
The Fleetwood View

Volume 15 Number 5

The Plaza News

June 2006

Road Vote Now July 12

President Morris Guthrie has called a special meeting for July 12 for Fleetwood owners to vote on the question of turning over Fleetwood Drive to the Town of Laurel Park and a related issue, that of changing the documents which govern the number that must approve such a turnover. A packet with the official notice and proxy ballots will be mailed to all owners by the end of June.

In making the announcement, Morris told owners that "the Board feels that we have completed the efforts to provide you with information on the question of 'Should Fleetwood Drive be dedicated as a public street'."

He added, "You should now be in a position to make an informed decision as to whether you prefer to have the road remain private and owned by Fleetwood with responsibility for maintenance or prefer to dedicate it to Laurel Park and the Town assume responsibility for maintenance."

The Board met two days after a June 14 information meeting and reviewed suggestions made by owners. Following this review and in consultation with the Board, the President said he decided it was appropriate to call a special meeting on two issues:

1. Change the by-laws to require 80% approval of owners to transfer common areas as allowed in the NC condo code.
2. Should Fleetwood turn over Fleetwood Drive to the Town of Laurel Park to be dedicated as public street?

The Board previously had approved holding a vote on the street turnover at the annual meeting in September and had not addressed the document change. However, there appeared to be substantial sentiment that the

issue should not drag on until then. The by-law change had been suggested by those who feel the present 90% approval rule is too strict.

In concluding his message, Morris said that "resolution of the issue now comes down to a simple vote. I look forward to the resolution and moving on to the other business of Fleetwood."

The Numbers

By the numbers, as explained by the attorney at the June 14 meeting, here is how many "yes" votes are required to turn over Fleetwood Drive to the Town:

- Present documents mandate 90 % – or 57 of the 63 owners – approval vote. That means 7 negative votes would stop the transfer.
- If the by-laws are changed to 80% (to be voted on in July) the numbers would change to 51 required for approval, 13 to block the transfer.

One more statistic: 67% of the owners – or 42 – must OK the by-law change. And, on all issues, any vote that is not cast is the equivalent of a "no" vote.

A Full House

The Fleetwood Clubhouse was full to overflowing for the June board meeting and a special information program on the much-debated matter of deeding Fleetwood Drive to the Town of Laurel Park.

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Treasurer's Report

Income for the month of May was \$46.97, all from interest.

Operating Expenses in May totaled \$16,092.68. The larger expenses over \$500 per budget line item included: Legal Fees of \$514.78; Building Repairs of \$7,734.95; Building Painting of \$885.00; Porch & Deck Repairs (reimbursements) of \$2,100.00; Pool Maintenance & Equipment of \$2,198.45; and Lawn Mowing of \$2,000.00. All other line items under \$500 totaled \$659.50.

Replacement/Reserve Expenses – None in May.

Social Fund: There was no income in this fund in May but expenses of \$144.72 for the Brunch and Speaker (\$20.45) and for the Kentucky Derby Social (\$124.27). This puts the balance of the Social Fund at \$2,347.91.

The ending balances in our other accounts as of May 31, 2006 are:

Checking Account	\$37,150.83
Replacement/Reserve	
Money Market Acct.	\$35,699.96
Certificates of Deposit	\$66,784.47
Total	<u>\$102,484.43</u>
Total Cash	\$139,635.26

Ron Rosenberger, Treasurer

Tags in Place

Emergency Coordinator Boyce Whitmire reported that the water meter-tagging project, under the direction of Mike Abarbanell, has been virtually completed and the same process may be used for gas meters.

(The project is designed to help with quick water-or-gas turnoffs at the meter if trouble develops in a unit. Without being tagged, the meters are not clearly identified with the unit they serve.)

Boyce also said a new Building Captain's roster is being finalized and will be distributed soon.

A Full House

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Fleetwood attorney Robert Dungan and Laurel Park Town Manager Jim Ball were the invited guests; and owners were given the opportunity to fire their questions to either – or both – for more than an hour.

They answered questions about legal requirements of such a transaction and what to expect from the Town should the owners approve the transfer.

After the experts responded, residents were then given time to interact with the Board and issue statements, which reflected positions both pro and con.

The intense interest in the issue was underscored by the length of the meeting: the Board convened at 9 a.m., the last shot was fired at about 1 p.m.

At the end, there were calls for placing the traditional Fleetwood friendliness and unity ahead of any personal differences, a suggestion that was roundly applauded.

Proponents of the road turnover put heavy emphasis on the Town's promise of continued no-cost snow and ice removal and noted it would remove the cost of road upkeep, including a potential special assessment.

Opponents say the road is an asset, invaluable to maintain Fleetwood privacy in the future, and that it should not be given away in exchange for cost savings.

There isn't room enough in this newsletter to go into individual points and arguments, but the meeting was tape-recorded – so if you have a free afternoon...

Clubhouse, Pool

A long-range plan is being developed for presentation to the Board. Stay tuned.

A new and larger gas grill is in place (it got a great taste test at the Memorial Day party).

There's a new Weather Vane tilting over the Crow's Nest.

An issue over unauthorized pool use has developed. (See the insert in this View for policy.)

Boyce and Jeanette Whitmire, Co-Chairs

The Social Whirl...A Lot On Tap Buildings

What's happening on the Fleetwood Social Scene:

Mystery Solved!!!

Friday night's BYOB turned into a sidesplitting event with lots of laughter and spine-tingling acting by a not-so-shy cast. Kati Parisi directed the "Fleet Rock" players in well-chosen roles. Our emoting stars were Jim Parisi, Ed and Lynne Eggers, Norma and Ron Rosenberger, Phyllis and Bill Seibert, and Ellen Full. AND ELLEN DONE IT! Thanks to all for an entertaining evening.

Upcoming Events

Tuesday -- June 27

Visit Bob Jones University and see one of the South's finest art collections. Carpool at the Clubhouse at 10:15 a.m., lunch in Greenville. Personally guided tour at Bob Jones at 1 p.m. Cost \$6.50. Reservations a must: Lynne Eggers 698-9759, or Jo Willruth 692-9951. (VIEW NOTE: Maybe too late when you read this; try anyway.)

Wednesday, July 5 -- Celebrate our Independence with a bang-up party. Fleetwood Plaza owners, former owners and guests are invited to join us at the Clubhouse for a whole pig BBQ plus all the trimmings (chicken available upon prior request). BYOB 5:30 p.m., dinner 6:30 p.m. Entertainment: Art Patten's One-Man Band. \$18.00 per person, children \$9.00. Make checks payable to Fleetwood Regime. RSVP -- your check is your reservation by June 28 to Nancy Hicks # 303.

Put On Your Calendar

Friday, July 14 -- 5 p.m., BYOB Bingo Night. Buy your cards and win prizes. Clubhouse.

Sunday, July 30 -- Dinner at Hobnob Restaurant, Brevard, and an evening of beautiful music at Brevard Music Festival's Piano Competition Finals (Concert is free).

Thursday, August 3 -- "Tanner/Doncaster" Lady's shopping day and lunch, Rutherfordton.

Nancy Hicks, Social Chair

Unit 204, stairs rebuilt and carpeted; Unit 904, ditto, carpet ready; Building 200 panel replacements done and being painted; Box made for water meter in Building 1400.

Unit 1703, gutter work done (three times), overhanging tree trimmed; Unit 1601, sealed and painted new support beam across rear; Unit 802, screen porch rearrangement work approved and completed.

Clubhouse, two new fan motors installed in bathrooms; final approval for dish antenna Unit 1601; Unit 303, new panels on deck finally finished and painted.

Unit 1401, water leak in front of building repaired at owner's expense; Unit 1703, carpet repaired on stairs; Building 400, painted mail boxes and post; Unit 501, outside dryer vent repaired.

Unit 503, removed rotten shelving in garbage area; building 1600, raised yard light above bushes and gutter work; Unit 1604, stairs carpeted; Clubhouse, mounted weather vane on top of Crow's Nest; Unit 1004, rebuilt stairs ready for carpet.

Jimmy Porter, Building Chair

Grounds

Underground drain between the Clubhouse and 1600 Building repaired.

Re-landscaping between 400-500 Building completed. (Done on an experimental basis as a possible model for similar projects, so go take a look.)

Weeds are getting attention and trimming work on tap. On a budgetary note, the storm cleanup is still a drain. Our contractor, Mike Gibbs, is having more surgery on his leg but hopes to be back on site soon.

Morris Guthrie, Acting Grounds Chair

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The View's Point

It's June and the month that Fleetwood's thoughts turn to things like sewers and garbage – apparently.

The View was reminded at the June Board meeting that these matters must not be dealt with lightly and that constant reminders are needed. So here goes:

Be aware that we have a delicate sewer plant, where the grinder pumps are allergic to items ranging from dental floss to one man's underpants once found to be clogging the mechanism. It's really no laughing matter: a busted pump can cost thousands to cure its pain, and we all pay. The moral: honor thy commode, and tell your guests to be kind in what they put into it! For the hired help, ditch those rubber gloves elsewhere, please.

There's a sample notice in one of our books (the Blue Book, we believe) that can be posted as written or adapted to more delicate prose.

On garbage, a comment suggested that the policy of trash pickup from the sheds is wonderful and about

99 percent effective. It's a far cry, certainly, from those Thursdays in months past when we looked like, well, a little dumpy.

Other Matters

Frank Carke, who wears many committee hats, reported:

- **On Promotion** – a policy and appropriate forms have been put in place on the question of for sale by owner units and the assistance neighbors may give in showing units for absentees. This was outlined in the May View.
- **On Finance** – budget work is starting and along with it the ongoing examination of the reserve status.
- **On Legal** – Fleetwood's attorney has not been approached to support any point of view on the road turnover but has been asked questions that solely relate to application of the by-laws and the codes that govern them.

NOTICE FROM CLUBHOUSE/POOL COMMITTEE

The warm weather has arrived, and with it, activity at the pool and clubhouse has increased. We would like to remind all owners of some of the rules for this common area.

The rules are to insure the safety and well-being of all owners and benefit us if we all adhere to them. The following are a few of the more relevant ones to summer usage. For a full list, see your Owner Red Book.

1. No children are allowed in the Fleetwood clubhouse, exercise room, showers or bathroom unless accompanied by an adult.
2. If using food/drink in the clubhouse or pool area, make sure there is nothing left on the floor/ground as ants and critters love our scraps.
3. The pool is for use by Fleetwood residents and guests **ONLY**, between the hours of 7 AM and 10 PM.
4. Children and teens **MUST** be attended by an owner at all times.
5. No running and no “horseplay” are permitted.
6. **NO** diving into the pool at any time.
7. Excessive noise is not permitted.
8. Diapered children are not allowed in the pool (swimmer diapers are permitted).
9. **NO** glass is allowed in the pool area.
10. Shower and bathroom access is by the side doors only – not through the clubhouse.
11. All guests **MUST** be accompanied by an owner while using the pool.

Thank you for your cooperation.

Have a wonderful summer!