

THE REGENCY REGISTER

Serving Barrington, Cambridge, Danbury,
Kensington, Sherwood, and Wyndfall



In This Issue

- President's Message
- Social Committee
- From the Town of Cary
- Greenish Neighbor
- HOA Contacts
- HOA Meeting Dates
- News from the Board
- Regency Real Estate
- Neighborhood Watch
- Reminders from our Community Manager
- Landscape Committee

A Message from the President



Hello Regency Families!

My name is Robert McKinnon and I am your HOA President. This is my second year serving on the Regency HOA Board.

I am sure I speak for all board members when I say, serving on the Regency HOA Board is an honor and responsibility none of us take lightly. I have the pleasure of working with some of our finest neighbors who are committed to making our community better than ever.

For this year as in past years I expect there will be many issues that the board members will address. Additionally, there are several key objectives we will drive toward that we hope will have a lasting effect on our community and make Regency an even more desirable place to live.

1. *The Board*—This year, our Board will develop an “Awareness Campaign” in an effort to encourage residents to serve on the HOA Board and/or any of the many committees that help keep the neighborhood running. It is my hope and expectation that we will have new residents consider participating by joining a committee and/or becoming a member of the Regency HOA Board in the future.
2. *Member Terms*—To ensure that there is continuity of knowledge, understanding of issues and purpose in decisions; we hope to implement staggered terms for board members. This will ensure that there are board members each year who have first-hand-knowledge of all past board decisions and actions that will aid in future decision making.
3. *Proxy Process*—Working with CAS Management, we will continue to refine the existing Regency Voting Proxy Form to ensure it serves the

Social Committee

As we entered Fall, the social committee team was very busy preparing three great events for our community.

Movie Night

First, on September 8th we had our first “Regency Movie Night” in the Danbury parking lot. Approximately 40 residents enjoyed an outdoor family-friendly movie “Sing”. There was plenty of popcorn flowing and great community spirit, albeit a rather chilly night! The social committee will be setting up some additional movie nights in 2018, once we get to warmer temperatures!

Oktoberfest



Secondly, on October 29th the annual Oktoberfest and Halloween party was held in the Cambridge parking lot,

with lots of great food and activities. The highlight of course was the kids costume parade and contest. Everyone was a “winner”!



Winter Holiday Festival

Lastly, we recently had the annual Winter Holiday Festival on December 3rd. Overall great attendance, with multiple inflatables for the kids to bounce and play, hot chocolate, fried dough, hayrides around the community, and, of course, a special visit from someone who lives in the North Pole. Plus, Regency collected a great number of toys for the “Toys for Tots” campaign, and we again learned about sustainability and recycling programs from our “Greenish Neighbor”.



Thank you to all the volunteers that have helped the social committee this past year, and we look forward to fun events in 2018!



From the Town of Cary

Winter Wonderland

Snow tubing at Bond Park! Snow My Yard will blow snow on the big hill at Fred G. Bond Metro Park Jan. 26-27. Snow tubes are provided. Single-rider sessions offered late Friday afternoon and evening, as well as Saturday morning, afternoon, and evening. Parent/child sessions offered Saturday morning only. Pre-registration is required. Rain Date: Feb. 16-17.

“Winter Wonderland” at www.townofcary.org

Protect Your Pipes

Turn off all outdoor faucets and remove attached hoses to help prevent water from freezing and cracking a pipe. Should a pipe burst, turn the water off using your master shut off valve, typically located near the water heater or in a closet, or call (919) 469-4090 to have your meter turned off at the street.

“Water Leaks” at www.townofcary.org

President's Message, *Continued from page 1*

community better. A one-home-one-vote, will discourage any bias, minimize nefarious board activity and put Regency's voting process in line with other communities of similar size.

4. *Member Dues*—As good stewards of our communities' finances, we are committed to ensure transparency around how and what we spend your money on. It is in everyone's best interest that we have in place a mandate to keep resident dues stable.

I think focusing on these key high level objectives will help the Regency HOA Board serve its residents better and lay a foundation that future board members can work with.

I hope you will visit the Regency Website for all the latest information, attend the many community events posted throughout the year and continue to share your thoughts, suggestions and concerns with us on how we're doing. With your help we can strengthen and build our community to unbelievable heights. It has been and continues to be a pleasure to serve you, work with you, and do my part to help make Regency one of Cary's most desirable places to live in North Carolina.

Have a happy and safe holiday season, I look forward to seeing you around campus!

Rob McKinnon, HOA President

Greenish Neighbor

In the spring of 2017, Regency Communities earned the Gold Level for the Cary Green Neighborhood Project. This program ran for a year and was funded by a grant to the Town of Cary. Patty Cervenka, a Regency resident, headed up a team of adults and youth participants who organized activities and informed neighbors about topics related to water protection, wildlife attraction and healthy yards, recycling, energy saving, and other environmental awareness topics. Once the town program ended, our team wanted to keep up the momentum we had made in the neighborhood so we are still bringing our message to Regency Communities as Greenish Neighbor.

Our continued goal is to provide "green" lifestyle information through social media and on the website www.greenishneighbor.com. We have been participating with an information table at the neighborhood events that the social committee provides as well as communicating tips through social media platforms such as Nextdoor, Facebook, Instagram and Twitter. Successes from the past year include the pumpkin composting collection, a rooftop solar information session, a pool side recycling scavenger hunt and neighborhood litter sweeps.



In 2018, the Greenish Neighbor team is looking forward to engaging the community with information about the town's programs and opportunities. We are working on new ways to spread the word about how Regency residents can reduce their negative impact on the planet. Keep an eye out for information on upcoming activities such as a utensil collection/party loaner program to reduce single-use plastics, landfill and recycling center tours, recycling and composting education, used shoe collections and more.

We want to help Regency neighbors make small changes that can have a big impact.

Questions or suggestions from neighbors about anything "green" can emailed to Patty@greenishneighbor.com or posted on: <https://www.facebook.com/projectgreenish/>, [greenishneighbor101](https://www.instagram.com/greenishneighbor101) on Instagram or [@greenishneighbor](https://twitter.com/greenishneighbor) on Twitter

Contacts

Property Management Company
North Carolina Community Association
Management

Property Manager

Michael Dees
michaeld@casnc.com
919-788-9911 x 1401
207 West Millbrook
Road, Suite 110
Raleigh, NC 27609



Regency Website

www.regencycommunities.com

The Regency HOA Board

President

Rob McKinnon
robmck0657@aol.com

Vice President

Colin Devine
cgdevine@gmail.com

Treasurer

Todd Murphy
tmurphy7354@gmail.com

Secretary

Chuck Bridgham
chuck.bridgham@gmail.com

Member-at-Large

Jaci Hunt
jacihunt@gmail.com

Member-at-Large

Emily Nail
emily.nail21@gmail.com

Member-at-Large

Luke Wind
luke.wind@responseteam1.com

HOA Meetings

All meetings, except the Annual Meeting, take place at 6:30pm at Cary Alliance Church.

The Annual Meeting takes place on the third Thursday of every October. This meeting is held at St. Francis United Methodist Church at 6:30pm.

Date	Time	Place
Jan. 16, 2018	6:30pm	CA
March 13, 2018	6:30pm	CA
May 8, 2018	6:30pm	CA
July 17, 2018	6:30pm	CA
Sept. 11, 2018	6:30pm	CA
Oct. 18, 2018	6:30pm	SF
Nov. 13, 2018	6:30pm	CA

CA=Cary Alliance Church, 4108 Ten-Ten Road, Apex NC

SF=St. Francis United Methodist Church, 2975 Kildaire Farm Road, Cary NC

News from the Board

Regency Register

The Board is happy to re-introduce the Regency Register newsletter. This newsletter is intended to supplement other vehicles of communication to our community. It will be published six times per year and delivered to your inbox in a pdf format. Please be sure our property management company, CAS, has your current email address.

The Board and Social Media

Speaking of communication, the Board wishes to address some confusion in recent months. It is the policy of the Board that the Regency Communities website and email from our property management company (CAS) are the primary means of communication.

At times committees, such as the social committee, may reach out via social media to advertise upcoming events. This is welcomed and encouraged.

However, the Board is not able to monitor social media and respond within a timely manner. Please, if you have a concern, contact Michael Dees, our property manager, or the Board at the email addresses included in this newsletter.

Real Estate News

Considering a move in 2018? Here are a few tips to attract as many buyers as possible.

Declutter and depersonalize – you don't want buyers distracted by your personal items, you want them to focus on the features of the home, such as hardwood floors and trim.

Neutral paint – buyers don't want to have to spend too much money when they move into a home. They want their furniture to work with existing paint so selecting a gray or 'greige' appeals to the majority of buyers.

Updates – small updates to cabinet hardware and lighting fixtures increase the appeal of your home.

Curb appeal – replace or trim overgrown shrubs, mulch, and consider updating your lighting.

Repairs – if you can see something that needs to be repaired, the buyers see it too. Buyers would rather buy a home that looks like it has been maintained. Replace rotten wood, make repairs, and caulk to help your home hit the market strong!

*Thank you to Mary Ann Wilson
for providing our community
real estate information.*



October 1, 2017 - through December 14, 2017	Number of Homes Sold	Average Days on the Market*	Average Price/ Square Foot	Active	Pending
Barrington	0	N/A	N/A	0	0
Cambridge	4	21	\$136.52	2	0
Danbury	2	7	\$145.27	2	0
Kensington	0	N/A	N/A	0	0
Sherwood	1	171	\$178.68	3	2
Wyndfall	0	N/A	N/A	1	1

*Average days on the market only includes those homes that closed.

Regency Neighborhood Watch

Front Porch Package Theft

When having packages delivered to your home, beware of "porch pirating." Thieves can follow delivery trucks, watching for prime targets. These thieves commonly strike during working hours when many homes are empty. When possible, have your packages delivered to a location where they can be received in person.

One of our neighbors recently reported having had a package taken from their front porch. One defense against package theft is neighbors watching out for neighbors. Talk to your neighbors and let them know what you need. Neighbors being aware of what's going on in the neighborhood really do make a difference.

Subscribe to courier alerts. If you know when packages are arriving, you can make provisions to be home and take them in before they are stolen. Couriers like FEDEX, UPS, and the US Postal have services that allow you to track your packages and notify you when packages are delivered.

These tracking apps work for both iPhones and Androids. Just enter the required tracking numbers to see a package's status. Some apps scan your inbox for receipts and shipping notices from companies you've shopped from, and keep track of what's coming.

Some courier services offer secure mailboxes at their locations. They notify you when you have received a package and you can pick it up at your leisure.

Neighborhood Watch – Neighbors Watching Out for Neighbors

Reminders from our Community Manager

Trash and recycling bins are to be placed on the curb no earlier than sundown the day before collection and removed no later than sundown the day of collection

Final leaf collection efforts need to be made in accordance with the TOC policies. As a friendly gesture to everyone, please keep the leaves from going too far or all the way into the closest lane to your home. In some instances this Fall, neighbors on opposite sides of the street have placed leaves so far out into the road, very little open road was left for vehicles to maneuver through causing safety concerns. Keeping the lawns free of debris now will assist the Manager from having to send individual violation letters to owners in January.

All pet owners are to always follow the TOC and Regency Communities pet policies including keeping domestic animals leashed at all times and cleaning up their pets' waste from the common areas, and properly disposing of it at all times.

Modifications to the exterior of the home including landscaping, taking down a tree, planting a tree, need to be approved first by the Architecture Review Committee (ARC). You can find the ARC Guidelines and application at regencycommunities.com



Landscape Committee

The Landscape Committee, with the support of the HOA Board had a very productive 2017.

The Danbury, Kensington, Cambridge entranceways along with the secondary entrances to Kensington and Cambridge received a much needed makeover.

Extensive work has been accomplished with the limbing up of the oak trees along Penny Road and the removal of damaged bushes and trees throughout the Regency Community.

2018 will prove to be just as exciting with improvements continuing at the Barrington and Wyndfall entries. Many thanks to the LSC for their commitment, personal time and hard work during this past year.

Bob Westaway, Committee Chair

2018 Winter Olympics



DATE

February 9th — February 25th

HOST COUNTRY

Republic of Korea

Newsletter Ideas

Have suggestions for future editions of our newsletter?
Contact us!

Michael Dees
michaeld@casnc.com
919-788-9911 x 1401
207 West Millbrook Road, Suite 110
Raleigh, NC 27609