

Park Village HOA Board Meeting
Thursday, March 27, 2014
Park Village Clubhouse
6:00 pm
Agenda and Minutes

1. Call to order: 6:00 pm
2. Establish Quorum – done
3. Guests
 - a. Mike Lanton – Jones Landscaping
Pruning is under control. One round of pre-emergent pesticide, trouble shoot the irrigation system, backloads to be installed, still have to determine what they have to deal with.

Discussion of redoing entrances at Davis Drive and Jenks Carpenter:

Proposal will include completely removing old damaged material, removing compacted clay and amending the clay with topsoil. Demolition phase will be significant. Rip and till everything to prepare the beds for new plants. Yucca is reusable, green mountain boxwood is in good shape to be reused. Problem with reusing plants is the transplant concern. Will they survive the move? His recommendation is to start with a clean slate.

Reason for the poor shape it is currently in: lack of nutrients, lack of shade/sun positions in plants, plants have a shelf life as well and after 15-20 years they deteriorate.

Current contract covers maintaining the new plants. Annual beds in the center beds, in front of the signs for the neighborhood, annuals and low growing plants need to be placed there or they will cover the neighborhood plants. Concern is that we want to mask the electric boxes but not hide the signs.

Plant Schedule:

Kaleidoscope abelia – evergreen

Miscanthus “morning light”

Dark Fire Lorapetalum –

Wheeler Dwarf Pittosporum

Harbor Dwarf Nandina

Camellia Sasanqua Yuletide – blooms at Christmas time

Dwarf Mondo Grass – ground cover, like a virtual carpet, versatile plant

Tree Form Knock Out Rose – single stem and lollipop ball of rose blooms – starting to bloom in April

Camellia Sasanqua Shi Shi Gashira

Frost Proof Gardenia – great fragrance

Coral Drift Roses – 18 inches high – little maintenance

Evergold Carex – looks like lariape but is not – ground cover with a splash of color

Rosemary Prostrata

Corner of Halls Mill and Park Village Drive

Junipers are in bad shape by the school bus stop; consider in the future to make a change and place in pavers for the future.

7 Mini Parks within Park Village:

1. Swan Quarter: lots of the plants are suffering or have a plant disease
2. Deep Gap:
3. Cherry Grove: major pruning done there

Remove all the lattice material, dig out the concrete, ripping and tilling and bed edging, amending with topsoil. Minimal planting to be done but need new soil. Concerns are the lack of irrigation system, deer tolerance, heat tolerance and plant disease. Yucca would provide green and gold; tree form knock out roses would provide lots of color.

Maintenance schedule: demolition on all 4 corners in a day; coming in, digging out roots and all, fine grade the areas and all topsoil. Chance in day 2 to begin putting in the new plants. Day 3 to put the rest of the plants in. Day 4 add the mulch

because it holds water better rather than the pine straw. Within a week's time the four entrances would be completely demolished and redone. Maintaining them would be assigned to a crew regarding watering, be evaluated weekly, plants will be warranted for 12 months. There will be a handful of plants that won't make it but it will be replaced. After 12 months, everything should be well established other than the deer population and a drought. The sooner they plant the less maintenance will be involved. By June 1st this project can be completed.

Scaled back options can be done. We could do the front first and the back later. Work on Davis Drive first then at Jenks Carpenter in the fall.

Action Item: Jones Landscaping: Backflow has to be put into position and the irrigation system has to be looked at and evaluated with an update on the island.

Board Decision:

- b. Tony Zanfardino and Scott Walker – PV Residents just hear to how the meeting goes
- c. Zoran and Diane Locki - Chicken Conflict

Because of the chickens, they are moving. They are asking for another 3-4 weeks to avoid the fine since they are moving. Request for them to move the chickens first. Closing 4/4/2014 can they get the time to move? They have had the chickens for almost one year. Ron Fincher explains the violation of the covenants. He states that a date needs to be decided.

Proposal from Tony Zanfardino that the date be set for April 15, 2014. After midnight on April 15, fines will be levied.

- d. Gavel Club –
Program is for kids to increase communication skills and public speaking skills. Just for Park Village children, to meet every week for 2 hours or less, year round. Currently just for PV children, to be used on a Friday but the group has to make the determination. There are currently 8 families with 2 children a piece; they would need just the table and chairs. Friday, Saturday and Sunday are high volume days to be used by the community. They will be flexible. The club will charge \$30 for the family. Time of day would be between 3 – 5 pm. Looking to start in the summer. Ages of the children will be aged 9 and up.

Action Item: R. Fincher – will contact them regarding fees and additional information
wee

- e. Hua Lan – 103 Pointe Harbor – ACC #935

ACC conflict regarding bushes not on his property. Mr. Lan called the Town of Cary and he could not get a definitive answer regarding the land. He states he did not know about the land but the Town of Cary said he was planting at his own risk. They said they would not approve nor deny for a letter of approval. He saw other neighbors doing the same thing and then he received a letter stating that this was not allowed and the property belongs to Park Village. He states he wanted to increase the beauty of the area and he had just installed a fence with harsh colors. He has signatures from the neighbors that agree it adds beauty and he has added a photo.

He wants to postpone the deadline if the request is denied. He has an eye injury due to the bushes and he has a trip to China in all of June.

Discussion as to what happens if, in the future: disease, another own does not trim them.

Action Item: Board will send a letter via R. Fincher as to our decision.

- f. Swim Team Committee:

Copy of the budget. No plan on doing fund raising this year. No concerns about requests for future requests for more money from the Board.

Because of the bad weather in the past, TSA is acting that we close the pool on Saturdays until noon, to have the swim meets. This won't go into effect until 2015. The request is going out to the homeowner's association across the area that feed into TSA.

First practice is May 20th, Tuesday. Mock meet June 10th. Home meets: June 17, 24, July 8. Currently all are held on Tuesday nights to start at 6:00pm the pool closes at 4:00 pm. Christmas Decorations will go in another area.

Parking on PV Drive; signs to go up to avoid tickets and traffic.

g. Steve Puryear: Level Construction

Samples of Pelican Vinyl Products, made in American and manufactured in North Carolina, colors of fence with pictures. Workmanship is guaranteed for a year. Lifetime transferable warranty as well. Fence is installed via sections. If it were to be damaged, they can be replaced. Every post is concreted in. Total of 5 feet high, contract grade material. They will provide addresses for board members to view via R. Fincher to view their work.

Total of 3-4 weeks to complete Davis Drive. Very labor intensive to tear down 200-300 feet at a time and replacing it at that rate. Aim is to tear down and install 150 feet per day if the weather cooperates. All utilities will have to confirm with Level Construction. Auger is used.

h. Chris Golombisky – Harrison Fence

100% US made, vinyl is made in Tennessee, materials are ordered per job. Shipping time line is 10 days; Pricing is on bulk for the entire job and if we change to just one portion he has to check with the vendor. 175 feet per day for tear down and build up. 10 crews/3 people per team; all are employees. Their protocol would be to tear down completely and build up but R. Fincher says that sections should be done at a time. Based on weather it is a 2 week job – 19 days. Step style and are staggered, the materials will flow with the grade change..

Sample shown and explanation of inserts to prevent collapsing due to weight. All posts are set in concrete and they dry set based on how the fence is constructed. They would need access to water. Lifetime warranty on the materials but it is prorated. 1 year warranty on workmanship. Individually replaceable parts. Auger is used. Quote was with the deco rail. (glad lock, insert and deco rail). Fading will occur via the sun. Caps are on via vinyl glue. Maintenance would be a light wash, the more often the better due to the trees on Davis Drive and mildew; every 6 months. Gloss is for the sealant to withhold mold/mildew growth.

Action Item: R. Fincher will send letter as to status of the Board's decision.

i. Seegars Fence – Ken Manning and Robert Houlihan

Sample of fence delivered. 6 foot with lattice and 2 top variations on caps. Caps on glued on. Steel rail insert on the bottom rail to prevent sagging. Posts are hollow. Tongue and groove. Made in the USA. Installation warranty is void after a year. There is a percentage of fade. Limited lifetime warranty. Shipping would be 2-2 ½ weeks. Tear down and install along the way as they go; 2 crews at a time; 100-250 feet, their own water is provided, 8 foot sections, wet set cement,

Request would be to notify homeowners to remove items from their fence and dates that their property would be impacted. Wind warranty would be provided by Seegars Fence. Provide list of properties that exhibit their workmanship and product.

Board Discussion/Decisions:

1. Landscaping: Proposal for Park Village Drive islands to be looked at in the fence. Motion approved: both entrances to be done. Quote for a facelift on the lettering.
2. Four Corners – just get a quote for the pavers only
3. Mini parks - Motion to have a new quote on visual representation of the mini parks. Second.

Guests:

1. Gavel Club: Motion: Once per month, Monday through Thursday, one day, 2 hours, between 3-6 pm, no charge. Once a year, to the annual meeting, give the Board a status update and they are responsible for set up and clean up with PV residents only.

2. Chicken concern: April 15th deadline, after that \$75 per day fine. Motion approved.
3. Hua Lan – 103 Pointe Harbor ACC denial. Bushes planted irregardless of ACC denial and Town of Cary saying it was at his own risk. Motion: Extension to July 7 to remove the bushes and a fine of up to \$100 per/day thereafter.
4. Fence Discussion: Motion made to approve Harrison Fence. R. Fincher will send letter. Board will review the letter. Post information on the web site.

January Board Minutes: Motion approved.

1. Update the website and the yahoo website, present the covenants to new owners to be aware of owner responsibilities.
2. Deep Gap and Old Docke still outstanding on the cement work. To be done.
3. Brad will email about the internet connection. R. Fincher says he spoke with them to have them tie into the system.
4. Thermostats – about \$200 a piece and tie them into the internet at the clubhouse. R. Fincher will double with Jeremy on the status of the internet connection and the tie in for the thermostats including installation.

Meeting adjourned: 9:30 pm