



The Preserve's Community Connection

December 2022

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BOARD MINUTES & DOCUMENTS

Visit:

The-preserve.com

Access minutes through the link via the Greystone website:



Community
Management
provided by:

**Greystone
Management**
Phone: (407) 645-4945

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 **Happy New Year!** 

A very special THANK YOU to all of our neighbors that helped our community reach quorum! It was great to see so many familiar faces and many new ones at our Annual Member's Meeting!

We had many wonderful candidates introduced and the results are as follows:

Your 2023 Board of Directors:

President - Cori Garavuso

Vice President - Paul Nabors

Treasurer - Natalie Calvo

Secretary - Jeremy Nelson

Director - Jeanny Busacca

Director - Pam Yates

Director - Erik Kohler

A BIG thank you to our management company Greystone for help with sign-in, to Cori for running the meeting, to our volunteers that helped tally the votes, and to those who put their name in to run but were not elected this time-stick around we'll work together, and to all of our past, present and future volunteers!

We'll be preparing a committee interest form to help us connect!

Jeremy Nelson - Secretary

THANK YOU!

**Next Board of Directors Meeting
Wednesday, Jan 11th @ 7pm
At The Clubhouse.**

Everyone is invited to attend to keep up with the latest information about your community!

Past newsletters can also be viewed on the Greystone website

Community Updates and Information:

2022 Accomplished Projects



Exterior Wall Painting
 Enhanced Entrance and Marquis Landscape
 Club and Pool areas enhanced landscape
 Signage condensed and updated
 Sidewalk Repairs
 Aquatic Plants for Pond near Clubhouse
 Additional Carp stocked for Ponds
 Duke Energy Light Pole enhancements (Still in progress)
 LED Entrance lighting added
 MRTA Renewed
 Budget Approval and Increase to meet increased costs and reserves.
 Meeting with Sector II Police Captain Re: security and solicitors
 Community Mulch Refresh
 Approved home colors now available on the website
 Newsletters now available online
 Constant Contact added for email communication - **Please sign up! See next page.**
 Palm and Oak trees trimmed
 New Tennis Net Installed
 New TV for the club (awaiting installation)
 A community street sign run over by a delivery truck was replaced
 Access control system replacement (Still in progress)
 Security Well pump was replaced under warranty
 Click 2 Enter emergency gate access system was installed
 Stormwater system assessed to ensure clear of sediment & debris
 Underwater Fountain lights at Econ entrance were replaced
 Gate backup batteries replaced prior to hurricane season
 Hot tub timer was replaced.



2023 Project Wishlist:

| | |
|--|--|
| Security & Parking Enforcement | Basketball Hoops/Back boards |
| Security Cameras | HOA Disaster Plan needs created |
| Irrigation & Deep well repairs | Bathrooms in Clubhouse renovation |
| Additional Aquatic Plants for Ponds | Clubhouse furnishings update & replace |
| Hot Tub Heat Pump replacement | Spring Garage Sale |
| Landscape improvements | ACC Guideline Updates |
| Pond Erosion Solutions | Committee Volunteers |
| Tree Trimming and replacement | Entry Gates & Operators |
| Fountain & waterfall repairs - (In progress) | Secure Pedestrian Gates |
| Access Control System - cross training | Courts resurface or replace |
| Access Control batteries - Replace | Spring community garage sale |
| Clubhouse Doors & Installation | |
| Paint Clubhouse exterior and interior | |

We've added **Constant Contact** to our website portal to assist with direct email for Immediate communication. **Please sign up!**
See instructions in box below.

Join our mailing list for The Preserve!

Just send your email address by text message:

Text
PRESERVE
NEWS
to **22828** to get started.



If every resident could please also contact Greystone management and update their contact information and email that would be great!

service@greystone-mgmt.com

We're working hard to improve communication with you, we currently only have 39 residents enrolled in the texting & email services.



We are needing to organize 2023 committees of volunteers for:

- Security
- Landscape & Ponds
- Social
- Maintenance
- Finance
- Fining
- Clubhouse

If you have a particular area of expertise that would benefit the community in any of these areas, or just have ideas and input and would like to volunteer, please let us know!

NEW YEAR INSPECTIONS

Community Inspections begin again January 15th.

Community inspections will begin after January 15th. We want to be sure you have time before notices begin so we are giving everyone a heads up. Please take a close look at the exterior of your home and take care of any maintenance & landscaping that may need to be attended to.

Angela, our new property manager, will be working from a clean slate with an eye focused on maintenance and upkeep for the Spring.

Home maintenance and painting, Roof maintenance, fences, driveways, mailboxes, mailbox numbers and flags, as well as the state of repair for landscaping beds and borders will be the primary focus. Any mold or mildew must also be cleaned from homes, sidewalks, driveways, landscape borders and fencing.

All holiday décor and lighting, including light clips, must be taken down and put away no later than January 15th.

Parking enforcement will begin again.

Please review the parking policy located on our website and mailed out to all residents with the annual meeting notice. **NO** street parking is permitted anywhere within the community without a temporary parking pass.

REMINDER NOTICE

Any vehicles parked in the street are subject to be towed at the owners expense.



MONTHLY MARKET REPORT

TAKE A LOOK AT THE PROPERTIES IN YOUR NEIGHBORHOOD
WHICH ARE CURRENTLY ACTIVE, PENDING, OR RECENTLY SOLD!

| Status | Address | HTD | Beds | Full Baths | List Price | Close Price |
|--------|----------------------------|-------|------|------------|------------|-------------|
| ACT | 2809 ASHBRIDGE ST | 2,478 | 5 | 3 | \$545,000 | |
| SLD | 2700 TREYMORE DR | 2,698 | 4 | 3 | \$499,900 | \$499,900 |
| SLD | 2313 TREYMORE DR | 2,476 | 4 | 3 | \$510,000 | \$510,000 |
| SLD | 9220 HIDDEN STREAM CT | 2,437 | 4 | 3 | \$509,900 | \$510,000 |
| SLD | 9214 HIDDEN STREAM CT | 2,369 | 4 | 3 | \$550,000 | \$530,000 |
| SLD | 9427 WHISPERING MEADOWS LN | 2,463 | 4 | 3 | \$550,000 | \$550,000 |
| SLD | 2443 GREENWILLOW DR | 3,098 | 5 | 3 | \$589,900 | \$579,900 |
| SLD | 1919 WINDING OAKS DR | 2,556 | 4 | 3 | \$585,000 | \$585,000 |
| SLD | 2307 TREYMORE DR | 2,618 | 4 | 3 | \$550,000 | \$585,000 |
| SLD | 2100 TREYMORE DR | 3,323 | 4 | 3 | \$599,900 | \$590,000 |
| SLD | 2682 GREENWILLOW DR | 2,480 | 4 | 3 | \$629,950 | \$610,000 |
| SLD | 9341 SHADOW PINAR CT | 3,293 | 4 | 3 | \$649,900 | \$635,000 |



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