



The Elite Insider

Inside this issue:

Misconceptions about Property Values	1
Over your Head	2
Calendar of Events and Office Closings	2
Big Tips for Small Fixes	3
What is a Retaining Wall?	3

Misconceptions about Property Values



Like almost every community in the country, North Carolina Associations are feeling the pinch in the housing market. We'd like to dispel a few common misconceptions about what contributes to the rise and fall of property values.

Assessments are too high

False. Actually, assessments have nothing to do with property values, and high assessments will not turn off potential buyers—if they're educated buyers. Assessments may be higher—or lower—than a neighboring community depending on many factors. Are they providing more services? Is the property older? What utilities are included in the assessment or do they have more homes?

The more important question is what value are residents getting for their money? To answer that question, the association mails a detailed budget with line-item docu-

mentation to all owners and makes it available to potential buyers. A low assessment should be as much a red flag as one that appears too high.

We have too many renters

False. Lenders are required to charge higher rates for loans or deny a loan for homes in associations with renter-owner ratios that exceed a certain percentage. But that doesn't mean renters affect property values. Some Association boards see renters as owners-in-training who aren't ready to purchase their homes yet. In fact, renters have all the same rights to enjoy our community as owners—except voting or holding office. Some Associations welcome renters, encourage them to participate in association activities and hope they will eventually buy a home in their community.

Community living is carefree

True and false. Some Association living is *maintenance free*—leaving maintenance decisions to a board—but not entirely carefree. Residents need to care about their community and recognize that common-interest living involves service and commitment. Good maintenance increases curb appeal which

helps sales and may help property values. However, without committed residents to serve on the board and in other positions, maintenance and curb appeal are quick to suffer.

Architectural and aesthetic uniformity are necessary to protect property values

False. The board's objective is to maintain standards rather than ensure uniformity. Yes, *some* uniformity is good, but the board believes there is room for individual expression—as long as aesthetic standards are met.

Property values are based largely on comparative values of homes throughout the community. However, Associations can ensure that their values are at peak levels by assessing adequate fees to maintain their community now and for years to come, by ensuring all residents are involved and engaged in the community and care about the association and by maintaining high aesthetic appeal.

Elite Management Professionals, Inc.
AAMC

•4112 Blue Ridge Road
Suite 100
Raleigh, NC 27612

Find us online at
www.elite-mgmt.com,
Facebook and Twitter
Phone (919) 233-7660
Fax (919) 233-7661

Office Hours
Mon.-Thurs. 8:30-5:30
Friday 8:30-1:00



Over your Head

When it's time to maintain, repair or replace the roof on your home, it's a good idea to get to know the wide variety of roofing materials that are available and what each has to offer.

Asphalt shingles, wood shakes, clay and concrete tile, metal and slate are roofing materials that are best suited for sloped or pitched roofs. Each has a distinctive appearance and come in a variety of colors. Because of its added weight, tile and slate may require you to strengthen the frame of your home to support the roof.

Metal roofs can be noisy and also absorb heat, which means you may need to add extra insulation beneath them. Rubber sheeting (ethylene propylene

diene monomer, or EPDM), tar, PVC membrane and built-up roofs—including tar, bitumen and rolled materials—are most appropriate for flat roofs.

Green roofs, which are made from a layer of vegetation over a water-proof membrane, are also best suited for flat roofs. They provide insulation, contribute to lower air temperatures and counteract the heat island effect (or the ambient temperature, depending on where you live). The eco-friendly benefits of green roofs are particularly noticeable in urban areas.

Foam roofs are light weight, cost effective and adaptable to all kinds of roofing shapes. They can last up to 50 years when properly maintained.

When selecting a roofing material, consider the pitch or slope of the roof, the strength of your home's frame, typical weather conditions and the budget in addition to appearance. The durability and life span of a roof can also depend on the quality or grade of the material used, as well as the workmanship of the installation and regular maintenance.



Calendar of Events and Office Closings



MARCH

March 31st– 2015–5:30– 8:00 PM– Spring Fling– dinner, raffles and industry specialist will cover important information for association board members.

APRIL

April 3rd– Good Friday–All Offices Closed

MAY

May 25th– Memorial Day–All Offices Closed

JUNE

Board Education Seminar
June 29th–6:00-8:00 PM at Elite Management Professionals

Come join us to review the important role of serving on the Board, how to review the financial statements, governing documents and review your community websites. Please contact Dawn Hatcher to register.

JULY

July 4th– All Offices Closed

SEPTEMBER

September 7th– Labor Day -All Offices Closed

September 29th– 2015 Fall Festival

NOVEMBER

November 26th and 27th– Thanksgiving Holiday All Offices Closed

DECEMBER

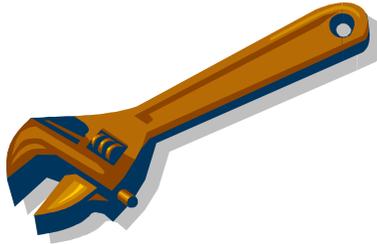
December 8th– Holiday Open House

December 24th and 25th– Christmas Holiday All Offices Closed

JANUARY 2016

January 1st– New Year's Day All Offices Closed

Big Tips for Small Fixes



Do-it-yourself projects can be immensely rewarding, but even a small repair can turn into a more frustrating and time-consuming job when you encounter unexpected problems. Here are some easy tips for tackling common home hardware problems that will leave you with a sense of accomplishment rather than a sense of frustration:

Loose Screws: If a screw is so loose that it's barely gripping, remove it, wrap its threads with a few strands of steel wool, and screw it back into its old hole.

If a screw has been ripped out of its hole entirely and the hole is too big for the threads to gain hold, slide a wooden match into

the hole and then replace the screw.

Tight Screws: Twisting screws into a bar of soap first makes them easier to insert. A few drops of white vinegar will help remove stubborn screws from a metal surface.

Better Grips: Improve your grip by wrapping a thick rubber band around the plastic handle of a screwdriver. This makes tightening and loosening screws less strenuous.

Hammer Help: When hammering a small nail, brad or tack, slip the fastener between the teeth of a pocket comb to protect your fingers from the hammer's blow. Don't have a comb handy? You can also use a bobby pin, a paper clip or tweezers to hold the nail.

When hammering a nail in a tight spot or hard-to-reach corner, a bit of modeling clay or

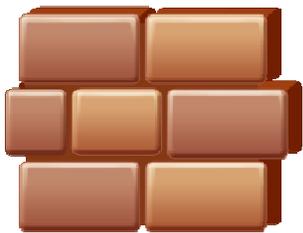
chewing gum will hold the nail in place for the first couple of blows.

Rusted Nuts and Bolts: Removing a rusted nut or bolt can be an especially frustrating task. Pour hydrogen peroxide, lemon juice or cola over the rusted fastener and wait half an hour. The mild acid will dissolve the rust enough for the nut or bolt to turn freely.

Rusted Tools: Working with rusted tools makes any job more difficult. Clean off the rust by rubbing a paste of six parts salt and two parts lemon juice on the rusted areas with a dry cloth, then rinse and dry thoroughly.



What is a Retaining Wall?



A retaining wall is a stabilizing structure used to hold sloping ground in place and to prevent the erosion and the movement of soil. It must be substantial and sturdy enough to accommodate and redistribute the lateral pressure caused by sloping ground. It is normally designed with seepage holes, which allow collected ground water to escape. This releases the additional pressure created by accumulated water and helps keep the wall stable.

Several different materials can be used to construct a retaining wall. Stone and concrete are often used, and there are special blocks crafted from aggregate materials and light concrete that are designed specifically for this purpose. Some styles interlock, making assembly simpler, less costly and less time consuming, because each block fits securely with the next. Because the fit of these blocks is secure, they do not require the addition of mortar to hold them together.

A retaining wall can be series of "steps" or tiers, which allows for a more attractive design as well as more efficient erosion control. The design can include different types of plantings, flowers or materials in each tier to bring more texture, color and interest to the area. Aside from the aesthetic value, a tiered design also provides better erosion control by breaking down the amount of soil, and therefore pressure, held by each division of the wall.