
IPV Gazette

The Newsletter of Irving Park Village

SPRING 2022



Welcome Spring!

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Irving Park Village Neighborhood Beginnings

The Irving Park Village neighborhood was founded in 1985 by a joint venture between IRVING-PREFERRED, Irving Park Village, Inc., and Preferred Investments, Inc. The neighborhood operates under a Declaration of Covenants, Conditions, and Restrictions that was signed on January 7, 1985. In the beginning, 63 townhouses were built; an additional 12 townhouses were built in 1998; and in the 1990s, 74 single-family houses were added and named Primrose Place. The plan included common areas consisting of open grassy areas, a lake, and a pool. According to the Declaration of Covenants, Conditions, and Restrictions, assessments are to be levied by the association “to be used exclusively to promote the recreation, health, safety, and welfare of the residents . . . and in particular for the acquisition, improvement and maintenance of Common Areas, including the maintenance, repair, and reconstruction of provide streets driveways, walks, and parking areas situated on the Common Areas . . .”. Originally, it was thought that the Association might provide cable television for everyone in the neighborhood, and while this hasn’t happened yet, there is an opportunity for this benefit to be offered to homeowners in IPV in the future.

The Board of Directors consisting of six elected homeowners is assigned to manage the affairs of the Association. Each Board member serves for three years. Elections are staggered so that only two members are elected each year. (This process was affected by the pandemic, and four members were elected last November.) The Board meets monthly, and an annual meeting of all homeowners is held each year, usually in November.

If you would like to contribute more information about the history of the neighborhood, please email us at ipvgso@gmail.com. We’d love to hear from you.

Neighborhood Yard Sale!

Save the Date! Saturday, May 7 * 8 AM to 1 PM

Everyone will set up at their own house. More information will be sent out in April.

Townhomes' Repairs

The Board is creating an updated 10-year plan to maintain the exterior of the townhomes. This plan includes wood repair, roof replacement, pressure washing, painting, and paving. When this plan is complete it will be shared with all homeowners.

In the meantime, to alleviate the backlog, repairs on townhomes has begun. (You may have seen the Mr. Handyman trucks!) This includes repairing the fascia, chimney siding, rotting windows, and painting all areas to match. Downspouts and splash blocks were replaced and/or installed. In addition, a garbage can corral was constructed.

THANK YOU to Jake Watkins, an IPV homeowner and retired contractor, for collecting bids for replacing rotten wood, missing downspouts, and gutter guards on the townhomes!

Mailbox stations in the townhomes area are being refurbished and repainted, and in the near future, drainage issues behind Building 16 will be addressed, and the fence along Pisgah Church Rd. will be repaired and repainted.

We are looking to spruce up both entrances with landscape renewal. What are your thoughts?

Email us at ipvgso@gmail.com with any suggestions or questions.



Dam Inspected

Jamey Walker, Guilford Soil & Water Conservation District Manager, inspected the earthen dam at our lake on February 3, 2022. He noticed that the dam appears to be in good condition. He recommended, however, that any trees with a diameter of less than 8 inches on the back slope of the dam should be cut down to try to maintain natural vegetation that helps prevent erosion of the dam. Larger trees should be left alone because if they are cut down, the rotting of their roots will compromise the integrity of the dam. He also recommended that the HOA create a maintenance plan for the dam to eliminate any new sapling growth every year or two. In addition, muskrats and groundhogs should be relocated from the lake area to prevent them from burrowing into the dam where they can create channels for water to seep through the dam, which would weaken it. He looked into the outlet of the spillway pipe from the back of the dam, and saw that the pipe was clear of any obstructions and appeared to be functioning properly. The Board is working on a plan to maintain the integrity of the dam.



Message from the Board President

I would like to thank everyone for placing their trust and confidence in me by electing me to the Board and to the members of the Board for electing me president. This is a position that I take very seriously as the Board has a fiduciary responsibility to maintain and protect your investment in this HOA.

While serving on the Board my intent is to have Irving Park Village be a place that you are proud to be a part of and that your property values continue to increase by making sure the property, as well as your home, is properly maintained.

The Board meets the second Thursday of every month at 6:00 pm. If you would like to discuss any concern(s) with the Board, please notify us at least seven (7) days in advance of the meeting to let us know that you will be attending and what your concern(s) is so that we can be prepared to address and discuss the matter. Our email is ipvgso@gmail.com

Landscaping Update

I moved into this neighborhood almost two years ago. Everyone is so friendly; the neighborhood is walkable; there are lots of dogs; and, oh, the birds, ducks, chipmunks, turtles, foxes, and deer—sometimes I feel like I'm living in a nature preserve! This is a great neighborhood, and I am so happy to be a part of it.

I love this neighborhood, but I have been somewhat dismayed at the condition of some of the common areas. Many areas have been either neglected or mistreated. For example, there are overgrown bushes and trees, planting beds that need to be cleaned up and edged, dead plants that need removal, empty or near-empty beds, eroded topsail, patchy grass, etc.

Maintaining quality landscaping in our neighborhood is important. It impacts the resale values of our homes. Not only do we notice our landscaping, visitors and buyers notice if these areas aren't maintained. When we maintain these areas, it shows that we care about our community. And, we get to live in a beautiful place.

Success requires that we have the support of the Board and residents, but it also requires a landscaping company that will do more than mow, blow, and go. Toward that end, the Board of Directors has contracted with a new landscaping company, Precision Landscapes. You may have seen the Precision workers on site as they begin the process of renewing of our landscaping. The Board is working with Precision to formulate a phased-in landscape improvement program, and will share it with you in our next newsletter.

Laura Linder



Clean up in front of the fence on Pisgah Church Rd.



New Pool Management!

A new pool management company is now servicing our pool. Carolina Pool Management will be maintaining our pool as well as servicing the bathrooms in the coming year. During the summer season, May 20-September 18, 2022, they will provide daily service (required by law), and service once a week during the off season, March 1-May 19 and September 19, 2022-March 1, 2023.

Pool services include checking and adjusting water chemistry and providing salt and pH chemicals, checking and cleaning equipment as needed, vacuuming pool as needed once a week, blowing off deck as needed, emptying trash and replacing liners in cans on the pool deck, and straightening furniture. In addition, they will winterize the system at the end of the season. Restroom services during the season include cleaning and sanitizing fixtures and mirrors; emptying trash receptacles and replacing liners; sweeping, mopping, and washing the floor as needed; and providing paper products and cleaning supplies.

We believe that this new pool management company will provide us with a comprehensive and professional service. We look forward to having them taking care of our pool!

Neighborhood Yard Sale

May 7 * 8 am to 1 pm

Pool Opens May 19

Please welcome the 2022 Board of Directors. We meet the second Thursday each month, but regularly communicate with each other via email to handle community business.



Gary Castellano, President, brings to the Board an extensive background in sales and professional development skills. As a consultant, Gary has worked with many Fortune 100, 300 & 500 companies over his 45+ years in the business world. He has been a successful business owner and has

served on several Home Owners Association boards while living in Miami, FL; Greensboro, NC; and as Vice-President and President in Banner Elk, NC. He has been a member of the Irving Park Village Board since 2018. His excellent communications and negotiating skills have made him an asset to every Board he has served on.



Debbie Leach, Secretary, grew up in Greensboro and has lived in Irving Park Village since 2016. While working in medical research, Debbie gained experience interpreting complex documents, but she was a teacher for most of her career. She taught mathematics in middle and high school, where she developed a lot of communication experience. Debbie

likes to swim and garden, and she has one grown son.

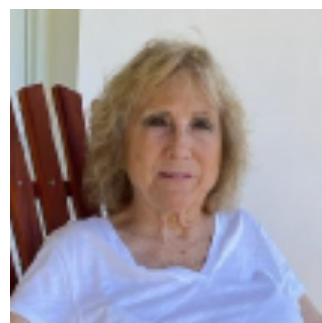


Kim Leavitt, Vice-President, grew up in Miami, Florida, where she traveled, often internationally, and acquired her entrepreneurial spirit. After several years as president of her own business, Kim decided to help others by working for a nonprofit urban ministry. Years later, the University of Miami asked her to be part of the “Barton G. Kids Hear Now Cochlear Implant Family Resource Center” where she helped families of children born with hearing loss. Ultimately, her experience with families and hearing loss would bring her to North Carolina, closer to her daughters. Kim now works for MED-EL Corporation based in Durham with headquarters in Innsbruck, Austria. Kim has two wonderful daughters and now a spitfire of a grandson who is 20-months old. She hopes to continue that wanderlust spirit and travel often.



Laura Linder is a part-time college professor at Wake Forest, and also has taught at UNC-G and A&T. A native of North Carolina, she is the founding president of the Board of Directors of Greensboro Community Television and served as vice-president of the Guilford County Democratic Party. Laura has

written and/or co-authored several books about television and film. She has a fabulous son and daughter-in-law, and two super-smart, talented granddaughters ages 11 and 14. Her favorite walking partner is her Bassett Hound, Rocky.



Dee Buxton was raised in Burlington, NC. She has lived in Irving Park Village since 1987 and has served on the IPV Board in the past. Her career in the food industry included sales and business management. She has owned a restaurant on the Outer Banks as well as rental property. Dee says

that her best asset is that she is a “people person.”



Tina Allen, Treasurer, was born and raised in Greensboro, and has been a real estate paralegal for over 34 years. Tina gained experience in business management by running her own business for 26 years. She likes working with numbers! Tina is a mother of two daughters and one son, and a grandmother of eight: one boy and seven girls.

Comments or suggestions?
Email us at ipvgso@gmail.com