

# STRAUS PARK NEWSLETTER

JUNE 2006

## Master Association – April 20th Meeting

The Master Association April action items were ratified during the May meeting. (Since the minutes are legal documents, they cannot be published until after they have been ratified, which occurs at the following month's meeting.) The following are those action items:

- Treasurer Jack Lockett's financial report was approved.
- Beautification Committee Co-Chairman, Nina Shippen, reported that there are four main areas of importance to be addressed:
  - Treatment of hemlocks
  - Landscaping of area around pump house
  - Re-mulching of trees & removal of mulch wells from around some trees
  - Lake House Landscaping around trees
  -

Ms. Shippen was asked by the Board to prepare a prioritized overall plan to be presented at the May meeting in order to set up a budget for landscaping needs.

- Bud Lawing, Chairman of the Lake House/Pool Committee, presented a list of recommendations for revision of the current Lake House Use Policy. The recommendations were accepted by the Board.
- The new pool maintenance contract with Paradise Pools was accepted by the Board.
- Discussion was held on the need to re-stain the exterior beams of the Lake House. A motion carried to have Johnny Combs stain all exposed surfaces of the exterior beams.
- The contract with Straus Park Landscaping Services for maintenance of the tennis courts was accepted, contingent upon receipt of a written contract stating services provided.
- Renewal of the contract with Roess Mechanical to perform preventive maintenance & safety checks for the Straus Park Lake House heating & cooling units was accepted.
- The revision of the fence standard provided by the ECC was accepted.
- Kit Garren presented a cost sheet & the information on setting up an onsite office for the IPM representative that had been requested by the Board. Discussion will continue on this subject.

- Motion was carried:
  - to have Scott McCall draft a letter to the developer, to be signed by President Neumann, including copies of the minutes which refer to the dredging of the lake, stating that the Board feels the dredging is the responsibility of the developer
  - that the engineer who prepared the Reserve Study be paid
  - that acceptance of the Reserve Study be tabled
- The Board voted to pay the Moore & Sons and Straus Park Development Company for the repair work done to the roads, & to decide later from whom the money is to come.
- The decision was made by the Board to continue to meet on a monthly basis.

### June Pot Luck Group

June 7<sup>th</sup> is the last day to RSVP to Billy Harris at 885-2525 for your reservation for this month's Pot Luck Group dinner. It will be hosted by Billy & Kristy Harris and Jake & Irene Farash at the Lake House on Sunday, June 11<sup>th</sup>, at 6:00 PM. Entrees will be Grilled Chicken Salad & Tuna Salad. Attendees are requested to sign up to bring an hors d'oeuvre, raw veggies, dip, rolls or croissants, sliced tomatoes, deviled eggs, or dessert. Soft drinks & iced tea will be provided, but you may BYOB if you like.

### Independence Day Picnic

The SP Social Committee will host an Independence Day Picnic at the Lake House on Monday, July 3<sup>rd</sup>. Social hour will begin at 4:00 PM with dinner at 5:00 PM. Please RSVP using the form provided on the earlier notice & including check payable to Geri Crane no later than Tuesday, June 27<sup>th</sup>. Cost is \$11.50/adult & \$5.00/7-12yr old, free for age 6 & under.

### strauspark.org update

There is now an Interesting Links section on the website. It has been divided into several areas of interest. You are all invited to use the form provided in that area to send in your favorite interesting or useful link. The calendars have also been updated through the end of the year. If you have any additional areas of interest or useful sites, or if you have a suggestion for use on the website, please forward them to the webmaster, Harry Fiedler, at [harryfiedler@earthlink.net](mailto:harryfiedler@earthlink.net).

### Calendar of June Activities

- Women's Bridge – Thursday, June 1<sup>st</sup> & 15<sup>th</sup> - 1:00 PM
- Pot Luck Group – Sunday, June 11<sup>th</sup> – 6:00 PM
- Master Association Board Meeting – Thursday, June 15<sup>th</sup> - 4:00 PM
- ECC Meeting – Thursday, June 29<sup>th</sup> - 10:00 AM
- Couples Bridge – Friday, June 23<sup>rd</sup> – 7:00 PM

## From the Manager's Desk

With the coming of spring the Association is in "high gear" in moving forward with a number of projects. As I write this, Market Street businesses have opened. Poppies Market and Asheville Savings Bank are now open to serve the community and the Association, with a third commercial building well underway. These noted improvements will have a positive impact on both Straus Park and the community of Brevard as a whole. In addition, a number of new home projects are either being planned or are under construction in Straus. Springhouse, Blueberry Hill, Upper Allison Creek, along with several individual home projects by new owners and builders are moving forward in the Association.

Pool and tennis courts facilities are also now open for the season. The Lake House continues to serve as an active gathering place for families and for Association gatherings. Of course, as with any new Association, there are "growing pains". As mentioned above, one item, namely construction, will always be a messy, noisy undertaking that must be endured. Your patience while your neighbors see their homes through to completion is appreciated. Along those lines, be aware that there is an Environmental Control Committee (ECC) in place to review and monitor construction projects in the Association. This committee is also the oversight body for such items as landscape renovations and home improvements or additions. Complete details of the ECC including forms, should you wish to make such changes or additions to your home or landscaping, can be found on-line at [www.strauspark.org](http://www.strauspark.org) along with other pertinent information regarding Straus Park. You may also contact our offices for ECC forms if you do not have ready access to a computer.

As always, should you have questions or concerns regarding matters of the Association, please feel free to contact the IPM offices at 828-650-6875 or toll free at 800-789-1135 or by email at [www.ipm-corp.com](http://www.ipm-corp.com). We at IPM continue to be excited and dedicated to the continued growth and success of your Association.

K. Scott McCall, Sr., CMCA®, AMS®  
Community Manager  
IPM Corporation

If you have any changes, additional information, or corrections for the newsletter, please contact the author, Adrienne Fiedler, at 884-4337 or at [m81babe@earthlink.net](mailto:m81babe@earthlink.net). Thanks for your help.