



www.whitehallcommunity.com

Whitehall Community News

April - June 2008

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**Meetings are held on
the 3rd Monday of
each month at 6:30
pm. All are
WELCOME.**

"I WANTED TO FIND OUT WHERE MY \$ 250 A MONTH GOES." - - say most Whitehall board members when queried about why they chose to serve. Whitehall has benefited immeasurably from the commitment and leadership of our volunteer boards. Their attention to expense control, budget priorities, and long term planning cannot be bought. No one from outside our community approaches the issues, considers the opinions and feelings of homeowners, re-visits unpopular decisions, and votes with the long-term welfare of Whitehall in mind like our homeowner boards past and present. Who serves?

Many of your neighbors have served at some point in time. At any gathering in Whitehall, chances are excellent that the person on either your left or right has volunteered time and talent to the improvement of Whitehall through service on the board.

Three positions on the board become vacant in September. Is it your turn to serve to find out where your \$ 250 a month goes? Please consider carefully: It's one of the wisest investments you can make.



GRAB YOUR POOL GEAR -- for the scheduled opening on **SATURDAY, MAY 24**, Memorial Day weekend. Our pool party will be held the following weekend on Saturday, May 31. Take a look at page 3 for details.

PREP WORK AND PAINTING is scheduled to resume on July 1. It is anticipated that 25-30 units will be painted during the 08-09 fiscal year, with prep and paint costs expected to run between \$ 6,000 - \$ 7,000 per unit. If you plan to change paint color, please submit a request for change of color at least 30 days before the scheduled paint date. Request forms may be downloaded from the website at www.whitehallcommunity.com, or from York Properties.

President's Corner: An Update



from Ron Weisenfeld

Dear fellow homeowners,

Spring is here and with the beautiful rain we've had over the past month or two our grounds are lush and green. Check out the new pictures of Whitehall that Dave Shogren has placed on the website, whitehallcommunity.com, they are wonderful. Dave is a homeowner and keeps our website up to date, thanks Dave!

We are still working through some issues with our new landscape company, mainly regarding trimming of bushes and blowing of sidewalk areas, but overall Carolina Outdoors is doing a great job for us. I have met with them on several occasions to fine tune the communications about our expectations and they are eager to help us make Whitehall the prettiest neighborhood in Raleigh. Representatives from Carolina Outdoors will be at our June homeowners meeting to answer questions and get to know our residents so plan on being at the June 16th meeting!

We are still experiencing sewer problems as a result of non-soluble items being flushed down the toilets. Paper towels like handi-wipes and other products that do not dissolve readily in water, clog up the sewer lines and cause unnecessary expense to get them cleared. We are asking everyone to be especially mindful of this problem.

Your board has been walking the property each month in an attempt to identify problems that need to be repaired. Some of the things we have identified are unsafe back stoops and gutter problems. Both of these are being repaired as we find them and on a priority schedule. Other areas that we are seeing are unsafe decks and deteriorating fencing, both of which are homeowner responsibilities. Letters are being sent out with a request that they be repaired within a reasonable period of time.

Thank you to all our concerned homeowners who have shared their suggestions with me on how to make our community better. When we all work together, I know we can make Whitehall the best neighborhood ever!

Ron

Ron Weisenfeld
President
Whitehall Homeowner



..... NINETEEN ACTIVE TERMITE colonies were found when Alexander Exterminating Services inspected Whitehall homes this spring. Homeowners with active colonies have been notified by York Properties and these infestations have or will receive one-time 'spot' treatments. The Association expects to spend about \$ 200 per home for the spot treatments. Association responsibilities do not include follow up inspections to ensure that termites have been completely eradicated. Both the Whitehall board and York Properties encourage homeowners to arrange for individual inspection and preventative treatment from a bonded licensed exterminator.

REMEMBER that the monthly board meetings are starting one half hour earlier, at 6:30 pm. Homeowners are invited and encouraged to come and stay for a few minutes or for the entire session. EVERYONE IS WELCOME to the next meeting, Monday, June 16.



WELCOME SUMMER 2008



JOIN YOUR NEIGHBORS
AT THE WHITEHALL COMMUNITY POOL
FOR PICNIC, BADMINTON, SWIMMING, AND S'MORES



DATE: SATURDAY, MAY 31
TIME: 5:00 – 8:00 PM

THE ASSOCIATION WILL PROVIDE HAMBURGERS, HOT DOGS, BUNS, ROLLS, ICE, PAPER PLATES AND CUPS, SOFT DRINKS AND CONDIMENTS.

PLEASE BRING SOMETHING TO SHARE RAW VEGGIES, SALAD, DESSERT, HOT DISH, CHIPS, WHATEVER. YOU ARE WELCOME TO BRING YOUR OWN BEER, WINE, ETC. FOR THE SAFETY OF EVERYONE AND TO COMPLY WITH NORTH CAROLINA STATUTE, GLASS CONTAINERS ARE PROHIBITED WITHIN THE FENCED AREA.



Bring along a few marshmallows and sticks to roast marshmallows over the coals while catching up with Whitehall friends. Questions?? Call Kris at 790.9302.

RSVP (ONLY IF ATTENDING) BY MAY 25TH TO SHARON WHITE 954.1222. OR, BY E-MAIL TO **karenkistler@earthlink.net**. PLEASE INCLUDE YOUR ADDRESS AND NUMBER OF PEOPLE ATTENDING. ☀

** North Carolina law prohibits glass inside the fenced area surrounding our pool **

OMAR ----- is our US Postal Mail Carrier for the next 6-8 weeks while Bobby recuperates from surgery.

OUR LANDSCAPING CONTRACT with Carolina Outdoor Services has been renegotiated to include twice a year trimming of all shrubs and the removal of ivy and similar growth on hardwood exteriors. Active growth periods will dictate shrub trimming schedules. After contract renegotiation the cost for landscaping services increases by \$ 900 each month for the remainder of the period. Board members continue to review homeowner expectations and requests with the owner of Carolina Outdoor Services. Both the owner and senior site representative are scheduled to attend our June 16 board meeting. Homeowners are encouraged to attend and participate in the discussion.

PREPARATION OF THE WHITEHALL BUDGET for fiscal year '08-'09 is underway and will be included in the July-September issue of Whitehall Community News. The board continues to review every invoice submitted for payment. Questionable dollar amounts or expense categories are investigated to resolution. Financial accountability and oversight of expenses are high priorities for the board.

PROBOUNCE ----- is a surface for our tennis courts that is under consideration by the board. It is a densely fibered turf with a waterproof backing that requires very minimal maintenance. Although initially more expensive than other resurfacing alternatives, Probounce has the potential to save money over the long term. Time is running out to express opinions to the board about the future of our tennis courts. Board members are available by phone, e-mail, or in person to discuss options and register your personal preferences for disposition of Whitehall tennis courts.

For questions or issues to include in our quarterly newsletter, please contact newsletter editor Dianne Reinoso at 878.9787 or dreinoso@bellsouth.net.



POOL OPENS THIS WEEKEND SATURDAY, MAY 24

