival. We are looking for your input on how we can improve this community celebration. If you would like a survey form or have a response please contact Jim and Gail Surles at school10@windstream.net

Recreation Events

Jingle Run

A Fun Run (or Walk) for the little ones (ages 4-12) is scheduled for Saturday December 17th, 10AM, at the Clubhouse area near Scott Dyer Field. See the flyer or Facebook page for details.

Family Movie Night

The Recreation Committee is planning a Family Movie Night for Sunday, January 15 at 6PM at the Clubhouse. We plan to show a family oriented movie and serve popcorn.

ARCHITECTURE COMMITTEE

Larry Wojcik

New home construction within our community has slowed over this year. We now have only 18 new homes under construction throughout Phases I to VII. This is less than one half of the rate only two years ago. Over 90% of our building lots are now complete. This means less crews and construction vehicles (the good), but less money coming into our community to pay for road maintenance (the bad).

Existing homeowners are keeping the committee busy as many of you are requesting permission for adding fences, decks and sheds, and for removal of trees.

Please remember that most exterior changes to your home and yard require getting permission from the Architecture Committee. Complete a Miscellaneous Request Form and send it to the POA Office. A committee representative will review your request and send you a written response. Failure to do so may result in a fine and possibly require you to 'undo' your project.

IT COMMITTEE

John Hausfeld

As the 2011 year draws to a close I would like to take this opportunity to discuss what has been going on with the IT committee. There has been a change in the IT Committee leadership; the change was necessary due to the fact the past IT chair resigned this year to pursue other business opportunities.



Carolinalakes.info and the Carolina Lakes FaceBook page have been big hits. Several hundred have visited the sites, 177 registered web users and still growing! The web site has many classified items listed and also provides community information. This web site is the official site for our community; please visit the site when possible.

Send me your suggestions for improving our FaceBook page or the Carolinalakes.info sites.

Webmaster@Carolinalakes.info

Thank you,
John Hausfeld
IT Committee Chair

ROADS COMMITTEE

Ed Ruth

The re-designed entrance road seems to be working out very well. The stoplight eliminated sometimes-long delays and chancy decisions by Carolina Lakes' drivers in a hurry.

In 2012, we will undertake two major road improvements. The first will be the widening of the entrance road in conjunction with the Security Committee's new entrance gates. The wider roadway will improve the image of our entrance way and will provide a safety factor which eliminates vehicles running off the pavement at previously narrow spots.

We'll make the intersection of the entrance road at Carolina Way three (3) lanes. (turn left, turn right, and exit). This should provide an additional safety factor when traffic is dense during rush hours.

Finally, pending Board approval, Carolina Way will be repaved from Deer Haven to the east end cul-de-sac. The following side roads in this area will also be repaved: Grayson Place, Magnolia Court, Lotus Lane, Cedar Lane, Highland Circle, Sherwood Lane, Wateredge Lane, Westover Court, Edgemont Terrace, Francis Court, Canterbury Road, Maplewood Drive, and Carolina Court.

These areas have seen much development in the last few years and the repaving will smooth out some of the water and sewer hookups.

We anticipate paving during the March-April time frame and will provide a paving schedule for all to review in advance.

Roads Committee members:

Don Fletcher, John Kramer, Bill Jeffrey, Mike O'Meara

LAKES AND DAMS

Paul Volpe

The Lakes and Dams committee spent a very busy season replacing and relocating buoys in the lake.

We also were intensely involved with replacing the valve on Sapphire Lake. This project required the plugging of the intake in the lake (we thank the diving team from Pope AF base and their dive leader Sgt. Brian Bailey for their

cooperation and continued help with this project.) Without their help we would have had to hire a dive team for four (4) different dives at a tremendous expense. The old valve had to be excavated and a new valve ordered and installed (we thank committee member and master plumber Jerry Smith for his supervision and physical work installing the valve with help from Joe Miller). The excavated earth was replaced, filled and tamped with packing material, and the area reseeded by our maintenance man J. Miller.

The leak in the riser is due to be repaired on Nov. 30th by Strickland Co. who were recommended for this job due to their experience with this type of problem. This project will be over seen by Gilbert Engineering.

The Lake is currently being lowered by three (3) feet to allow home owners to make repairs to their shoreline and to allow J. Miller to drag up sand from the lake onto our beach. When this level is reached the valve will be closed, and refilling will commence.

RESERVATIONS & RESTRICTIONS

Art McRoberts

While I have only chaired R&Rs for 9 months it has become obvious that the #1 quality of life issue in Carolina Lakes is complaints about barking dogs! Our Community Code 9.1 (CC 9.1) Nuisance Animals is the tool I use to get the animal's owner to come into compliance. The tool that the Property Owner can use to control barking is a shock collar from a feed store or Gander Mountain. Some may say that a shock collar is cruel to the dog, however I feel like it is cruel to the neighbors to have to listen to a dog's incessant barking.

New arrivals coming into our community used to get a copy of our Community Codes, but no longer do. I encourage all residents to access the Talis web site and the link to our CC and read all that would pertain to your family. I am going to list the most common infractions my committee finds on Property Owners improved and unimproved lots.

CC 1.4 involves the items that need to be screened from view so as not to be able to be seen from the road: garbage receptacles, clothes lines, fuel tanks.

CC 1.12 involves the items that can not be found on common areas, on yards, cul-de-sacs, streets, easements, or lots. Items are boat trailers; utility or enclosed trailers; personal water craft and all vehicles.

CC 1.21 Mail slots are for the use of the Property Owners Association and sanctioned clubs only. All other flyers must have the approval of CLPOA.

I and the members of my committee have found that many of the homes in our community do not have a 911 address on their mailboxes or their homes. For the safety of your family

and anyone living in the house it is essential emergency responders can identify your home's location. Addresses should be placed on both sides of the mail box.

The goal of the Committee is to ensure that Carolina Lakes remains the desirable community which you bought into.

SECURITY

Paul Volpe

The security committee is currently reviewing, via audio-visual presentations, new entry gates and associated hardware and software. We have sent out RFPs to five (5) different companies. We have included John Hausfeld our IT committee chair person to evaluate our computer and electronic capabilities with what they offer.

The committee has extended the contract with Hart Securities for one additional year. After completion of the new gate project at our entry we will investigate and prepare a revised scope of work to obtain proposals for community security.

The committee will also be meeting with Mr. Hart reviewing his contract and evaluating the service currently offered versus what we hear from the community as to what we need and want.

There are several other concerns we must address after these two (2) initial items are completed.

NEWS FROM CLUBS IN CAROLINA LAKES

CAROLINA LAKES BOOK CLUB

The Carolina Lakes Book Club was begun in 2006 with many books devoured and discussed since then. Each year, members suggest books from which about a dozen are chosen to be read once a month. Members meet in each others' home to exchange ideas about each book, so membership is limited. Please contact Alice Austin, 498-6957 or Peggy Strange 499-2198 for further information.

**CLANC -
*CLANC RINGS IN 2012***

Put on your party clothes and join Carolina Lakes Associated Neighbors Club (CLANC) for a **New Year's Eve Party** on December 31st beginning at 6:30 at the Carolina Lakes Clubhouse. Happy Hour with appetizers (BYOB) will be followed by a buffet dinner at 7:30 with your choice of bottom round or a stuffed pork chop. Jim Schade will set the mood as we dance our way into 2012.

The cost of this evening will be \$20/person and \$35/couple

for CLANC members and \$25/person and \$45/couple for guests. We are limited to 100 people, so get your reservations in early. Contact:

Chris Crowley 498-3527 (crowleywc@aol.com)
Karen Truhan 498-2540 (aktruhan@windstream.net)

by December 27th for reservations.

**WESTERN HARNETT LIONS CLUB -
*STROLL DOWN MEMORY LANE***

The Western Harnett Lions Club will be hosting a “**Stroll Down Memory Lane**” dinner, show, and dancing on February 11, 2012 beginning at 5:30 pm at the Carolina Lakes Clubhouse. The headline event for the evening will be Milton Bullock, lead singer for the Platters. He will perform several sets of songs including an all time favorite “**ONLY YOU**” for your listening pleasure. For those of you that have memorabilia from the Platters, bring it along and Milton will be glad to autograph it. We will also have our own Carolina Lakes disc jockey, Jim Schade spinning your favorite tunes from the past.

Dinner will be a choice of prime rib or chicken cordon bleu, including wine with dinner. Everyone is welcome; the cost for the evening is \$25 per person. In addition there will be a silent auction with many great items to bid on. It promises to be a fun evening. Come join us and celebrate an early Valentine’s Day.

For more information and tickets, contact:

Janice Williams 498-6163
Donna Schimmoller 498-9189
Karen Truhan 498-2540

The Lions Club would like to wish all a Merry Christmas and Happy New Year!

<u>Carolina Lakes Board of Directors</u>		
Officers		
President	Brian Stoll	2011-2014
Vice President	Larry Wojcik	2009-2012
Secretary	Paul Volpe	2009-2012
Treasurer	Christy Iampaglia	2011-2014
Committee Chairs		
Architecture	Larry Wojcik	2009-2012
Buildings & Grounds	Roger Vickers	2009-2012
IT Advisory	John Hausfeld	2011-2013
Lakes & Dams	Scott Weaver	2011-2013
Recreation	Allen Truhan	2011-2014
R&Rs	Art McRoberts	2011-2014
Roads	Ed Ruth	2010-2013
Security	Paul Volpe	2009-2012