

Canterbury Communications

Spring 2022 Newsletter Volume 2, Number 1

❖ Board of Directors

Robert Kirshner, President
Ann Sandve, Vice President
Jody Robertson, Treasurer

❖ HOA Management Company

Thomas Whisnant, Manager
TRAC Management, LLC.
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Email: tom@tracmanagement.com

❖ HOA Regular Board Meetings

Board Meetings are typically held the second Wednesday of each month and are open to the public. Please contact Tom at TRAC Management or a CTHOA Board member in advance if you would like to speak or bring an issue before the Board so that we can put this on the agenda. Speakers are allowed 5 minutes to present their question or concern.

❖ Next Board Meeting

Scheduled for **April 13, 2022**
By Zoom

❖ Do You Have Your 2022 Parking Sticker?

If you have not yet received your parking sticker for 2022, please by visiting CanterburyCarrboro.com and go to the Owners Only section. Each unit can register up to two vehicles. Owners can apply for a third vehicle for an additional \$50 but availability is not guaranteed since Canterbury has a limited number of parking spaces available per unit.

For more information visit the Community web site at:
CanterburyCarrboro.com

CTHOA INDIVIDUAL WATER METER INSTALLATION SCHEDULED FOR THE FIRST WEEKS IN MAY 2022



In February 2022, the Board of Directors made a final decision to proceed with implementing a water metering plan. After considering many pros, cons, and logistical issues for the community to have a fair plan on usage and covering the growing costs of water services, and reserve funding, the board has decided to proceed with this project.

Please be looking for information from us about this important upcoming project. Scheduled to begin in the first week of May, we will have 3 or 4 plumbers on-site, moving building to building to install individual water meters and cut-offs in each unit.

To do this, we will be contacting you or your property manager to receive a key that will be held by TRAC Management during the installation period so that the plumbers and inspectors have access as needed during this period. These keys will be returned after the work has been tested and inspected by the Town of Carrboro. These installations will occur in the front closet of each unit and you will need to be sure the plumber has access to this during this period.

We are waiting to receive permits from the Town before putting together the final schedule but they expect to be able to do several buildings a day. There will also be some interruptions of water during this time when they are working. We will be continuing to update the website with more information about this as we have it.

<https://canterburycarrboro.com/installing-individual-water-meters/> (password is "mycanterbury2014")



PLEASE CLEAN UP AFTER YOUR PETS

There are many things that can ruin your day, but stepping in a steaming pile is definitely high on the list. There are not many things that are more unpleasant than getting in the car, and blasting the heat, only to discover a terrible odor emitting from the floorboards.

When you take your pet out to do his business, you are entering public shared space. It is the duty of pet owners to ensure that they pick up after their pets. Your dog's waste is your mess, and you need to pick it up yourself.

Luckily, we have installed 5 new dog waste bag stations to help with this problem. Please keep this in mind and help keep our neighborhood clean.

STUDYING THE LONG-TERM MAINTENANCE & FINANCIAL NEEDS FOR CANTERBURY HOA



In 2021, the CTHOA Board commissioned a Reserve Study by Giles Flythe Engineers to help plan for major capital expenses including roof

replacements, paving, painting, drainage, retaining walls, etc. This study was used to help the Board determine 2022 dues and the decision to move forward with the individual water metering to help us rebuild our Reserve Banking Account for these future expenses.

The full report is available on the Canterbury website linked to the individual water metering page and it is important for owners to know what the financial needs for the future are projected to be. In order to buy a little more time before replacing the roofs, we have enlisted the aid of Brandon Carpenter, a CTHOA owner and professional roofer, who is systematically going from building to building to inspect and make necessary repairs to all buildings. Brandon began this work last fall and has completed most of this work.

We will continue to use this study as the basis for planning the long-term maintenance projects for Canterbury and for addressing the funds needed for them.

The board will be assembling a committee to review and make recommendations toward implementing and budgeting/financing this plan going forward.



DO NOT PUT PLASTIC BAGS OR CARDBOARD IN RECYCLING BINS

Plastic bags and other plastic film can be recycled at most local grocery stores, but they must be clean and dry. Plastic bags include: *newspaper bags, bread bags, and dry-cleaner bags, plastic film includes drink and toilet tissue overwrap.* Learn more by visiting:

<https://www.wm.com/us/en/recycle-right/recycling-101>