

ARB 2010 Overview

- Approvals: 21
- Solar Related: 3
- Board *approved* new requirements for the Strip Area between the sidewalk and street including: grass, ground cover, mulch, stepping stones and mailbox landscaping. Specifics are available on the website including photos of acceptable examples. Thanks very much to Dave Oermann and his committee for their work on this project.
- Future Focus: Approving more green related upgrades to our SV properties
- Committee Members: Thanks to Arun Kilara, chair. Members: Debbie McGrady, Scott Nilsen and Gregg Melville for volunteering your time.

Townhome 2010 Overview

- Landscaping: Elizabeth Preddy has been working with Ecoscapes re: their duties and responsibilities for the landscaping around the townhomes. Ecoscapes landscaping responsibilities are detailed on the website. Thanks to Elizabeth for her work with our landscaping company.
- Termite Coverage: We now have a new termite and pest company handling the service of the townhomes. Concerns about the previous company were noted by several TH owners, hence the change. Pest and Termite Consultants of Raleigh, \$35 per unit (previous company was \$36).
- Major Paint/Repair and Maintenance Expenses (shutters, doors, rotted wood and handrails):

TH 1: \$7,475.00 (Westgreen)

TH2: \$22,182.50 (Copperline and Greenview)

WestEnd: \$6,062.08 (Highgrove Drive across from pool)

Highgrove: \$20,234.42 (Glade, Nolen, Westside)

- 2013: Date for next major scheduled TH maintenance

- Board approved giving Berkeley permission to approve \$200 per work order if within the scope of the HOA guidelines beginning in 2011. Because of the age of the townhomes and the need for maintenance as these properties age this should help streamline the process. Work orders over \$200 will need TH committee approval.
- Security: WestEnd and Highgrove have alarm/security systems which monitor fire and the riser rooms need to be inspected twice a year. We have consolidated to one company, ADT, and the board approved.
- Dues: Paul Rowe, treasurer, met with the TH committee and Berkeley. To be adequately “reserved” over the next 10 years the following dues adjustments were necessary.
 - TH 1: \$100/month (down \$15)
 - TH2: \$80/month (down \$11.04)
 - WestEnd: \$120/month (down .24)
 - Highgrove: \$110/month (up \$13.58)
 - *HG has not had a dues increase in 5 years
- TH Committee: Thanks to Dick Lowe, Phil Meyer, Arun Kilara and Elizabeth Preddy for volunteering their time and energy.
- Finally, thanks to Berkeley, in particular Peggy, Michelle and Suzanne for working with the TH committee.