

The Charleston Villager

Charleston Village's Neighborhood Publication

April 2003

Special points of interest:

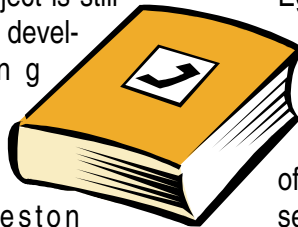
- Help Plan a Community Safety Fair
- Come Scrappin' at the Club-house
- Be a Responsible Dog Owner
- Start a Book Club
- Get the Pool Ready
- Visit the Charleston Village Web site

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The Charleston Village Social Scene A letter from the Social Committee

Dear Neighbors and Friends,
Your Charleston Village Social Committee is busy planning many fun events for the coming year. Please watch your mailbox for detailed flyers prior to each event. We do ask that you RSVP if it is requested on the flyer. This helps us so much because we do not always know if we are planning for enough people. Our big project is still



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Charleston Village Directory. We have asked you to fill out the information sheet and we have had responses from about 1/3 of the households. If you were in the last directory we will not automatically be able to include you in the next one. A new information sheet must be filled out and signed with your permission to be published in the new directory, this can

also be done by e-mail if that is easier. We hope to have the directory ready for distribution in June. We would like to thank Michelle

Hale for organizing the directory. Many hours go into a project like this.

There will be an Easter Egg Hunt in April, as well as a Ladies Night Out on April 25. On May 5 we are planning a Safety Fair, consisting of infant and child safety seat checks, having a visiting fireman and policeman talk, and possibly bike/helmet checks

and maybe child ID's. More details will be available in the flyer coming out in April. The biggest social event for Charleston Village residents, The Fall Festival, is in the planning stages. We have committees formed and



working on entertainment and a meal for the occasion. Please mark your calendars now for Saturday, September 27th from 4:00PM to dusk. If you have any ideas for this, our biggest party, please let a member of the social committee know or better yet attend a social committee meeting on the first Monday of each month at the clubhouse beginning at 7:30PM. Other functions we are planning to have this summer include a Luau and Pizza Pool Party, watch for the flyer in your mailbox for details. Again, we would like to extend an invitation to you to become a part of



your community and join us. Sincerely,
The Social Committee
Please feel free to contact Connie Friedline if you have any questions at jfriedline@nc.rr.com.

Scrapbooking

The Scrapbook Club will meet at the clubhouse on the following dates:

Sunday, April 27 11am-4pm

Thursday, May 15 6pm-10pm

Wednesday, June 11 6pm-10pm

Sunday, June 29 11am-4pm

Wednesday, July 9 6pm-10pm

Sunday, July 27 11am-4pm

Wednesday, August 13 6pm-10pm

Sunday, August 31 11am-4pm

Beginners are welcome! There is no fee and no selling. Contact Theresa Rubes for details and/or table reservations at 363-2498 or trubes@nc.rr.com.

Neighborhood Reminders

As you are out enjoying the great spring weather with "Fido" or "Fifi" (your canine family member), please be mindful that they are not able to clean up after themselves. As a pet owner, it is your responsibility

to scoop up after them. A great and inexpensive way to do this is to carry a plastic grocery bag with you and dispose of the "leave behinds" when you get back home. Also, if you have not already taken

down the holiday lights on your home, please plan to do this in April. Invite some friends and neighbors to help and relive the holiday festivities as you are enjoying the great weather we've been having.

Book Club

If you love to read and are interested in meeting with others who enjoy reading as well, now is your chance to help start a Charleston Village Book Club. If this sounds like something you would like to be

involved with, please give me a call so we can discuss the details. I welcome anybody who would be interested in joining and am hoping to get a maximum of 10



people involved. Please don't hesitate to contact me with any questions or ideas about this. I look forward to hearing from you soon!

Dawn Bradley (303-0064 or dawny@nc.rr.com)

Notes From The Board

Since the last newsletter, the Board had a meeting on 2/24/03 and 3/24/03. At the February meeting we heard a few residents voice opinions during the open forum concerning allowing white vinyl fencing and changing our architectural guidelines. We had our association attorney present to answer any legal questions concerning the association documents. The Board voted to uphold the recommendation of the Architectural Review Board to not change the guidelines to allow a Bufftech 4' white vinyl Yorkshire style fence.

With no current grounds chairman and the fact that Fontaine Landscaping has been doing such a great job on our grounds, the Board has decided to

terminate the grounds committee at this time. Any special projects will be channeled from the Board to a resident, who will chair a special projects committee to carry out the research for that project and report to the Board.

The Board held a special meeting in March to tie up loose ends and vote to now have monthly meetings. We met with the new pool chairman, Dawn Bradley, and discussed pool opening procedures and rules for the coming season. The Board voted to have Universal Cleaning professionally clean our clubhouse on a monthly basis. We also voted to have Caristo Property Maintenance power wash and stain/seal the fence along Holt Road, the fence sections along the greenway,

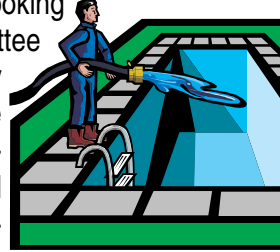
the steps leading to the clubhouse, the retaining wall near the clubhouse, and the gazebo. Lastly, the Board voted to accept a written fiscal policy for the committees to aid in their budgeting process. Initially, the Board met only on a quarterly basis. This past Fall, the Board voted to move to bi-monthly meetings to help address issues more quickly for the committees planning events and for residents who may have individual concerns. In this short time since Fall, we are finding that the community could benefit even greater if we met monthly. By meeting monthly, we hope to cover more issues and have shorter meetings. *We will now meet monthly on the 4th Monday of each month at 6:00PM at the clubhouse.*

Pool Time

Let Your Voice Be Heard

It's almost that time of year again to get ready for the HOT summer and heat! That means, the pool will be a refreshing place to visit to drown out the North Carolina heat. So, with that in mind, please look forward to receiving the newly revised pool rules and regulations that will be sent out in early May. In addition, please remember to make sure your Charleston Village homeowner dues are paid up as only those households whose dues are current will be able to enjoy the pool.

Also, we would love to welcome Charleston Village residents to get involved, and we are looking for more pool committee members, especially those of you who were Charleston Village residents last year and had any ideas or input towards the running of the pool. If you haven't agreed with the way the pool issues are handled in the past, NOW is the time to join and **let your voice be heard**. If in-



terested, please contact Dawn Bradley at 303-0064, or email dawny@nc.rr.com.

We are also pleased to announce that the YMCA will be coming back once again this year to give our residents group swim lessons. We will have one session in June, and one session in July. More information will follow on dates and times.

With that in mind, we look forward to seeing you this summer at the pool!

Real Estate Corner

What is your home worth these days?

Like the stock market, home values change daily to reflect the latest economic conditions and current attitudes of buyers and sellers.

Many homeowners, and aspiring homeowners, have been curious lately about what homes are worth in the current market. Do you know if the value of your home has increased since you purchased it, or since you last had it checked? Do you know who really sets the value of your home? You've probably already guessed correctly that it's not you! And, how it is the value calculated? Is there a universal formula that applies to all? You might want to hold onto your chair



for this - the market value of a home has little to do with its value to the owner, or the purchase price, or even the current tax value.

The market value is always determined by home buyers, not sellers. Therefore, the most reliable indicator of what a home is worth is simply what recent buyers have paid for similar (comparable) homes in the same locality.

The sale of your neighbor's home yesterday will affect the value of *your* home today. And the sale tomorrow of another home in the neighborhood will again affect the value of *your* home.

The *tool* most commonly used to esti-

mate the current market value is a comparative market analysis or appraisal. The *methodology* consists of finding recently sold comparable homes and adjusting their actual sale prices to account for differences, thereby "making them like" the home whose value is being estimated (the subject). This information is then synthesized to find the "indicated market value" of the subject, i.e. the estimated market value, as indicated by the analysis and convergence of relevant and measurable market factors.

This article was submitted by our neighbors, Pat and Tim Haag. Please see their ad on the back page for information on how to contact them.

Our Website: www.CharlestonVillage.org

If you have not had a chance to log onto our community Web site, now is a perfect time to visit. This is a great place to get information on our Home Owners Association, community information, local interest and a host of other useful and interesting informa-

tion... you can even get a copy of this publication; the Charleston Villager. We can use your help if you have any experience with Web pages or are willing to learn. Our goal is to provide value to the neighborhood and a return on your investment. Your help is needed

and welcomed. If you have any questions or would like to join the Communications Committee, please contact webmaster@CharlestonVillage.org for more information.





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