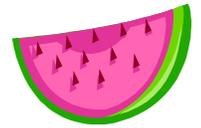




# The Charleston Villager



Check out our website at <http://www.charlestonvillage.org>

## Greetings From the Board of Directors

We hope you are enjoying another beautiful North Carolina summer. This summer brought a first for Charleston Village - it was the inaugural year for the Charleston Village Crocodiles Swim Team. This was indeed an amazing endeavor that turned into an opportunity for many young people to compete against neighboring communities and for many in our own neighborhood to meet and become friends. The interest by our young people was unbelievable as was the support the Team received from the neighborhood. Our Crocodiles were outstanding ambassadors for all of us at their away meets and our Swim Team and Pool Committees made



sure all home meets went off without a hitch! We would especially like to thank the community for your patience and understanding as changes were made to the pool and practices were held. The smiles on our children's faces would have told you it was worth any wait! Please note that none of this would have been possible were it not for the foresight and effort of the Swim Team Committee lead by chairs Nicole Ridout and Laura Linton. Also, we must thank the Pool Committee and

chairs Kelly Jaynes and Kristine Hansen for working tirelessly to make all of it possible. Thank you all for making this opportunity available to our neighborhood!

This summer we have also undergone another change that is rather bittersweet. We have contracted with Pool Professionals, a new pool company that will provide all our pool services including pool attendants. The Pool Committee worked extremely hard to find the best company to meet Charleston Village's needs and the Board agreed with their recommendation.

You can contact Pool Professionals at:  
8801 Midway West Road  
Raleigh, NC 27617  
Emergency Line: 501-4331  
Concern Line: 787-7878

The down side is that we must say goodbye to our longtime pool company, R&P Pool Management. Owners and Charleston Village residents Rich and Penny Fields have done a marvelous job maintaining our pool over many years and have worked extremely hard to ensure that our pool was constantly in top shape.

(continued on page 2)

### HOA Board:

President: Jennifer Dexter  
Vice President: Trey O'Quinn  
Treasurer: Connie Friedline  
Secretary: Michele Medlin  
Member at Large: John Dailey

### Committee Chairpersons:

Architectural: Margo Bills  
Clubhouse: Dawn Bradley  
Communications:  
Newsletter: MaryAnn Gunshefski  
Webmaster: David Randle  
Grounds: John Dailey  
Nominating: Jennifer Dexter  
Pool: Kristine Hansen and Kelly Jaynes  
Social: Jon Hamilton

### Management Company:

Beth Harvey  
R.S. Fincher & Co.  
P.O. Box 1117  
Apex, NC 27502  
919.362.1460

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## From the Board (continued from Page 1)

While we will miss working Rich and Penny we are glad to know they will finally be able to use the pool as residents and not "on the job!"



Finally, our new Message Center has finally been installed on the side of the clubhouse by the pool gate entrance. Please feel free to post announcements

in the Center. As with anything new, please contact RS Fincher immediately if you see strange or destructive activity around the Center or if the Center has been vandalized.

As always, your Board of Directors is proud of the neighborhood's accomplishments and stands ready to serve you however we may!

## Pool Committee

Happy summer!!! Our pool season has gotten off to a great start! We celebrated the start of our pool season with a POOL PARTY, Saturday June 9<sup>th</sup>.

WOW!!!! We had a great turnout!!!! The Pool Committee supplied pizza and a DJ again this year!! Ralph's Italian Ices sold ice cups for \$2.00 a cup!! A big thank you to Karyn Knoke for all her hard work in planning this big event!! It was a huge success!!! We'd also like to thank all those that helped before and after the party with set-up and clean up. It was wonderful to see so many residents having such a great time!!!

As some of you may know, R&P Pool Management is no longer maintaining our pool. We are grateful to Penny and Rich Fields for all the work they put in to keeping our pool in such great shape. We wish them the best in their future endeavors.

Pool Professionals took over management of our pool the beginning of July. We are excited to have them here and look forward to working with their staff! As in previous pool seasons, the pool attendants will be checking your bags and asking questions as you enter the pool area and sign in - this is for the safety of all residents.

We have had a couple of pool closures due to fecal contamination. Please remember that all infants and children not fully potty trained must wear BOTH a swim diaper and plastic pants. Residents and homeowners are also responsible for informing their guests of this policy!

Just a few reminders to ensure a safe and fun pool season...

- All infants and children not fully potty trained must wear a plastic diaper over their regular swim diaper. No exceptions!
- As always, no glass, Pyrex or breakables of any sort including nail polish containers and baby food jars are allowed inside the pool area.
- Do not hang on or allow your children to hang on the gate leading into the pool area.
- The pool will close weekly Wednesday evenings at 7pm and will reopen Thursday at 12 noon for super chlorinating.
- Lap hours are from 6am to 9am. Call RS Fincher at 362-1460 to have your card activated for these special hours.
- For pool openings and closings call the Pool Hotline 367-8262.
- All residents must be up to date on their Homeowner Dues to be allowed in the pool area. Please call RS Fincher at 362-1460 with questions regarding your account.

We are looking forward to finishing out another great pool season!!! You can contact your Pool Committee Co-chairs, Kristine Hansen and Kelly Jaynes, with questions or concerns through [www.charlestonvillage.org](http://www.charlestonvillage.org).



# The Crocodiles Complete Their Inaugural Season!

## The Way to go, CROCS!

The Charleston Village swim team has been a fantastic, successful experience for the children, their parents, coaches, volunteers, and the CV community as a whole. 84 swimmers ages 4 to 18 competed in 5 meets over 6 weeks. Since the Mock Meet on June 2, every swimmer has improved his/her strokes, turns, endurance, and "personal best" times. Children and parents alike have made new friends and bonded with old friends.

And we couldn't have done it without the help of so many people!

- The coaches! Coach Nicole Swartz and her assistants, Jim Swartz, Barbara McKinnon, David Ghazaleh, and Doug Linscott, have been enthusiastic and supportive of all of our children. They demonstrated patience and good humor in their instruction and worked hard to build a competitive team of whom we should all be proud!
- The committee! Everyone who attended planning meetings proved dedicated from the beginning to raising funds, acquiring equipment, handling team finances, providing concessions and team social events (including the wonderful end-of-season awards party), communicating plans and dates to the neighborhood, managing meets, and organizing volunteers.
- The volunteers! The exceptional crowd of parent-volunteers at practices and at each meet was amazing! And meet manager Elizabeth Schmedding was incredible as she demonstrated her many talents in rallying volunteers and running successful swim meets! (Did you know that



it takes nearly 40 individual volunteers to hold a home meet, and to pull our weight at away meets?) A better example of teamwork has never been seen in Charleston Village than this group of smiling, hard-working, dedicated volunteers enthusiastically participating in each meet, home and away!

- The HOA Board, RS Fincher, and the pool committees! They have supported the team in many ways and helped make this first season a successful one.
- Pepper Dog Salsa, Johnny's Pizza, and the Brookstone swim team! We thank you for your fundraising donations, concessions, and loads of advice!
- The community! We especially want to thank all of our Charleston Village neighbors who encouraged and supported the team in any one of so many ways! It was truly wonderful to see families come out to cheer on the kids—even if they had no swimmers on the team!

## Don't be left out!

Fundraising will begin this fall in an effort to purchase a better sound system for meets. We will once again be selling POINSETTIAS before the holidays! Watch the CV Web site, the CV newsletter, and mailbox flyers for more information.

Registration for next summer's team will take place in early 2008. An information session will be held in February with registration taking place around the second week of March. Swimmers of ALL skill levels, ages 4 to 18, are encouraged to join in the fun! Watch the CV Web site, CV newsletter, and mailbox flyers for more information.

Contact Nicole Ridout (303-5892) or Laura Linton (303-9003) if you have questions.

## Swim Team News - The End! (by Gaby Iori)

Hooray! We completed our first year of swim team! I hope everyone had fun. (I did!) We're all better swimmers now than at our first practice in that cold water, for sure. We had five meets and they went really well. And the slideshow at the

party...that was awesome! Well, we had a great time. See ya next year!



# Home and Garden



As all of us know, the summer brings the perfect weather for weed and lawn growth, as well as the growth of the plants and shrubs in our natural areas. It is imperative that we maintain the appearance of our community by staying on top of lawn maintenance! Please remember to be diligent in regards to:

Lawn Mowing - Grass and/or weeds in the lawn areas should not exceed a height of 6 inches. There should be no more than 15% exposed dirt in the lawn area.

Please Remove/Kill Grass/Weeds in all planting areas, gardens, driveway, and sidewalk cracks

Edge Around planting areas, along walkways, landscape bricks, house, driveway edges and curbs

Remove dead branches, trees, and bushes.



**Tip!** Do you dislike the idea of spraying harsh chemicals to remove weeds in those sidewalk/driveway cracks?? Did you know that spraying a solution of vinegar and dish soap will get rid of those pesky weeds? Into a spray bottle mix 2 cups of white distilled vinegar with  $\frac{1}{2}$  cup of liquid dish soap. Shake well then spray on those weeds! The soap helps the vinegar stay on the weeds, but you can also use vinegar by itself. Its best to spray on a sunny day, as the

heat from the sun helps the process. This will kill grass as well, so be careful where you spray!



**Tip!** Do you dislike getting that edging done? When it is overgrown it's a bear, but upkeep can be an easy job, if you do it weekly. Still no time? Did you know that there are several kids in the neighborhood that you could hire to do it for you? Many teens are willing and able to earn extra money by doing lawn work. You could ask your neighbors, or put an ad on the Charleston Village Forum Classifies board and find that perfect kid!



**Tip!** - Do you have a helpful tip to share?? Please email it to Cveditor through [www.charlestonvillage.org](http://www.charlestonvillage.org) to be put in the next newsletter.

It is also very important to maintain the appearance of the mailboxes. Please be sure to paint, repair, and clean the post as needed and repair and/or replace the mailbox in accordance with the new Architectural Guidelines. Please see the Charleston Village Architectural Guidelines for further information.



## Charleston Village Online

### What's Nearby?

Select "What's Nearby" in the menu of [CharlestonVillage.org](http://CharlestonVillage.org) for new pages that cover nearby dining, entertainment, shopping, and more, including links to the latest on new development. Let us know if the pages are useful and what we can do to make them more useful to you.



If you really want to find out what neighbors are doing or thinking, check out the [CharlestonVillage.org](http://CharlestonVillage.org) online forum's "General discussion" section.

### ...increase my property value?

Read posts in the "Home improvement/maintenance tips and increasing property value" section of the [CharlestonVillage.org](http://CharlestonVillage.org) online forum.

### ...make some new friends?

Check out the "Interest lists" section of the [CharlestonVillage.org](http://CharlestonVillage.org) online forum, if you are interested.

### ...keep my family safe?

See the "Neighborhood Watch" section of the [CharlestonVillage.org](http://CharlestonVillage.org) online forum.

### How Can I...

#### ...make a buck *and* help save the environment?

Instead of throwing it in the trash, post that sports equipment, furniture, toys, etc. to the [CharlestonVillage.org](http://CharlestonVillage.org) online forum's "Classifieds" section.

#### ...find out what is going on in the neighborhood?

# Social Committee News



The social committee has started using a voice broadcast system to update neighbors about upcoming events. In most cases, we will use the voice broadcast system in lieu of flyers. Anyone wanting to add or update their information needs to send an email through the website. Also, all events will be posted to our website, [www.charlestonvillage.org](http://www.charlestonvillage.org).

Movie nights are held on the 2<sup>nd</sup> Saturday of every month at the clubhouse. The next one is August 11th. Bring a drink and snack and come on down!



Our next big event is the Fall Festival on October 6<sup>th</sup>. There will be inflatables, arts & crafts, a band, snocones, popcorn, and cotton candy. We are also planning a BBQ which may double as a fund raiser for the neighborhood swim team. We will let you know...



As always, we are looking for volunteers and folks the join the social committee. Also, if you have any ideas for get-togethers or fun social events, call Jon at 363-9958 or email through [www.charlestonvillage.org](http://www.charlestonvillage.org).

*Hope to see you all at the next movie night!!*

## Charleston Village Wine Club

If you are looking for a great way to meet new neighbors and enjoy an "adult only" event in your own neighborhood, join the Charleston Village Wine Club. We meet once a month and each month a different Member volunteers to host the party. As the host/hostess, you get to choose the "theme" for your party. As a guest of the party, you bring a bottle of wine that goes along with the theme, and an appetizer to compliment your wine. It is a



great way to meet new neighbors and enjoy a nice evening out in the comfort of your own neighborhood. If you are interested in joining, please contact Kristy Long at 598-1716 . You can also visit our website at [www.charlestonvillage.org](http://www.charlestonvillage.org) for additional information about our past parties.

*We hope to see you at the next Wine Club Gathering! Cheers!*

## Scrapbooking at the Clubhouse

Do you scrapbook or are you interested in getting started? Join the Scrapbook Club at the clubhouse! We meet on the last Sunday of each month from 11am-4pm.

Bring your supplies, meet some neighbors, and get some pages done! Tables are provided. Beginners are

welcome. Contact Theresa Rubes (363-2498) for details and date confirmations.



## Looking for a Girls Night Out? Think BUNCO!

Combine dice, food, drink and great conversation — that's what Bunko night is all about! The neighborhood bunko group meets at 7:00 pm on the 3rd Tuesday of every month in the clubhouse. Although we have 12 'permanent' members, we are always looking for more women to sub for those who

can't make it. It's a great way to meet new people, without the monthly commitment. If you are interested, or have questions, contact Margo Bills at 303-8338.



# Babysitter Directory

Some neighbors, especially those new to our neighborhood, often need to hire babysitters for their children and don't know where to look. They may need to look no further than their own street but don't know it!



The communications committee has been gathering information to put together a babysitter list for our

neighborhood. This is a flyer (distributed to our neighborhood only) which would include names and phone numbers of teens in the neighborhood who are interested in babysitting. It is NOT be part of the newsletter nor will it be posted on our website.

If you are interested, or have any questions, you can email Cveditor through [www.charlestonvillage.org](http://www.charlestonvillage.org) or call MaryAnn Gunshefski at 303-9348.

# Charleston Village Board Meetings

The board of directors meets on the 4th Monday of every other month at 6:30 p.m. Meetings are held in the clubhouse. Feel free to attend these meetings and learn about community activities. If you have a particular issue you would like addressed, please email RS Fincher prior to the meeting. This is a great way to get involved and become an integral part of this



wonderful neighborhood. Committees are always looking for new people to become part of the process. Are you excited about social events? the pool? the grounds? communications? They could all use your input. This is your chance to make a difference!!

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# Charleston Village Classifieds

*Note: these can also be found on the CV Forum at [www.charlestonvillage.org](http://www.charlestonvillage.org)*

*To place an ad in the next newsletter email Cveditor through [www.charlestonvillage.org](http://www.charlestonvillage.org)*

**For Hire—** Looking for a person to help our household of four run smoothly. Household duties include assisting me in cooking, dishes and laundry during the weekends or weekdays. If you are interested, please contact through CV Forum.

**For Sale—** I have a Fisher Price Power Wheels Jeep for sale. I'm asking \$60. It needs a new battery, but comes with the charger. I also have FP Rescue Heroes for sale. Contact through CV Forum for more information.



*Hey Charleston Village!!*

*Don't let this space go to waste!  
Place your home-based business  
ad here!*

*Contact Cveditor through  
[www.charlestonvillage.com](http://www.charlestonvillage.com) for more info*



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# Real Estate Update!

Are housing prices affordable?

Based upon current median family incomes and 5.9%, 30 year fixed mortgage rate, median first quarter closing prices were well within affordability measures.

Are housing prices appreciating?

Yes they are; the current average for re-sales within the past 18 months within Apex, Cary and Morrisville is 4.96%



Which are the "in demand" housing segments/price points?

Detached housing in Cary priced between 200k-299k, townhomes located in Morrisville & detached housing priced between 200k-299k in Apex.

The current average LIST PRICE in Apex is \$391,000, in Cary \$440,000 and Morrisville \$383,000.

The current average SOLD PRICE for housing closed during the first quarter in Apex was \$276,000, the average in Cary was \$328,000 and the average in Morrisville was \$264,000.

## How does Charleston Village Compare?

**One of Top 50 Neighborhoods in Price Appreciation**  
**One of Top Selling Neighborhoods with re-sale housing**

Appreciation % per year	5.39%
# of Sales	31
Average Sales Price	\$244,292
Average Price Per Foot	\$125.51
Average Gross Living Area	1959

Statistics based on the T.A.R.R. Report (Triangle Area Residential Realty) January-March 2007