



The 2021 Annual Meeting

November 21, 2021, 4:00pm, via Zoom Webinar

Agenda

- | | |
|---|--|
| Carl Angel, FHA Board President | Opening Remarks |
| Welcome and Introduction | |
| Election results | |
| Rose Krasnow, FHA Vice-President | Vice-President's Report |
| Fearrington wastewater treatment plant and nearby development | |
| Long-range planning committees | |
| Tony Daniels, FHA Treasurer | Treasurer's Report |
| Status of the 2021 FHA budget | |
| Approved budget for 2022 | |
| Updates on Creekwood Mail Kiosk and Beechmast Pond projects | |
| Q & A | Answers to your questions by Board Members |
| Adjournment | |

Summary of Board Activities, 2021

President Carl Angel

We entered 2021 with a strong team of Directors who have worked very well together to do the many things necessary to keep the village the way all of us want it. That team, as always, depends on the many volunteers who support our activities, and we are grateful for their hard work.

The coronavirus has overshadowed all that we do. The Board has had to adopt Zoom as our meeting place for most things, and we continue to face critical challenges that affect us all, and this has required a high level of activity and flexibility to meet them.

We have been better able to keep residents aware of those challenges and our activities with our new approach to the newsletter, and through use of webinars. Its electric format and its greater variety and content have more people reading the newsletter. Webinars have allowed us to do more comprehensive presentations which are carefully practiced and attract many more residents including those who have limited mobility.

The Board has worked to remain actively in communications with Fitch Creations Inc. This is critical in many areas such as wastewater management and in managing our physical environment. Fitch Creations has worked very well with us as issues have arisen.

Some of the major issues we faced at the beginning of the year had some resolution but evolved to require perhaps even more effort:

- With leadership by our Vice President the committee on Wastewater Management was successful in partnering with Fitch Creations to abandon a proposed plan to connect our sewage system to Briar Chapel. Our system is upgraded for better results for our community. However, development of the lands around us for major housing and businesses raised concerns about how their wastewater plans, in the absence of a county wide systems could adversely affect Fearington Village. Our committee and residents have been active in efforts to have government officials address those issues.
- The board selected a new management company (Associa/HRW), beginning in 2021. This company had excellent references from several other communities, but we had a rocky start with them to a large extent due to personnel issues. We have resolved many of those issues, but problems remain and the board is actively working with HRW to build solutions to our problems with them.
- We had thought by this time we would have reached a conclusion about how to manage Beechmast Pond. However, things became more complex as we explored alternatives including how to retain some recreational use for walking trails. The Board will continue to work this to a resolution.
- FHA is assuming a greater role in maintaining walking paths and trails, bringing them to a high standard across more of our village. This provides strain on our budget even though we watch expenses very carefully, as possible.

- A survey of residents identified a number of topics that ought to be addressed. Volunteer committees were formed to address four of these, The Gathering Place, Paths and Trails, Aging in Place, and Village Attractiveness. So far two of the committees, Paths and Trails and Village Attractiveness, have submitted comprehensive reports that will form a basis for guiding future board activities.
- After more than 10 years of hard work building and maintaining the FHA website, our Webmaster, Jim Brooking, indicated he would like to step down from this role. Concluding that Jim was in fact irreplaceable, the Board decided to contract with web developers, Chatham Fullstack, to conduct a major revision of the website. The new website should be easier to maintain, and we hope more helpful for users.

For a community our size, the FHA operating budget is relatively small. This is so because much of the work to keep the community the way we all want it is done "hands-on" by the Board, Committee Members, and our many volunteers. Outlined above are some major areas requiring attention by our Board, but there is myriad of other activities we engage in to support our quality of life: Grounds and Landscaping, Gathering Place management, Community Activities, and maintaining a good relationship with DOT to get good response for needed road repairs. We do our best to offer all this and more for your annual dues of less than \$200.

Vice President's Annual Report

Rose Krasnow, Vice President

The job of Vice President has required me to wear many hats, so there is a lot to report:

Wastewater: When the plan to interconnect Fearington Village and Briar Chapel wastewater treatment was officially withdrawn in October of 2020, the task force decided we should continue to meet in case any similar plans should arise. Fortunately, the Fitch Utilities announced that they were going to make several improvements to our existing treatment facility that should improve the quality of the wastewater being discharged into Jordan Lake without expanding the plant's capacity. The addition of a new holding tank would allow the three existing tanks to be rehabbed, one at a time, and would also provide more sludge holding capability. Since sludge would not have to be removed as often, odor issues should be less frequent. Fran DiGiano and I have met with the Fitch's and their engineer, John Phillips, to better understand the scope and timing of the proposed improvements. The state approved their plans in October, but construction is unlikely to start until the middle of 2022.

We once again became concerned when a new application was submitted to the County in August of this year. Congruus LLC owns approximately 400 acres on the east side of 15-501, stretching from Morris Road up to Andrews Store and over to Parker-Herndon. They were seeking to have all of their property become eligible to be developed under the Compact Community Ordinance, which would allow them to develop much more densely. Although they did not submit an actual development plan with their application, they said they were not planning to build their own wastewater treatment plant but hoped to connect to Fearington

Village. Fortunately, the R.B. Fitch has stated, unequivocally, that he is not interested in such an arrangement, but the situation deserves our close attention. In October, the County Board of Commissioners agreed to set up a wastewater study group, but the findings of this group may be too late, given the number of significant developments that are planned for the areas around us. Wastewater is not the only issue of concern; the road infrastructure for so much development also seems to be lacking. Stay tuned.

Long-Range Planning Committee (LRPC):

After receiving 900 responses to our Community Survey, the LRPC created four new sub-committees to look into how to implement improvements residents wanted to see. A brief recap of the work of each of these committees is below:

1. **Paths and Trails:** This group mapped all the walking paths and trails in Ferrington. Then they looked for places to make interconnections between paths and at intersections where crosswalks could be added. Next, they ranked the suggested improvements, considering factors such as safety, value to the community, cost and the difficulty of making each recommendation a reality (some of the changes require either approval from the NC Department of Transportation, a legal easement from one of more homeowners, or the agreements of Fitch Creations. The Board has authorized them to look further into three of the highest-ranking improvements that are in 3 different parts of the community. These are: 1) Creekwood Crosswalk, 2) Continuation of Village Way path to Beechmast, and 3) Extend Millcroft Path from South Langdon to Ashton.
2. **Village Attractiveness and Renewal:** This team members divided the community into ten sections and conducted walk-through assessments to identify areas that need revitalization of upkeep. The concerns, categorized as Safety, Maintenance/Repair, Signage, and Landscaping, were then sorted by area and responsible parties. The group then looked at recommended actions, potential challenges and collaborative approaches that could be used to improve the feasibility of those actions.
3. **The Gathering Place:** this group was charged with exploring ways to improve the use of and efficacy of the Gathering Place. On the short-term, the group has focused on upgrades to security, AV improvements, telephone enhancements and ADA compliance. In addition, an architect has been retained to look at the space overall, to see if it can be reconfigured in a cost-efficient way that will improve its usability.
4. **Aging in Place Committee:** The community survey revealed that almost 60% of residents stated they "plan to age in place." This group has been working, in conjunction with Ferrington Cares, to elucidate challenges and find ways to support residents who want to remain in the Village as long as possible and to find ways to improve the quality of life for residents. Their report was presented to the LRPC in October, and its recommendations are still under evaluation.

The Community Survey also revealed a lot of confusion about the FHA governing documents. A covenants committee was established, and a lawyer has been retained to see if the various versions of our documents could be updated where possible and streamlined into a single set of covenants. This will be a primary focus of the LRPC in 2022.

Food Trucks

In response to many comments on Next Door, I asked the Board to consider allowing Food Trucks at the Gathering Place. After the great success of the initial six-week trial, the Board voted to continue having Food Trucks. Many thanks to the volunteers who stepped up to organize this effort.

Treasurer's Annual Report

Tony Daniels, Treasurer

(See the 2021 Budget at the end of this document)

- In conjunction with VP, FHA Finance Committee researched, wrote and distributed a "Request for Proposals" (RFP) for a new management contract. Nine companies responded, three were short-listed and a final decision made by Board in October. Result: a new management contract for approximately the same cost with more services and the same price for the next three years.
 - Revised and more aggressively invested surplus funds (both operational and reserve) in FDIC CDs in a laddered approach to maximize return on association funds. Result: \$10,000 added to reserves.
 - Participated with Director of Communications in negotiation for a new copier contract at the Gathering Place. New contract reflects changing community needs covering same term but offers an estimated \$1,500 savings a year.
 - Prepared annual budget and monthly treasurer's reports to the Board.
 - Re-established the FHA Finance Committee.
 - Worked with Board President, Director of Facilities and postmaster on issues concerning Creekwood Kiosk and Amazon Delivery issues.
 - Participated in Board meetings, functions and attended Long Range Planning Committee and its Lifestyle Subcommittee meetings.
 - Provided newsletter updates, quarterly budget updates on website and other information in order to be more transparent and open about financial and budget issues.
-

Secretary's Annual Report

Judy Graham, FHA Secretary (June - November)

Previous Secretaries, Leslee Shell, Pam Bailey, and Leonard Kreisman.

The Secretary is principally responsible for maintaining accurate records of Board business, and involves the following actions:

- Contributed to regularly scheduled Board Meetings via Zoom and in person.
 - Contributed to Executive Committee activities.
 - Compiled accurate minutes of regular and open meetings.
 - Delivered approved minutes for posting on the web.
 - Maintained Board minutes on the web in Office 365 files and also in hard copy in the Gathering Place.
 - Maintained the Book of Resolutions, located in the Gathering Place Office and in the Board Handbook online.
 - Participated, with Associa, the nominating committee, the area and block contacts, Community Affairs, the Board and volunteers, in organizing and carrying out the FHA Board election.
-

Community Affairs Annual Report 2021

Pam Bailey, Director of Community Affairs

The position of Director of Community Affairs was vacated shortly after the new year. Pam Bailey was appointed by the board to fill that position in May.

The FHA-sponsored events that are typically coordinated by Community Affairs required substantial changes due to Covid. The annual Easter Egg Hunt and Volunteer Appreciation event were cancelled. The Hospitality Office was closed for several months, but essential activities were such as printing continued as necessary. Some Block and Area Contacts continued delivering materials to newcomers, but in-person visits were stopped. Coffee and Conversation and other get-to-know-you meetings had to be cancelled.

Both the spring and the fall shredding events were held with minor accommodations for Covid, and attendance was good. With the distribution of the Covid vaccine things are cautiously regaining some normal operations.

While there are few tangible accomplishments to cite in this report, a significant effort has been underway to assess the operation of programs within Community Affairs. The Area and Block Contact Program connects residents by providing essential information to newcomers and by ensuring that lines of communication within each neighborhood remain open and alive. Several residents active in this program have been meeting to ways to improve communication and performance of its designated role. A revised job description for the ACs and BCs is in the works. Training for these volunteers is being developed by Vicki Field and Hilary Murray.

The Hospitality Office has continued its operations after having been closed for several months. The office is now equipped with phones and computers that meet their needs. There is an effort to coordinate more closely with the business office, Fearington Cares and the Area and Block Contact program to share information and avoid duplication of effort.

Discussion is underway to host a village-wide event in the spring of 2022 if Covid allows.

Communications Annual Report 2021

Gordon Pitz, Director of Communications

The Director of Communications is responsible for informing Fearington residents about issues confronting the FHA, and about actions taken by the board. A number of communications mechanisms are used for this purpose. For the last two years, these mechanisms have been significantly impacted this year by the Covid-19 pandemic.

Newsletter

The newsletter is now almost entirely an electronic medium, posted on the website, with a link sent to residents by email.

Moving to an electronic form has enabled us to make many changes to the newsletter. It now includes photographs and other images, and a broader range of feature articles. A new team of editors has been working to make the newsletter more informative and more attractive. To mark the changes, the newsletter was given a formal name for the first time. Residents were asked to propose suitable names. Five finalists were chosen, and a poll indicated a clear favorite, ***The Belted Gazette***.

Bulk Email

We use bulk email to provide important and timely information to residents. However, we are sensitive to concerns about overuse of email, and hence we restrict these emails to only the most urgent and important information.

Handbook and Directory

The Handbook and Directory provides a paper copy of much of the information contained on the website. The 2021 edition continued the enhancements already initiated, with a new cover and an improved organization. We are currently revising the content for the 2022 edition.

Open Meetings and Webinars

It has remained inadvisable to hold open meetings of the board. We have been using online Zoom meetings, first for board meetings, and now for webinars that are open to everyone. The webinars have proven to be very successful, allowing many more residents to participate in the meetings.

Website

The website, www.fearringtonfha.com, is essential for supplying news on a timely basis. It is also critical in supporting other operations such as email and newsletter production.

For over ten years, the webmaster, Jim Brooking, has invested many hours in maintaining and enhancing the website. This year Jim announced his intention to retire. It is unrealistic to expect we can find volunteers in Fearrington with the skills and the free time necessary to take Jim's place. The FHA board decided to seek professional help from outside the village. We engaged Chatham Fullstack, a website development company in Pittsboro. We have been working with their lead developer, Sarah Pohlig, to create a site based on the WordPress web management system. With Jim Brooking's help, Sarah hopes to ensure that the capabilities of the current website can be migrated to a WordPress system.

All of the features offered by the current site will be available, together with a few enhancements. We will soon announce a date on which the old site will be replaced by the new one. The address for the site will be unchanged, and we hope to make the transition as smooth as possible.

We are recruiting a few volunteers who can help maintain the new site, and hope to find a new webmaster who can coordinate and oversee these activities.

Grounds and Landscaping Annual Report 2021

Jesse Fearrington, Director of Grounds and Landscaping

Last year it was stated that the priorities for Grounds was to address the maintenance of the walking paths in Fearrington Village and to present a proposal for the long-term direction of Beechmast Pond.

Paths

In 2021 a committee was formed to develop a plan to move forward with the 2020 FHA Board recommendation that all paths should be maintained by the FHA to bring more consistency to the condition of the paths. This committee proposed an agreement between current path owners and the FHA and this agreement is now in place. To date, Swim and Croquet, Rutherford Close, Henderson Place and Weathersfield have upgraded the condition of their paths. This has resulting in the FHA assuming maintenance responsibilities for the Swim and Croquet and Rutherford Close paths. The Henderson Place path is anticipated to be transferred to the FHA in 2022 pending the completion of construction beside the path in Richmond.

Beechmast Pond

The Kris Bass study of Beechmast pond was presented to the residents at two different virtual meetings. Following these meetings, a poll was conducted of the Fearrington residents and the results of this poll were:

Response	Pct
Continue with the current dredging activity	7.4%
Retain as a pond and expand forebay with dredging every five (5) years	20.1%
Remove pond and create a wetlands area with bi-annual dredging	3.4%
Remove pond and restore it to a stream	62.9%
No opinion	6.2%

The FHA Board continues to evaluate the desires of the neighborhood along with the overall cost of the project. Meanwhile, dredging continues on an annual basis.

Trestle Leaf

Upon receiving a notice of a dying tree at the end of Trestle Leaf, it was discovered that there is a section of the cul-de-sac that is still owned by Fitch Creations. Due to the condition of the area, it was necessary for the FHA Board to engage legal counsel on what requirements might apply to this situation and for Fitch Creations to resurvey the properties in that area to determine actual property boundaries. After the survey was completed, it was determined that the dying tree is not on FHA property but there is a portion of the cul-de-sac that is still owned by Fitch Creations and needs to be transferred to the FHA.

Miscellaneous

The trails committee continues to do an excellent job of maintaining our trails. Several bridges were repaired and one was replaced.

A memorial bench donated by Carol Kurtz was installed along Village Way.

The sand in the sandbox at the playground was refreshed and a broken swing and two picnic tables were replaced. The Board put on hold the replacement of the basketball goal pending a recommendation from the Long-Range Planning Committee.

Several times this year trees were removed from FHA owned property that were either dead or posing a hazard to our residents.

Carryovers into 2022:

Beechmast Pond long-term direction.

Transfer of path from Henderson Place.

Parcel transfers of common property to FHA.

Health, Safety, and Security Annual Report 2021

Warren Ort, Director of Health, Safety, and Security

At the start of 2021 I did a review of the condition of all the state-maintained roads in the village. All needed repairs were noted and reported to Chatham DOT. With the cooperation of Justin Bullock at Chatham DOT repairs were made.

The state plans to repave 27 roads in the village. Repaving should be completed by Spring 2022

With the pandemic, mask and vaccination issues came to a head. The board developed guidelines for vaccinations and mask wearing for village trails and the Gathering Place.

In August Fearrington held our first National Night Out event. The event recognizes our area first responders, Fire, Sheriff, and emergency service personnel. With the help of Kathy and board members, the event was a great success, and we look forward to having an even better event in 2022.

I find the most important responsibility that my position requires is to answer residents' requests on a timely manner, and act upon them.
