



**Governors Club**  
Property Owners Association

# FRONT DOOR

September/October 2022

[www.poa-governorsclub.com](http://www.poa-governorsclub.com)

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## The Front Door Team

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Linda Patchett



Cover photo of fall foliage in GC  
by Vicki Russell

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# Community Governance

## Annual Meeting

We welcome all Governors Club property owners to attend this year's Annual Meeting on **November 12, 2022**. You will receive more details and registration instructions closer to the date.

The Board of Directors and Committee chairs will summarize their work over the past year and their visions for the future. The financial status of the Association for 2022 and the 2023 annual budget

will be presented along with other business of the Association.

Historically the Board uses this occasion to acknowledge the work of POA Directors and Committees. We have been self-governed for over twenty years and it's our own residents who guide policy decisions and financial decisions for us all. It is no small task to manage a community of this size and diversity.

## 2022 Nominations to the Governors Club POA Board of Directors

The POA Nominating Committee has announced the names of three candidates to stand for election to the Board at the Annual Meeting on November 12, 2022. These candidates are being nominated to replace three retiring directors: Don Kremer, Linda Patchett, and Matt Suczynski. We thank them for their unselfish service to our community.

This year's Nominating Committee evaluated potential candidates against numerous criteria including experience, objectivity, diversity, ability to work as a team, demonstrated interest in serving the community, and potential contributions to the Board. The Committee nominated three candidates to fill the seats to be vacated. The committee's nominees are Sandie Martin, Janet Shaw, and Howard Weckler. Biographical information and the candidate's answers to questions posed by the committee can be viewed on the POA's website by clicking [here](#).

If you have questions for the candidates that are not addressed on the web page, please feel free to contact the candidates directly by email. **Meet the Candidates Night** is scheduled for **Monday, October 3, 2022 from 6 to 7p.m.** The session will be held as a virtual meeting, as it was last year. Details about joining the meeting will be provided to the community in advance of the meeting.

### 2022 Nominating Committee

Board of Directors: Guy Charrison and Jane Mayberry  
Community Members: Jim Butler, Brad Ross, and Betsy Van Hoff



*Sandie Martin*



*Janet Shaw*



*Howard Weckler*



# POA Strategic Planning: All in for Governors Club!

## Survey Results

The 2023-2027 POA Strategic Planning (SP) process is nearly complete, and the SP Committee and POA Board would like to thank all the residents and property owners who completed the online survey.

The complete survey results are available on the POA website under *POA Resources/Strategic Long Range Plan*. You may also click [here](#) to see the full survey results.

A few highlights are the following:

- The survey received a strong response rate. A total of 875 residents responded, representing 653 unique households, which accounts for 2/3 of the households in the GC community and half of individual residents. Given this excellent response rate, the survey results are highly reliable.
- **Residents love living in GC!** Just over 9 in 10 residents (90.3%) indicated that GC was meeting/exceeding their expectations, which is well above the benchmark range for comparable communities nationally.
- Residents are active and take in the beauty of GC by walking/jogging within the gates.

### Significant Strengths



*Key themes include: Security, privacy, and gate; Landscape and terrain; Financial stability; and Friendly and inclusive residents.*



- Sidewalk expansions and the 1.7-mile Edwards Mountain walking trail are the most desired amenity enhancements among residents.
- The survey responses provide a wealth of information to guide actions in each of our Strategic Plan pillars: Continuity, Lifestyle, Safety and Security, Resident Engagement, and Community Image.

The Strategic Planning Committee and the POA Board are in the process of finalizing the Strategic Plan and will continue to keep the community updated.

## Significant Opportunities

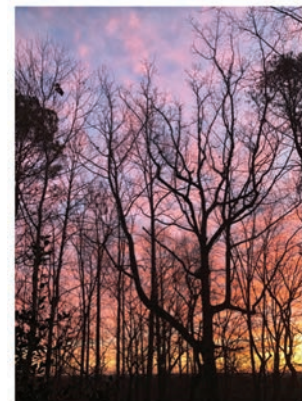
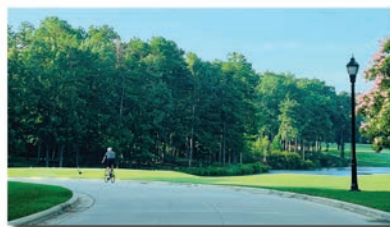


Key themes include: More sidewalks/trails, Focus on attracting young families with kids, Marketing and community outreach, and Enhance natural beauty and common elements.

## Significant Components

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Financial management	1		4,373	664
Infrastructure and capital planning	2		4,319	665
Lifestyle and amenities enhancement	3		3,273	634
Governance	4		3,163	607
Environmental stewardship	5		2,699	612
Branding and outside reputation	6		2,562	611
Disaster planning/preparedness	7		2,249	606
Other (specify below)	8		369	119

Strategic components ranked in priority order for the POA to address over the next five years according to the survey responses.



# A Woman of Many Talents

## Rose Meltzer



What do Bill Gates, Warren Buffett, and Cool Whip all have in common? A connection to Governors Club's own Rose Meltzer.

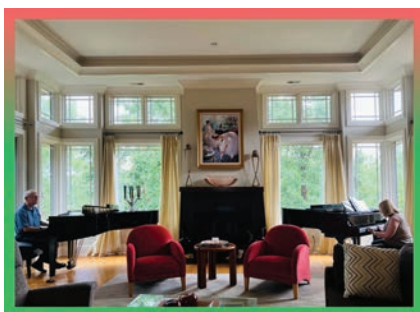
Unlike the fictional chess champion in the *Queen's Gambit*, Rose Meltzer is the real deal in the bridge world. In fact, Rose is the number one ranked female in the World Bridge Organization, and she remains the only female to have won a number of bridge's major events! Internationally, her wins include the Bermuda Bowl and the Rosenbloom Cup. Nationally, she has a victory at the Spingold Knock-out Team Tournament and has taken second place at both the Vanderbilt Teams and the Reisinger Teams Tournaments.

But all this fame and skill at cards did not just happen overnight. Rose's love of bridge grew from her mother's weekly game with neighbors in New York. Rose Meltzer was born in the Bronx as the daughter of first-generation immigrants from Spain and Russia, with parents and grandparents who were business entrepreneurs in the silk industry, accomplished musicians, and were highly active in local politics. Rose's godfather was Thomas E. Dewey, long time Governor of New York. Rose became an avid bridge player after one of her mother's weekly bridge partners cancelled. She began to play with friends, then joined bridge clubs, and eventually attended her first tournament in 1978.



Rose's family moved to Westchester and, while attending high school there, she began a pre-college program at the Juilliard School of Music, studying piano. She continued her studies at Juilliard, earning a graduate studies degree, and went on to receive both undergraduate and master's degrees in biochemistry from Columbia University. These degrees eventually led Rose to be a part of the team that developed Cool Whip.

After moving to California in the 1990s, bridge became Rose's "quest." She studied the big players and teams, worked on her skills, and formed a national team comprised of world champions, except for herself, she says with a laugh. Rose sets bridge apart from other games like chess and backgammon, calling it "amazing and intriguing" because "your brain is always in overdrive!"



Bridge has brought interesting people into Rose's life. The exciting and challenging game has provided Rose with the opportunity to meet Bill Gates and Warren Buffet. This eclectic and highly intelligent group gets together at the home of a mutual friend every New Year's Day to "declare" and "bid"; one can say, however, there is no "dummy" in this group. The best part of the story though is the result of a bridge partner's cancellation one evening that paired Rose and a gentleman she had never met before, Cliff Meltzer, to be what eventually became lifelong partners. "The rest is history!" Rose happily

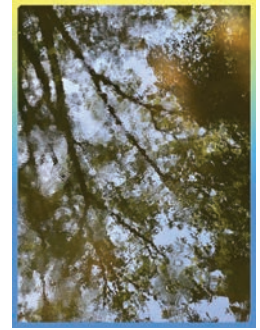
exclaims. Cliff, Rose's husband, is also a Juilliard trained pianist and after 42 years of marriage, Rose and her husband still enjoy playing duets on the two grand pianos in the living room.



# Autumn Hike

## Morgan Creek Trail

The beautiful, hidden trails of Parker Preserve were featured in the [March/April 2022](#) issue of *Front Door*. The good news continues: other similar hikes exist near Governors Club, just waiting for you to take in the crisp fall air.



In less than a ten minute drive down Mt. Carmel Road, you'll find **Morgan Creek Trail**. Simply head to the James Taylor Bridge and turn left at the second stoplight to Route 54 West. At the bottom of the ramp, move to the left lane, take another left at the median break, and make a U-turn to head east on Route 54. Free parking for Morgan Creek Trail is at the first right turn.

Whether you're with the kids, your partner, or going solo, Morgan Creek is an enjoyable trek! The trail is ten feet wide, paved, and wooded, with a scenic creek running along the pathway. You'll experience about a mile of mild slopes, a quiet boardwalk reminiscent of a peaceful Jersey shore, and massive oaks arching over the trail. Yet, there's still more to enjoy. At the eastern end, the trail intersects with **Merritt's Pasture**, a 32-acre meadow just under the James Taylor Bridge. The quiet meadow is owned and maintained by the Town of Chapel Hill. With thick grasses and flowers, it's a sanctuary for a family picnic, an impromptu frisbee game, or photography sessions.



As you head around Morgan Creek Trail to the west end, you can hike **Fan Creek Trail**, an easy 1.6 mile walk toward Southern Village and [Southern Community Park](#). Family-friendly outdoor activities abound here. Discover well-maintained picnic shelters, athletic fields, disc golf, and an expansive children's playground. Additionally, Southern Village itself is a [delight for all ages](#). The Village Green sponsors live music at least two nights a week; on Fridays during the warmer months, you'll find outdoor starlight movies and puppet shows for the kids. For adults, experience Wine Down Wednesdays at La Vita Dolce, free yoga classes, and movies at the Lumina Theater.

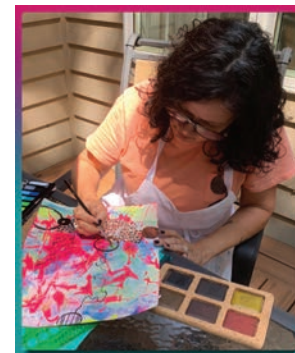
Fall fun abounds. Check out the hiking, picnicking, stargazing—you name it—along Morgan Creek Trail. It's a gem of an outing, just minutes from Governors Club.



# POA Art Show

## Angela Bruch—Mixed Media Art

Please join us on **Monday, October 17 from 5:30–7 p.m.** for an artist's reception of Angela Bruch's mixed media artwork. All Governors Club community residents are welcome to attend—with a special invitation to new residents.



A self-taught artist, Angela has enjoyed significant success as a published and award-winning artist. She has pursued her artistic passion full-time since 2016, and recently took advantage of the time during the pandemic to enhance her skills with intensive online art training. She both creates and sells her own artwork as well as teaches art. Angela particularly enjoys helping others find or enhance their creative voice.

Angela is best known for her representational expressionism of nature paintings, which draw the viewer in with vibrant colors and interesting textures. A painting might include the use of collage, mark-making, and even written words. Items included in a collage are often ordinary household papers or handmade paper, which allows for diverse layers and textures.

The Art Reception on October 17 is an opportunity to view Angela's innovative and beautiful artwork, and to ask her about the various creative elements she incorporates in her pieces.

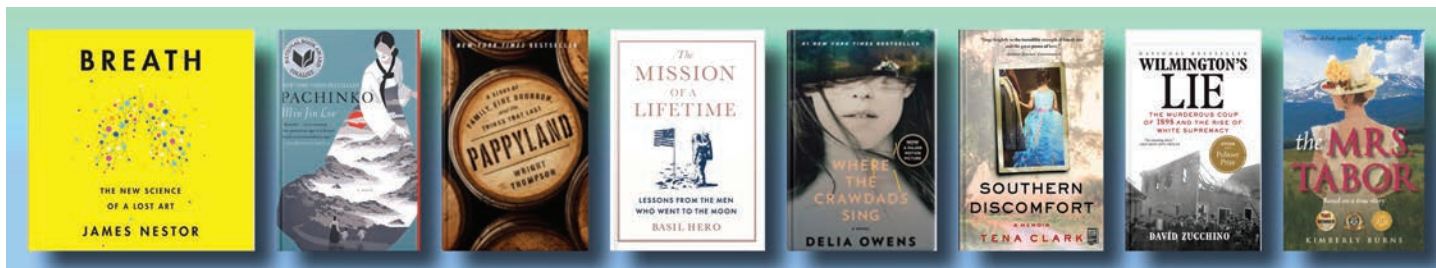




# As the Page Turns

## New Chapters for Book Clubs

The book club scene in our community is thriving, with a current total of 23 book clubs! After going strong for many years, several of the book groups in GC, called chapters, have recently embraced innovative discussions and activities. Read on to see what's new.



Chapter 1, coordinated by Janet Shaw, has hosted several speakers to accompany their book discussions. In the fall of 2021, the group read *Breath: The New Science of a Lost Art*, by James Nestor. Can the reader believe all that Nestor claims about certain types of breathing? Enter Dr. Robert Fick, who studied lung immunology and taught pulmonary and critical care medicine for many years. “Dr. Bob” gave the book club the low-down on the book’s insights versus its questionable claims. Here’s the scoop: read everything with a critical eye. A second speaker attended earlier this year when the group discussed *Pachinko* by Min Jin Lee, the epic story of four generations of a Korean immigrant family in 20th century Japan. Guest speaker Linda Song-Bradford detailed her early life at the time her family migrated from Korea to the United States, speaking of her Korean work ethic, family life, cuisine, Korean/Japanese relations, and family structure. *Pachinko* came alive.

Larry Manaugh, coordinator of Chapter 13, reports that book group member Keith Petersen had a connection with two-time Pulitzer-prize winning author David Zucchino who agreed to speak via a Zoom session about his recent work, *Wilmington’s Lie*. The book describes the onset of white supremacy in politics and

the devastating municipal coup in Wilmington, NC in 1898 that purged the city of its black political and business leaders. Many have asked, “How did we not know about this event?” The chapter “really loved” reading *Wilmington’s Lie*.

Chapter 15 enjoys reading about history, history, and more history. The book group, coordinated by Dick Amistadi, decided to go with a twist last spring by reading *Pappyland: A Story of Family, Fine Bourbon, and the Things That Last* by Wright Thompson. The book describes how Julian Van Winkle III, caretaker of high-end Kentucky Bourbon whiskey, has worked to protect his family’s heritage and preserve the legacy and taste. What do you do next when you read about Kentucky Bourbon? You taste it, of course. Chapter member Mark Shaw arranged a bourbon tasting and informational discussion, and the evening was quite a hit. In the spring, Chapter 15 discussed another fascinating book—*Mission of a Lifetime* by award-winning former investigative reporter Basil Hero. *Mission* chronicles the life lessons humanity can learn from the 12 remaining Apollo astronauts who went to the Moon. Basil is a member of our Governor’s Club community and recently presented a talk and Q&A at Governors Club Country Club regarding his book.



# Chatham Habitat for Humanity

## Lending a Helping Hand



*Governors Club volunteers and others help raise the roof for Chatham Habitat.*

Life-changing. That is the work of Habitat. It means 150 families locally have been able to gain hope and get a fresh start in life.

Chatham Habitat for Humanity, a nonprofit organization making home ownership possible in Chatham County through volunteers and donations, is currently building its 150th house. Governors Club (GC) residents are an integral part of that story, with GC volunteers serving more than 15,000 volunteer hours and donating more than \$1.7 million over the years.

What else does Chatham Habitat have planned?

- The organization is building townhomes for the first time. To preserve affordability—despite rising land and construction costs—Habitat is increasing density by building 12 rather than the previous 8 townhome units on two acres.
- Habitat is collaborating with Chatham County’s high school construction programs to build small houses this school year. The houses will be built at the schools with help from Habitat and Living Well Earth Stewards, also a non-profit. Once they are completed, Habitat will have the option to sell the homes to Habitat homeowners.



*A Habitat house under construction*

Homeownership has become more and more challenging over the years with rising real estate prices, stricter requirements for conventional loans, and a competitive market—all leading to less opportunity to own affordable housing. In Chatham County alone in the last year, the median home price rose 22 percent, making homeownership even more difficult to achieve.



*Habitat for Humanity helps turn dreams into reality for members of the Chatham County community*

For homeowner Marilyn, receiving the keys to her home was life changing. “That day at closing I couldn’t stop the tears falling constantly. The emotion at that moment was overwhelming for me,” Marilyn remembers. Marilyn couldn’t believe she was accepted into the Chatham Habitat Homeownership Program. “I was in great need of an affordable house for my mom and my four kids.” Marilyn attended homeowner classes and completed her sweat equity hours by volunteering on the construction site. Thanks to the Habitat program, she has made her dream of a home for her family come true.

Governors Club residents are some of Chatham Habitat’s biggest cheerleaders and supporters. If you are interested in volunteering or would like more information, check out [www.chathamhabitat.org](http://www.chathamhabitat.org).

# What's in Your Closet?

## Collection for Habitat ReStore

- A fake designer handbag you once thought was chic?
- How about the orange towels Aunt Elizabeth gave you for your wedding?
- The extra unused dishes stacked on your kitchen shelves?

If you are battling bulging drawers or regretting the cluttered closet, relief is at hand!

## Annual Habitat for Humanity Jewelry, Handbag, and Housewares Collection

**Friday, October 14, 2022**

**9:30 a.m.–1:30 p.m.**

*POA building parking lot*

Chatham Habitat for Humanity works to create self-help opportunities for families to own affordable homes, improve their lives, and strengthen their communities. Your donations support the work of this non-profit organization.

Click [here](#) for a detailed list of items being collected at the event. If your donations are too large to bring on collection day, just call Steve Hutchins (919-548-6910) at the Habitat ReStore in Pittsboro to schedule a pickup date and time at your home.

If you have questions about this event, please contact Carolyn Hunter ([chunter2@nc.rr.com](mailto:chunter2@nc.rr.com)), GC's Habitat jewelry collection coordinator.



*The Habitat collection accepts jewelry and household items.*

# Daffodil Planting in the Neighborhood

Last fall, fellow residents came together to plant thousands of daffodils in islands and common areas in several GC neighborhoods, and the glorious display in the spring was a delight to see!

The Community Appearance Committee (CAC) is planning to plant more bulbs in late October to mid-November. We hope more neighbors join the effort to beautify our community.

The CAC will provide the daffodil bulbs and you do the digging! Bulbs can be planted in islands and in common areas along roadsides, but not on private property. If you are interested in participating, please contact CAC members Joan Bullard ([joanbullard@gmail.com](mailto:joanbullard@gmail.com)) or Anna DeConti ([annamdeconti@gmail.com](mailto:annamdeconti@gmail.com)).



*Volunteers are needed to beautify the neighborhood by planting daffodils this fall.*

# Running GC

## It Takes a Village of Volunteers

Governors Club has many unique qualities and, in terms of governance, has a population larger than many towns in the state. Newcomers to the neighborhood may be surprised to learn that the entire Governors Club community of approximately 2000 residents is self-governed and managed by volunteer residents. Assisting the volunteers is a small and dedicated POA professional staff.

What does managing the community mainly entail?

- Maintaining 23 miles of POA-owned roads, including repaving them as needed
- Enabling appropriate gate access and encouraging traffic safety practices among residents and guests
- Ensuring the beauty of the community, including landscaping of the common areas
- Working to offer community activities and facilities separate from those offered by the Club
- Managing a \$4.15 million 2022 budget and keeping a strong and debt-free balance sheet

The POA has the responsibility of making decisions regarding finance, infrastructure, safety, construction quality, and overall aesthetics. This is essential for the community to stay *alive and thrive*. Many towns and cities in the US struggle to manage these accomplishments. Each homeowner and property owner is automatically a member of the POA, with a responsibility to the community to volunteer and get involved.

### *What are a few examples of committees and their volunteer activities?*

Infrastructure Committee—GC owns the drainage systems, 400 individual storm water systems, and the roads. In 2021, for example, the Infrastructure Committee managed the assessment of all 23 miles of the roads in GC. After the committee reviewed the diagnostics, contractors were hired to continue



repairing slabs and curbs, fill potholes, seal cracks, replace roads, and reconstruct a cul-de-sac.

Community Appearance Committee—Last year members of the Community Appearance Committee, who plan our landscaping, tended to 35 acres of roadside turf, 41 islands, 31 wooded greenways equaling 23 acres, monument landscaping for 24 neighborhood entrances, 200,000 square feet of planted trees, tree maintenance, tree pruning, and tree removals. The committee volunteers inspect every tree, flower bed, and planting on a routine basis.

### *What can I do?*

The answer is simple: Join a committee! Volunteers channel their passions, creativity, or interests into making our neighborhood a top place to live. Whether you are new or a longtime resident in GC, we invite you to explore one or more of the committees.

There are 9 committees and 3 subcommittees from which to choose: Architectural Review Board, Communications, Community Activities, GC Cares (subcommittee), Community Appearance, Bark Park (subcommittee), Finance, Hearing Panel, Information Technology, Infrastructure, Safety, and Deer Management (subcommittee).

Volunteer work in GC is not only personally rewarding, it is vital to the functioning of the community. Every person can have a role in the neighborhood, and joining our “Village of Volunteers” **will** make a difference.

For more information, please see [Board & Committees—Governors Club POA](#) and fill out the volunteer application. You can also contact a committee member or attend the Meet and Greet with POA Board members on **Thursday, September 29 from 5:30-6:30 p.m.** in the POA building.



# Halloween Is Coming

## Time for Tricks or Treats!

One of the favorite Governors Club POA events of the year will soon be upon us—the community Halloween event. This year’s event will be held on **Monday, October 31 from 5-7:30 p.m.**

All children and those young at heart in Governors Club are invited to participate in the Halloween festivities brought to you by the POA Activities Committee.

The celebration will be in the Stone Brook neighborhood again this year. Your children will have the opportunity to go trick-or-treating at selected houses around the main circle in Stone Brook.

Neighbors are encouraged to gather together in the open area in front of the Stone Brook community for treats, cider, and cookies! A popular activity from last year will be continued—Halloween photos for your children and their friends and family in front of a spooky photo screen. (See Halloween photos from last year on this page.)

Please consider carpooling as parking is limited. A flashlight will be helpful as the sun starts to set.



*GC children and families enjoyed a “spooktacular” Halloween in 2021!*

### Candy Donations

Please generously donate candy for our community Halloween celebration by dropping your contribution off at the POA building, Fitness Center, or Clubhouse by October 29.

### Volunteers Needed

Community volunteers are essential for this fun event to happen, and we hope you can join us. If you are interested in learning more about how you can help, please [fill out this form](#).

# In the Neighborhood



## New Neighbors

We are delighted to welcome many new neighbors to our community over the past two months. Our new neighbors' home streets are provided in parentheses.

### New Neighbors June 2022

Ramona Denby Brinson & Jesse Brinson  
(Alexander)

Chip & Lisa Sharp (Stephens)

Ann Louden (Winslow)

### New Neighbors July 2022

Matthew & Lois Emmens (Governors Dr)

Kurt Woolner & Peggy Hall (Nash)

Zhiming Yao & Hong Shang (Nash)

Preston & Sharon Staats (Broughton)



## Calendar

### Louisiana Music Event

September 18, 4-7 P.M., POA Building Lawn

### Meet and Greet with POA Board Members

September 29, 5:30–6:30 P.M., POA Building

### Meet the POA Board Candidates

October 3, 6–7 P.M., Virtual Meeting

### Habitat for Humanity Jewelry, Handbag, and Housewares Collection

October 14, 9:30 A.M.–1 P.M.

POA Building Parking Lot

### Art Show Reception

October 17, 5:30–7 P.M., POA Building

### Early Voting Begins

October 20, Chatham County

### Halloween

October 31, 5–7:30 P.M.

Stone Brook Neighborhood

### PORCH Collection Weeks, CORA Food Pantry

September 12–14 / October 10–12

Click [here](#) for your CORA Porch bin location and neighborhood coordinator.

# Resources

## POA BOARD OF DIRECTORS

Pete Koelsch, President

Linda Patchett, Vice President

Stephanie Tindel, Treasurer

Jane Mayberry, Secretary

Guy Charrison, Director

Bob Goldman, Director

Don Kremer, Director

Rocky Smith, Director

Matt Suczynski, Director

## EMERGENCY CONTACTS

Emergency: 911

Fire: (919) 933-9068

North Chatham Fire Station #2

Sheriff: (919) 542-2811

Poison Control: (800) 848-6946

## ENTRANCE GATES

Mt. Carmel Entrance: (919) 932-8500

Staffed 24 hours/day, 7 days/week

Lystra Entrance: (919) 932-7486

Staffed 6 a.m.–10 p.m., daily

## OUR PROFESSIONAL STAFF

Walter Grim, *Community Manager*

walter@casnc.com

(919) 942-0500 ext 22

Stephanie Cook, *Assistant Community Manager*

stephanie@casnc.com

(919) 942-0500 ext 21

Clif Roseman, *Operations Manager*

clif@casnc.com

(919) 942-0500 ext 26

Sherry Lewis, *ARB Administrator*

sherry@casnc.com

(919) 942-0500 ext 24

Kandace Baker, *Administrative Assistant*

kandace@casnc.com

(919) 942-0500 ext 23

Caroline Plummer, *Director of Marketing*

carolineplummer@governorsclubnc.com

(919) 942-0500 ext 27

## GOVERNORS CLUB PROPERTY OWNERS ASSOCIATION

10134 Governors Drive

Chapel Hill, NC 27517

Phone: (919) 942-0500

Office Hours, by appointment only:

Monday–Thursday 8 a.m.–5 p.m.

Friday 8 a.m.–12 noon.

If the POA office is closed, call the Mt. Carmel Road gate at (919) 932-8500 to report issues of concern. The attendant will contact the community manager as needed.