



# CLAN LOCHMERE

## *In this issue*

<b>Article</b>	<b>Page</b>
"link"	5
"wanted"	4
Contacts	6
Facilities Committee Report	2
Lake Lochmere Report	4
Lochmere Covenants	4
Lochmere Financials 2001	3
Lochmere Ladies Golf League	2
Presidents' Report	1
Thanks to Carol ...	1
Yard and Garage Sale Signs	6

## **Presidents' Report**

Both your Board of Directors and our Management Company (HRW) hope each Lochmere homeowner and their families had a very Happy & Healthy Easter and Passover.

Spring has finally arrived, all the trees and plants are starting to bud, and many of us are planning architectural improvements to our homes. We are all concerned about our property values and the appearance of our community.

The Lochmere Covenants are designed to help us maintain the community as a premiere place to live. Work cannot begin until all architectural approval is obtained from Lochmere and all appropriate permits obtained from the Town of Cary. You can help speed up the Lochmere approval cycle by obtaining the appropriate permits and providing detailed explanations and thorough property layout & design plans. This includes, but is not limited to location of setbacks, buffers, locational layouts, engineering designs, explanation of materials to be used, colors, heights, and so on. Remember, both our Architectural Committee and Management Company (HRW) are here to help in this process. If you belong to a Lochmere Subassociation, please comply also with their covenants and requirements.

Lochmere needs all its residents to be our "eyes and ears" when it comes to maintaining and safeguarding our community. In this regard all violations and questions should be directed to Mary Norbeck of HRW for investigation and appropriate action. Although Mary investigates even anonymous messages, we can often respond more appropriately if we are able to research issues before deciding on a course of action.

Through these joint efforts we look forward to assuring that Lochmere continues to remain wonderful community in which to reside.

**Larry Stolzenberg, Co-President**

## **Thanks to Carol...**

The LHOA Board and I would like to express our sincere thanks to Carol Piper, who has orchestrated distribution of Clan Lochmere for more than seven years. She deserves the thanks of all Lochmere residents for handling a substantial logistical exercise largely unheralded for so many years.

Carol marshaled a considerable team of subdistributors, that will now be managed by her replacements Liz and Ned Dion, whose contact details you'll find at the end of this Clan Lochmere.

I look forward to working with Liz and Ned, and hope to schedule future newsletters to better accommodate their teams' availability, particularly during the holiday and vacation months.

Let me also add this plea. Liz and Ned will be grateful to add volunteers to the list of subdistributors and improve the distribution of Clan Lochmere.

Without our volunteers, the newsletter would not reach your mailboxes, so many thanks to them too.

**Brian Cain, Ed.**

## Lochmere Ladies Golf League

The Lochmere Ladies' Golf Association invites all lady golfers in the area to join their League and enjoy the social and competitive fun of organized golf. The League welcomes all levels of golfers to play in either the 9-hole or 18-hole group which plays on Wednesday mornings from April through October.

Lochmere Golf Course members AND non-members may join the League. The Course offers a special Ladies' Discount Golf card to make playing very affordable for non-members (discount cards at 10 rounds of 9-holes for \$100 or 10 rounds of 18-holes for \$180)..

For more information, call Donna Grossman (387-7434), Jeanne Miller (233-8606), or the Pro Shop (851-0611) to sign up to play. The League is a great way to make new friends and enjoy some leisure golf.

**Jeanne Miller**

## Facilities Committee Report

**Trails:** Work was completed in early March on the trail behind Lochside Lane, which had been badly eroded by last July's storm. We have tried to improve the drainage along the trail to reduce the risk of similar damage in the future.

Work should begin during the week of 4/1 on a section of the Whisperwood trail (approximately the northeast quadrant) which is prone to flooding and has some erosion.

The construction schedule for the Lochmere Drive sidewalk is still uncertain and is subject to the Town of Cary obtaining real estate and/or work easements from LHOA, The Swim and Tennis Club and some individual homeowners. I am still hopeful that parts, if not all, of this project can be started by late summer. Meanwhile, I can only reiterate my plea for patience. I know the Lochmere Drive trail is in terrible condition.

If any homeowner is contacted by the Town regarding this project, and you have questions you believe I might be able to help answer, please call or e-mail me. (contact details on the last page)

**Drainage:** The drainage repair and improvement in Highlands West behind Padgett Court was completed earlier this year after a couple of revisits by the contractor. This project involved a lot of manual labor to dig out and relocate riprap and was more costly than originally estimated.

**Playgrounds:** Toddler swings were installed at the Highlands Forest playground. Enjoy!

**Other facilities:** Two benches have been ordered to replace the ancient and dilapidated ones along the Lochview common area trail. Also, one of the three trash can racks at the Lake Lochmere dock area will be moved to the Lochview common area to replace a rack that is badly decayed.

Estimates are being obtained for repainting the railings along the three lake dams, all trailhead posts, benches and trash can racks. Expect this work to start in April or May; so be on the lookout for "Wet Paint" signs.

We have almost 13 miles of trails in Lochmere, 65 sets of trailhead posts, 4 playground facilities, and 20 to 30 benches and trash can racks. Your Facilities Committee depends heavily on your reporting problems you see or believe need attention. Thanks for your help.

**John Hagan**

## Lochmere Association Financial Report for 2001

The unaudited financial results for the year 2001 are as follows.

The year closed with income of \$500,789 which was \$5389 over the income budget of \$495,400. Expenses were \$461,280 compared to budget of \$483,800, for a favorable variance of \$22,520. The combination of plus income and minus expense resulted in a favorable variance of \$27,909 to the 2001 budget.

In the spring, lakes Loch Lomond and Highlands Lake were desilted and cleaned at a cost of \$50,025, which was funded from the Reserve Fund. This was partially replaced at year-end by the above budget surplus.

With the aid of the Committee Chairpersons to keep costs within the budget, it was another successful year for the Lochmere Homeowners Association.

**Dick Gerhardt, Treasurer**

	<u>2001 ACTUAL</u>	<u>2001 BUDGET</u>
<b>REVENUE</b>		
Homeowners Assessment	425862	417100
Apartment Assessments	44290	44290
Investment Interest	19086	22010
Late Charges	4076	5000
Special Income	<u>7475</u>	<u>7000</u>
<b>Total Revenue</b>	<b>500789</b>	<b>495400</b>
<b>COMMON AREA EXPENSES</b>		
Landscape Maintenance	307162	282900
Cleanup	1492	5000
Hauled Water	0	3000
Planting/Landscaping	1017	8000
Tree Maintenance	5725	10000
Irrigation Maintenance	448	1500
Facilities Maintenance	24010	37000
Utilities	8261	6300
Lakes	14859	25000
Misc/Contingency	<u>150</u>	<u>4000</u>
<b>Total Common Area</b>	<b>363124</b>	<b>382700</b>
<b>ADMINISTRATIVE</b>		
Postage/Printing	8347	6000
Insurance	5268	6000
Taxes	4694	4000
Audit	1925	1800
Web Site	95	500
Management Company (HRW)	65094	65300
Social Committee	860	2000
Newsletter	3217	3500
Legal-Enforcement	4395	5000
Legal-Collections	1233	5000
Misc/Contingency	<u>3028</u>	<u>2000</u>
<b>Total Administrative</b>	<b>98156</b>	<b>101100</b>
<b>RESERVE FOR MAINT/REPL</b>	<b><u>39509</u></b>	<b><u>11600</u></b>
<b>Total Expense and Reserve</b>	<b>500789</b>	<b>495400</b>

# "wanted"

If you are looking for a specific service or item, consider advertising here.  
Commercial and 'For Sale' ads will not be accepted.

<i>Topic</i>	<i>I'm looking for . . .</i>	<i>Contact</i>	<i>Phone</i>
<b>Care Giver</b>	In-home (either mine or yours) part-time child care for my one year old daughter.	Juliet	362-4699

Please respond to contacts directly. The LHOA , HRW and the editor will not be able to forward responses for you.

**Brian Cain, Ed.**

## Yard and Garage Sale Signs

Lochmere covenants permit one yard sale sign on your property and one on another private property with the owner's permission. NO signs are ever permitted in any common or public area for any reason. The sign committee will remove offending signs. Please have more consideration for the appearance of Lochmere by acknowledging the covenants you signed when moving here and those laid-out by the Town of Cary. For further information call Michael Fake (233-8168).

**MICHAEL FAKE**

## The Loch mere

In the last issue we included an item on the Lochmere covenants, which, although very successful, occupied a significant amount of space. As we have the covenants accessible on the LOHA website

**<http://www.lochmereHOA.org>**

it has been decided that we shall identify a pertinent section of the covenants here and provide a pointer to its location on the web site or related site.

Now we're enjoying Spring weather, we're also seeing the return of House Sale, Garage Sale, Yard Sale and For Sale signs.

To refresh your understanding of the rules that apply to such signage, take a look at **<http://www.townofcary.org/tupage/siteindex.htm>** under Sign Code Brochure, Sign Ordinance, Sign Permit Application, Sign Plans (Uniform Sign Plans), where you will find chapter and verse on the Town of Cary's regulations for signage of all forms, including those for advertising sales of the types listed above.

**Brian Cain, Ed.**

# "link"

If you have specific interests or hobbies and would like to "link" with like-minded neighbors, please provide your details to me. Do any of these "link"s appeal?

<b>Topic</b>	<b>Invitation</b>	<b>Contact</b>	<b>Phone</b>
<b>NEW: Spanish Tutor</b>	Looking to improve your grades or maybe just brush up a bit? I'm available to tutor Spanish for beginner, intermediate or advanced speakers. Conveniently located in Lochmere Highlands	Juliet Rosenbaum	362-4699
<b>NEW: Do you like to sing?</b>	Encore Singers WELCOMES ANYONE who loves to sing for pure enjoyment. (No auditions) We meet on Mondays (7:00 p.m. to 8:30 p.m.) at the Glenaire Retirement Community in Cary to practice our seasonal performances. This season focuses on Broadway tunes. Check out <a href="http://www.encoresingers.20m.com">www.encoresingers.20m.com</a> for more information.	Vickie Spangler	387-8722
<b>Bridge</b>	Interested in playing bridge? We want to start a "First Monday" evening bridge club. Bring a partner if you can and check it out February 4 at 7:30.	Mike or Nancy	233-8112
<b>Homeschoolers</b>	Looking for a support group close to home? I'm attempting to create a support group to assist our children in developing and maintaining social connections locally by employing play-dates at various locations, educational field trips and classes.	Christine Deutsch	859-1309
<b>Poker</b>	individuals or couples? experienced or beginners? Anyone interested in playing? Let's see what interest we have and build on that.	Bob	233-9388
<b>Gardening</b>	Anyone interested in starting up a group?	Cindi	859-2477
<b>Pet Walking/Sitting</b>	Looking for the perfect person to care for your <i>special friend</i> while you are away at work or vacation? Someone trustworthy (retired police officer), reliable, local (lives in Lochmere), who owns a beagle and loves dogs.	Richie	851-5863 PAPD107 7@aol. com
<b>War Games</b>	Interested in playing?	Shayne Gad	233-3910
<b>Young Toddler Playgroup</b>	Interested in forming or joining such a playgroup ?	Maura Mastrandrea	233-3498
<b>Paddle Tennis</b>	Anyone interested?	Joel Pearl	362-8855
<b>Babysitting</b>	I am a middle school girl who is Red Cross Certified for . I am available to baby-sit in the Lochmere area on weekend evenings and occasionally during the school week (not past 930PM)	Katie	362-4799
<b>Wellness Group</b>	Interested in joining a group for dinner, sports activities, workshop seminars? Lochmere Passport to Wellness Social Group	Janice Stolzenberg	233-1175
<b>Town of Cary Sister Cities Association</b>	Interested in joining the (4 sister cities) Markham, Canada; HsinChu, Taiwan; LeTouquet, France; Meath, Ireland?	Janice Stolzenberg	233-1175

If you placed a "link" item and find that it has served it's purpose, please let me know so that I can remove it.

**Brian Cain, Ed.**

## Lake Lochmere Report

Lake Lochmere is truly beautiful during the spring, with flowering trees reflected on its surface. Showers have kept the water level at capacity and migratory waterfowl have been enjoying it along with our boaters. A bald eagle has been seen soaring overhead and sampling some of our fish.

It has come to our attention that people have been fishing from the bridge on Lochmere Drive. This is dangerous and signs are posted prohibiting it. Please use the dock area for this purpose.

The N.C. Division of Water Quality has given us approval to add a section of wooden bulkhead adjacent to the dock area where rip rap has been unsuccessful in stabilizing the shoreline. This work will be completed during the summer and Lochmere residents are urged to use caution while construction is underway.

If you need Lochmere identification tags for your watercraft please call me at 859-1769.

**Jack Palmer**



Clan Lochmere is published by the Lochmere Association. All rights reserved. Every effort has been made to assure accuracy; however the publishing group cannot guarantee such; information is subject to error, omission and/or change without notice. Submissions are welcomed, and are due six weeks prior to publication. Deliver submissions to Brian Cain; see below for contact details. ©2002

Mary Norbeck, HRW Inc. Property Manager, 469-8661

### *Association Board of Directors*

Co-Presidents:	Tom Harville	851-5369	Holiday Decorating	Bud & Mrs Nesbit	387-7847
	Email: tomhar@bellsouth.net		Lakes:		
	Larry Stolzenberg	233-1175	Highlands	Bud Nesbit	387-7847
	Email: zlotsl@aol.com		Lake Lochmere	Jack Palmer	859-1769
Vice President:	Jeff Kenney	851-2029	Loch Lomond	Larry & Janice Stolzenberg	233-1175
Secretary:	Sharon Fake	233-8168	Landscape:	Arnette Clark	851-7275
Members:	Vince Carey—member at large	233-9464		(Lochwood & Lochview)	
Architectural:	Nikki Hicks	303-0661		Annette King	233-1572
Communications	Jennifer Cook			(Lochbain & Lochmere Forest)	
	Email: jcook@fmrealty.com			John Hagan	852-1288
Facilities:	John Hagan—Lochwood	852-1288	Newsletter Distrib.	Liz and Ned Dion	852-0017
	Email: NJHAGAN@worldnet.att.net		Newsletter Editor:	Brian Cain	
	Ivan Bowman—Birkhaven	851-5102		209 Marvista Court, Lochmere Village	
	Ron Smith—Lochview	233-3460		Tel: 851-9932 Fax: 851-1905	
	Bob Gelb—Lochside	859-3882		Email: brianlcain@mindspring.com	
	Bob Steinfeld—Highlands	303-8207	Signs:	Michael Fake	233-8168
	Elli Flynn—Lochbain	233-9596	Social:	Open	
	Chris Vasques—Lochbain	858-8267	Wildlife:	Dave Rock	233-1573
Finance/Treasurer:	Dick Gerhardt	233-1865			