

**BOARD OF THE FEARRINGTON HOMEOWNERS' ASSOCIATION**  
**2022 ANNUAL REPORT**

**President's Report: Rose Krasnow**

As I complete the first year of my two-year term as your President, I cannot begin to express how grateful I am for my fellow directors who have taken their jobs so seriously. I am always amazed at just how much work it takes to keep a community as large as ours running smoothly. Indeed, while we tried to switch to holding Board meetings monthly, we quickly went back to meeting twice a month. One thing we know for sure is that all of us are dedicated to keeping the Village as unique and wonderful as it has always been, which is not always an easy task given the growth within the community, the growth around our community, and the fact that we are approaching our 50<sup>th</sup> anniversary. Amazing!

The pandemic continued to plague us, but we began to hold some events in person. We have had to adapt our mask policy at the Gathering Place to respond to surges related to the different variants, but for the most part everyone seems to understand that we must keep in mind the well-being of our many older residents. Since attendance at our open Board Meetings has been greater using a virtual format, we will continue to meet in this manner for the time being.

Perhaps the biggest surprise of the year was learning that Fitch Creations had purchased approximately 53 acres of land to the south of our community in order to build 41 new lots on larger parcels than usual. Because this area, which is known as Granville, is not part of the 1602 units that were approved by Chatham County back in the 70's, the Fitches will need to go through the County planning process. As is now required, they held a meeting in late June to seek public input, and a large number of residents were present. I spoke on behalf of the Board, in order to make it clear that while we were not necessarily opposed to these additional homes, we do have concerns about several related issues, including the strain that these new homes will place on our existing amenities, and how the construction traffic can be routed to minimize the impact on existing residents. We will continue to follow and update residents as plans are filed.

Fitch Utilities recently started the much-needed upgrades to our wastewater facility. The letter they sent to residents addressed several key issues, such as

how long construction will take and why the enhanced facility should help reduce the odor problem. They acknowledged they will be applying for a rate increase once the work is done. In the meantime, the county has been grappling with the larger wastewater issue, and we were fortunate that two of our residents, Jason Welsch and Fran DiGiano, served on the county task force.

In response to inflation, the Board continues to work to ensure that we can maintain the beauty of our community and the safety and usefulness of our facilities while staying within budget. In 2023, we also hope to make progress on our effort to streamline the covenants.

I hope you are all taking advantage of our new website, which went live in 2022, and contains so much useful information about the Village. I also hope that you will take the time to read the reports submitted by my fellow directors so that you are aware of the many things we have done in the past year.

#### **Vice-President's Report: Amy Ghiloni**

- Village Attractiveness and Renewal. In collaboration with the Director of Grounds & Maintenance and Director of Infrastructure & Facilities, we continued to deal with the Village priority issues identified in the “Attractiveness and Renewal Report (Summer 2021)”. Specifically:
  - Creekwood Kiosk: Boards have been replaced at the kiosk. The post office sign and directional posts have been repainted. We are moving forward with a contractor to rebuild the Kiosk.
  - Playground: Boulders have been placed between the parking area and the playground to increase safety.
- The Long- Range Planning Committee meets monthly. The Committee is focusing efforts on what the Village needs will be the next 5-10 years. Four subcommittees (The Paths and Trails, Village Attractiveness and Renewal, Gathering Place, and Aging-in-Place) have moved from planning to implementation.
  - Covenants subcommittee: When Fitch Creations developed Ferrington, different FHA covenants were created for each phase. A subcommittee of the LRPC has been formed to study the FHA covenants and is working on restructuring our current covenants to be more congruent.

- The Nominating Committee meets monthly between March and September. The Nominating Committee researched and put forth one a recommendation for a Board member to fill a vacancy midterm and agreed on two new Board candidates for 2023. We have found three residents to fill vacancies on the Nominating Committee left by those stepping away or moving on to the 2023 Board of Directors.

### **Treasurer's Report: Tony Daniels**

- Both the operational and reserve accounts were managed so that overall, we remain within budget. It is a significant achievement during these inflationary times.
- We developed a 2023 budget approved by the Board that stays within our 5% assessment increase. This is the second year in a row that our assessment increase has been well below the annual rate of inflation. This has required both belt tightening by the Board and identifying and using surplus carryover funds from previous years.
- The Board approved the transfer of \$30,000 from surplus operational funds to reserves to somewhat offset inflationary costs for bids received for capital repairs within our reserve projects.
- Although interest revenue has been low for 2022, interest rates are rising so we have actively participated in investing reserve funds in new CDs, while maintaining a laddered approach to maturity dates. (For example, our most recent purchase in October was a 12-month CD at 4%.)
- Coordinated a joint effort with HOA service groups to evaluate joint bidding insurance and paving costs.
- Participated in Long Range Planning Committee (LRPC) meetings as a non-voting member.
- Participated in common land parcel transfers (6) from the developer to the FHA and supported the expansion of walking paths and nature trails in the Village.
- Established a relationship with the Grand Trees of Chatham for recognizing the old growth trees within our Village. The tree canopy was highly ranked in our survey.
- As I sign off as your treasurer, thank you for your trust and faith in me. Although 2023 will be another challenging year, I feel confident in the numbers and the candidate put forward to be YOUR next treasurer.

## **Secretary's Report: Judy Graham**

- The Secretary is principally responsible for maintaining accurate records of Board business, involving a number of actions:
  - Contributed to regularly scheduled Board Meetings via Zoom and in person.
  - Contributed to Executive Committee activities.
  - Compiled accurate minutes of executive, regular, and open meetings.
  - Promptly delivered approved minutes for posting on the Farrington Village website.
  - Maintained Board minutes online in Office 365 files and also in hard copy in the Gathering Place Office.
  - Maintained the Book of Resolutions and Motions, located online in Office 365 and also in hard copy in the Gathering Place Office.
  - Managed the FHA Board election, with substantial participation with HRW/Associa, Community Affairs, Communications, the Board, the nominating committee, the area and block contacts, and volunteers.

## **Grounds and Landscaping Report: Patrick McGahan**

- Landscaping Contract: The FHA is in the process of renewing the landscaping agreement for 2023 with our current provider, GCU Landscaping. Due to rising prices, the overall cost for these services will increase by 14% from approximately \$56,000 to \$64,000.
- Beechmast Pond: The FHA contracted with Foster Lake to remove approximately 300 cubic yards of silt from the Beechmast pond forebay at a cost of \$8,110. Since we were able to deposit the dredge material on the nearby Fitch land, we significantly saved trucking and dumping fees. Foster Lake estimated that future offsite trucking and dumping would cost us another \$16,000.
- Pond Management: Foster Lake also informed us that they are raising the cost of the pond management contract to \$2,952 from \$2,388.
- Trees: The FHA saw a higher number of trees needing removal from FHA land in 2022 due to several summer storms. Also, the cost to cut down and remove a tree has risen significantly in 2022. We are over budget for this

line item in 2022. We are addressing this issue by increasing the tree cutting budget for 2023.

- Ditches: As the physical features of Fearington Village age, we are seeing more items needing repair and/or replacement. There are several locations within our community where the street side ditches are flattening out or becoming clogged with growing vegetation. The FHA met with the State DOT to discuss options to repair ditches that compromise the safe flow of rain runoff. We will coordinate with property owners as we try to address these concerns in 2023.
- Paths: The FHA sought and received approval from the State DOT to add a short path at the corner of Creekwood and Village Way in 2022. This path, leading to the Creekwood Trail, was installed in August. The FHA also replaced the small gauge stone on the path in front of the Gathering Place with a larger rain run off resistant sized stone. So far, the new stone is holding its position.
- Path Maintenance Agreements: In an effort to maintain continuity, the FHA continues to sign Path Maintenance Agreements with the various service groups. We are currently working on finalizing the remaining outstanding agreements.
- Trails: The FHA continues to work with volunteers from the community to maintain our network of trails. The efforts of the volunteers are critical to the success of the trails. The FHA and the trails team are also working with individual property owners and Fitch Creations to identify and develop new trails.
- Property Transfers: Fitch Creations continues to transfer small parcels of land to the FHA. In 2022, the FHA assumed ownership of 6 parcels. These small parcels are primarily along the sides of roads or drainage ravines. While the maintenance of the new parcels will add to operating expenses of the FHA, we believe (and have been advised) that accepting these transfers will enable us to continue to preserve the overall maintenance and appearance of the Village's common areas. We generally require that these parcels be brought up to standard before they are turned over to us.

### **Facilities and Infrastructure Report: Mark Haslam**

- The Gathering Place
  - Security: Wireless color cameras with memory were installed at all entrances.

- Air Quality: The HVAC system was upgraded with a UV lamp to kill bacteria and viruses.
- HVAC Climate Control: The Management Office, Hospitality Office, and Small Conference Room were retrofitted with return air grilles to balance temperature and air circulation.
- Interior Finishes: New carpet was installed in the Management Office, Hospitality Office, Hallway, Lobby and Small Conference Room. Walls of the Management Office, Hospitality Office, and hall were painted. The Hospitality Office has new full-height wood closet shelving.
- Future Plans: The replacement of the projection system with a TV media system is nearing implementation as bids are evaluated. An architect was retained and has completed conceptual plans for alteration and expansion of the building per LRPC direction. However, the cost is higher than we can undertake at this time.
- Creekwood Kiosk
  - Decking: Defective boards were replaced.
  - Replacement: An architect was retained and has completed a conceptual design for a new kiosk. A preliminary cost estimate is in progress to form the basis for a capital expenditure as the construction economy improves.
- Swim and Croquet Kiosk: Club boxes have been labelled and keys retained in the Management Office. The gang door to mailboxes was repaired. Tree branches blocking the West entry were removed.
- Smokehouse Kiosk: Painting is scheduled in near future.

### **Covenants Report: Ric Frank**

- Sixty-five covenants' requests were received and satisfactorily addressed and cleared/completed.

### **Community Affairs Report: Pam Bailey**

- The Area Coordinator and Block Contact Program continues to effectively enhance communication in the Village. We are grateful for our experienced volunteers, but more are needed.

- *The QuickStart Guide to Fearrington Village* was completed. It describes all the high priority information needs to newcomers, along with how/where to get more information.
- The Newcomer's Welcome Packet has been revised. It contains the new QuickStart, the Directory, and Handbook.
- Community Affairs played a key role in preparing for the 2022 FHA election.
- The Hospitality Office Volunteers continue to provide a vital service to the Village. Now that many activities have resumed post-Covid, the office has been busy. In addition to copying and faxing materials for residents, FHA and village organizations, the volunteers help villagers, especially newcomers, with everyday questions about village life.
- We brought the charges for copying materials and rental rates for the Gathering Place more in line with costs, while keeping rates very low for the villagers.
- The Volunteer Appreciation Event was a huge success. Volunteers were given a quart of fresh strawberries. The Village could not operate without all our volunteers so this is the least we could do.
- New chairs for the Gathering Place were selected and ordered. Delivery is expected in December 2022.
- Events held included the annual Egg Hunt and 2 Shredding Events.

### **Communications Report: Tony Carroll**

- The new website launched in January. Web Admin Conner Sandefur and a group of volunteers have been welcoming new users and helping clubs and groups to establish and edit their dedicated pages, all the while performing ongoing maintenance and upgrades. The website contains a wealth of material that is not always easy to find, and we continue to work on making it more accessible.
- We had two open meetings: February 21, principally devoted to drinking water safety, and September 28, devoted to aging in place. More than 200 residents attended each of them.
- We try hard to reserve blast emails for important items of Village-wide relevance, including the monthly *Belted Gazette*. All residents listed in the directory should receive these emails unless they specifically request to unsubscribe; however, we recently discovered a problem with the software

adding new residents to the distribution list that we believe has been resolved. It is also possible to be added to the list of email recipients without being listed in the directory by emailing [admin@fearringtonfha.org](mailto:admin@fearringtonfha.org).

- I could not perform my role as Communications Director without the efforts of numerous volunteers who maintain and update the website, directory and calendars; contribute to, edit and distribute *The Belted Gazette* newsletter and printed Directory and Handbook; and organize meetings and events.

### **Health, Safety & Security: Warren Ort**

- Coordinated with NCDOT the repaving of 21 roads in the village.
- Requested NCDOT re-line Village Way and Spindlewood.
- Coordinated with NCDOT on needed safety improvements at Lystra and 15/501.
- Requested that NCDOT review confusing turning signs at Village Way and 15/501.
- Coordinated Covid mask policy at the Gathering Place.
- Ran a successful National Night Out Event with the great assistance of Kathy Wood, our Associa/HRW Community Manager.

### **From all of us. A heartfelt thank you.**

One of our favorite aspects of serving as members of the Board has been getting to know and work with so many wonderful volunteers. Without them, the Village could not function. Volunteering is a great way to meet people and contribute at the same time. It's energizing and fun, and we urge all residents to give it a try in an area they care about.