
The Fleetwood View

Your Online Newsletter

June 2007

SUMMARY

THE BOARD MEETS ... updates given on the many tasks at Fleetwood

DOCUMENT CHANGES OK'd ...owners voted at special meeting

FOR YOUR HEALTH ... a special lecture on Stroke risk

THE LOWDOWN ON RADON ... Ron does a super research paper

WHERE THE WORK IS ... read the Committee reports

AND A REMINDER ... please, please help guard our precious units from harm!

THE JUNE BOARD MEETING

President Morris Guthrie, presiding at the June 13 Board meeting in the Clubhouse, described a very busy month here at Fleetwood.

Much beautification has taken place: planting, painting, gardening, and clean up among other projects.

The Reserve Study Committee, headed by Frank Clarke, is continuing its work. The Nominating Committee is working to fill 3 positions, the 2 open seats and the 3rd because of Dick Wynne's resignation. (Dick had previously notified the Board that he wished to serve only 2 years of his three year term.)

Following the regular meeting, a special meeting was called to vote on an update to the Fleetwood Documents. The first (Restriction on Transfer of Common Areas) was approved by 77% for, 23% opposed. The second (Fining Powers) was also approved with 92% for and 8% opposed. (The changes lower the requirement for owner approval of transfer of common property from 90% to 80% and maximum fines for document violations from \$150 to \$100. Recent amendment to State statutes prompted the Board's decision to call for the vote, which required a 67% approval.)

While the votes were being tallied, Jo Willruth introduced a nurse from Care Partners who passed out a sheet "Are You at Risk for a Stroke?" She discussed the different types of strokes

and the warning signals for each as well as what the layperson can do to determine if someone is having a stroke. (Ask the person to raise his hands above his head, smile, talk and walk.) If there seems to be a problem, remember that time is of the essence! First check your clock because medical aid (the drug TPA) should be administered within the first three hours. Do not transport the patient yourself. Call for an ambulance and state that you believe the person has had a stroke and describe the symptoms. Ask for TPA to be brought, as TPA is not routinely carried in emergency vehicles. Ask to be taken to Mission Hospital in Asheville as they are fully equipped to deal with stroke victims.

After the vote on the document changes was announced, the Clubhouse Committee gave a full report on their expansion study.

Building Chair Frank Clarke reminded all residents who are planning to be away, even over night, to remember to turn off their water and latch the windows as storms can come up unexpectedly and can do a lot of damage. He reminded us to advise guests not to put anything down the toilet other than human waste and toilet tissue. And, remember to fill out a departure slip if going away for 72 hours. This slip is conveniently available on our web site [Fleetwood Plaza.com](http://FleetwoodPlaza.com).

Eliza Graue, View Staff

NOW TO THE REPORTS

Reports from the Treasurer and Committee Chairs were made as follows:

TREASURER

INCOME for the month of May 2007 was \$183.45. Of this amount, \$38.45 was from interest and \$145.00 was from Social Fund donations received at the Kentucky Derby party.

OPERATING EXPENSES in May totaled \$13,287.06. The larger expenses over \$500 per budget line item included: \$1,825.82 for Building Repairs; \$9,180.00 for Painting all of the original siding panels on five buildings; and \$750.99 for Roof Repairs. All other line items under \$500 amounted to \$1,530.25. There were no bills for Grounds Maintenance submitted in May.

REPLACEMENT/RESERVE EXPENSES in May amounted to \$600.00 for a deposit on a new Clubhouse Deck awning (the old one was torn to shreds in the last big windstorm). The total for the new awning will be ~ \$1,800.

SOCIAL FUND: All expenses for the Kentucky Derby party were donated by Mike Michalski and Shirley Moore. However, at this event the basket for donations to the Social Committee fund received a total of \$145.00. On the expense side, the cost for the Memorial Day cookout totaled \$253.28. This brings the "pure" balance in the Social Fund to \$2,138.40.

However, we paid the balance due of \$1,150.89 for the new Treadmill (the Social Fund is where the income and expenses were held for this equipment). The total cost of the Treadmill was \$2,300.89 and we received donations from 38 contributors of \$2,760.00. This left a surplus

balance of \$459.11. As indicated in the original invitation to donate letter, any surplus would be given to the Social Fund. Therefore, the new balance in the Social Fund as of 5/31/07 is \$2,597.51 (\$2,138.40 + \$459.11).

The ending balances in our other accounts as of May 31, 2007 are:

- Checking Account (Operating Account) \$64,364.55
- * Reserve Money Market Account \$27,555.69
- * Certificates of Deposit \$68,876.80
- Replacement/Reserve Account \$96,432.49
- TOTAL CASH \$160,797.04

Ronald A. Rosenberger, Treasurer

CLUBHOUSE AND POOL

1. Awning should be up about the last week of June. Thanks to Mike Michalski for the temporary awning.
2. The men's bathroom has been completed. Paint selection by Barbara Robinson, Norma Rosenberger, Shirley Moore and Jeanette Whitmire. Many thanks to all the workers who made this possible: Mike Michalski, Blondie Whitmire and Mike Abarbanell for painting. Barbara Robinson and Jeanette Whitmire for adding the border. Barbara Robinson, Kathy Boland and Jeanette Whitmire for choosing the décor. John Robinson for taking down and putting back the partition and hanging the pictures. Kirk Johnston for his cash donation toward the paint. With the help of our talented workers, the completed cost came to \$267.97.
3. Mantel completed: thanks to Morris and Irene Guthrie for donating the mantel. (Morris and Blondie almost demolished the Guthrie house in Dataw.) Thanks for the help of Blondie Whitmire, Mike Michalski and Danny Devine for the installation.

Thanks to all who have signed up to open and closing of the pool. Still need help, see Jeanette Whitmire for your week.

The pool 'make-over' is attracting lots of use. SWIM SAFELY!!!

Jeanette and Boyce Whitmire, Co-Chairs

SOCIAL

The Social Committee is busy planning fun events that make living at Fleetwood full of summer enjoyment.

Scheduled events are: July 4, Old Fashioned Picnic; July 19, Movie Night ("Waking Ned Devine") and christening our new Popcorn Machine; August 10, Big Bucks Bingo; August 23,

Tex Mex O-Lay; Sept. 3, Labor Day Celebration; and October 12, Farewell to Summer Camp Pot Luck.

Also on the drawing board: Sometime in September we will have a Progressive Dinner and we will visit Rockhouse Vinyards as soon as we find out when the grapes will be picked.

Harry Connick, Jr. will be at the Peace Center in Greenville on June 23. Let Ellen Full know if you would be interested.

We are planning a Doncaster Outlet Day with lunch at Water Oak Restaurant in Rutherfordton. We are also looking into events at the Brevard Music Center.

Ellen Full, Chair

BUILDING

During the month of May we spent \$12,200. Painting old panels accounted for \$9,200, old panel replacement was \$1,800, roof repairs cost \$750, and carpet replacement was \$410. We will continue to replace defective panels, paint the worst of the old panels, and replace old and worn carpet. Thanks for using the web page to report problems.

FINANCIAL

A new, from "scratch," reserve study has been completed and will be incorporated in next year's budget. The budget for 2007-2008 is nearing completion and will be presented to the Board for their approval at the July Board meeting.

PROMOTION

Once our supply of black and white brochures is depleted, I would like to replace them with color pamphlets that show off some of the beautiful photos that we have. I will need some help in selecting the photos and preparing the narrative in mid-July. If any of you have superb photos, please burn them on a disc and send them to me. I plan to distribute these to those agencies that attended our open house.

Frank Clarke, Vice President

GROUNDS MAINTENANCE

1. Thirty-one diseased hemlock trees are scheduled for removal on or about June 20. Post-removal cleanup will be followed by evaluations to determine best replacement shrubs/trees. Fifteen less diseased hemlocks are scheduled for treatment by Hemlock Healers on Thursday, June 14.

2. Dramatic rhododendron trimming has begun and should be completed by no later than the end of this week. A general overall trimming will commence soon after the completion of the rhododendron trimming.

3. Dead, dying or too old to keep around trees/shrubs have been identified (look for orange tape affixed to the plant) and will be removed shortly. These are primarily those plants most affected by "the freeze of '07." Replacements will probably not occur until early fall. Trimming of trees/shrubs which are showing strong recuperative power will be trimmed (in some cases dramatically) to help their recovery.

4. Louie Poulos has agreed to lead a committee to study and recommend the best ways to upgrade and beauty enhance the circle at the top of Fleetwood.

Ed Eggers, Chair

RADON TESTING & MITIGATION

Most, if not all, of the Realtor Contract Forms now have Radon testing listed as one of the criteria that the buyer can request. There is much misinformation about Radon, particularly about the best testing methodology -- as well as its mitigation. A recent buyer wanted a short term Radon test which turned out to be above the upper threshold limit. The seller engaged a mitigation individual who did a very poor job and left us with a real problem. There is lucrative money in this field.

The Board felt it essential to get a handle on this Radon issue and then educate our owners to the facts. Having had some management experience in this arena, I volunteered to gather information from experts in the Health Physics field. Health Physics is a discipline dealing with radiation and its safety -- and radon is one of many radioactive materials. It is a tasteless, odorless gas formed by the disintegration of uranium and radium found especially in (but not all) regions with granitic soils.

I got some local leads from my former colleagues at the Merck Research Labs. This led me to Ben Edwards, an RSO (Radiation Safety Officer) at Duke who provided good information. He put me in touch with Dr. James Watson, a retired Health Physics Professor at UNC. He is recognized as the very best expert in North Carolina having done much of the county by county monitoring of Radon, leading to the Radon map for the state. I also talked with Dr. Felix Fong from the NC Dept. of Environment & Natural Resources.

From these Radon experts, here are some things you all should know:

1. There are NO EPA REGULATIONS, state or federal, for Radon emission levels. The EPA has recommendations that some people are touting as regulation or a requirement.
2. You are NOT required by any law or regulation to do Radon testing.
3. However, if the buyer wants one you probably will want to do one to get the sale.
4. If you do a Radon test, here are some very important things you need to know:
 - a. The short term test (i.e., the two day test which most testers use, especially when a home sale is pending) is VERY UNRELIABLE. It typically costs \$100 to \$125/test. You can buy a do-it-yourself kit for \$10 - \$15 (or even free).
 - b. The short term test is not the real world. All windows and doors are to be closed for 12 hours before the test and then kept closed for another 48 hours during the test.
 - c. IF the 48 hour test exceeds the upper limit of 4 MicroCuries/Liter, a second but LONG TERM test is highly recommended -- at minimum do another short term test.

- d. Dr. Watson recommended against bringing in mitigation based on only one short term test result. Mitigation costs in the range of \$1,200 to \$1,500.
 - e. Any mitigation installation requires approval of the Board's Bldg. Maint. Committee.
 - f. The minimum Long Term Radon Test is 91 days; anything more up to one year is better. You can purchase a long term test kit for \$20 to \$30 and do your own test.
 - g. There are no guidelines or requirements as to how long the long term test results are good for. However, Dr. Watson said that any emissions should not change significantly over time (using the long term test).
 - h. He suggests owners would benefit by doing their long term test NOW so you know if you have a problem, do remediation if you so choose, and have the results when a buyer wants to see them. The Board recommends all owners do this.
5. A good website starter is www.ncradon.org. On left side, scroll down to the last item - Radon Links; go to EPA Links and click on RADON PUBLICATIONS; then scroll down to the first publication "A Citizens Guide to Radon". Follow other links and other websites to learn more. Also, use Google by entering "Radon Test Kits" -- and similar search words.

For the Board, Ron Rosenberger

SOMETHING TO REMEMBER

Do you have plans that will take you off our beautiful mountain-top for a few days in the steamy flatlands?

If so, please remember the requirement for Departure Notices holds true, winter or summer.

This checklist, to be filed with Emergency Coordinator Blondie Whitmire, helps keep track of who's here and who isn't in the event of storms or other emergencies. It also reminds us of steps to be taken to make sure our units are secure when we are away.

One item that is often overlooked is the requirement to shut off the water (and turn down the water heater) even if you're going to be away just overnight. And, while it is not on the checklist, be sure all windows and doors are closed.

Since in some cases owners permit guests to use their units in their absence, the Board reminds us that the owners have the ultimate responsibility for making the units secure.

We might, it has been suggested, be wise to instruct our guests about the need to protect our unit – and our neighbors' units – from sudden storms and steps to take when leaving, even for short periods.

And we are constantly reminded to treat our sensitive sewage system with great care – no foreign objects in the commodes, please!!

Departure notices (they can be filed via e-mail) are available from the Fleetwood Web Site, or may be found at the Clubhouse. They only take a few minutes to fill out and could help avoid a lot of trouble and expense.

Dick Wynne, View Staff