

THE REGENCY REGISTER

BARRINGTON, CAMBRIDGE, DANBURY,
KENSINGTON, SHERWOOD AND WYNDFALL



Hello, neighbors!

As our board term comes to an end, we are looking forward to the annual meeting which takes place on October 20. Look for an invitation from Elite in your mailbox. The annual meeting is typically much shorter than our normal board meetings, and we will limit our agenda to the upcoming election process, the 2023 budget and dues level, and our accomplishments over the past year. This meeting typically only lasts approximately an hour. Please attend if possible.

As we look toward the upcoming 2023 board term, I'd encourage you to consider running for the board or joining a committee. Both are excellent opportunities to get involved in making Regency an even better community.

Also I'd like to remind you of the ongoing referendum to enact three changes to modernize the covenants to a vote by the members of the community. In summary, the three covenant changes which have been proposed are 1) restrict short-term AirBnB-type rentals, 2) restrict raising of livestock, and 3) adopt Town ordinances to give the Association the authority to enforce nuisance and unlawful activity, such as extremely loud parties, etc. You should have communications which guide you on the voting process for these ballot changes from Elite. If you need a ballot, let Elite know, or you can contact me directly. You can read more details [here](#).



**TODD MURPHY, HOA
BOARD PRESIDENT**

*Reminder:
Send in your vote for
covenant updates! See our
[website](#) for details!*

Regency Adult Oktoberfest October 22nd, 4-7pm

Our Adult social is for those residents 21 years of age and older only. Come out for a fun time with your neighbors! Beer, food and fun for all adults! Come and tailgate with us and meet your neighbors.

Bring your bag chair, wear your fall attire and enjoy the season! Oct. 22nd, 4-7pm at the Danbury parking lot!

Continued on page 3...

HOA Board and Committee Liaisons:

Board President: Todd Murphy
tmurphy7354@gmail.com
Landscape Committee

Vice President: Emily Nail
HomeownerEmily@gmail.com
Social, Newsletter & Website

Treasurer: Luke Wind
lukewind@gmail.com
Pool and Swim Committee

Secretary: Colin Devine
cgdevine@gmail.com
Swim Team and Pool Committee

Member at Large: Lisa Kruppa
kruppanc@gmail.com
Website and Landscape Committee

Member at Large: Bobby Price
bprice0320@gmail.com
ARC Committee

Member at Large: Laura Taylor
laurataylorrrn@gmail.com
Tennis Committee

REGENCY EVENTS MARK YOUR CALENDARS!

OCTOBER 20TH
HOA Annual Meeting
Nominate yourself for a board seat or
join a committee!

OCTOBER 22nd
Adult Oktoberfest
Danbury Pool Parking Lot

NOVEMBER 16th
BOARD MEETING 11/16

December 10th
Holiday Social and Santa Experience
*Volunteers needed: service hours!

Home Owners Reminders....

Yard signs: Yard signs are not permitted for display even during construction.

Mailboxes: if your mailbox needs repairs, contact Zboxinc.com
Eric Hostetler, 919-280-7506

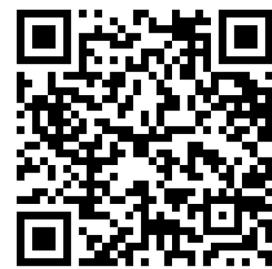
ARC Forms: To be filed online for any changes to
landscaping or home structure.

Covenant Change Vote Needed: Send in your ballot for the
covenant change.

Garbage Cans: Must be moved out to the street the night before collection
day and moved back to the side or back of the house after collection.

Join us on Social Media

Learn about what is happening, share ideas
and meet your neighbors on our social page!
Check out all the upcoming events and join the
social committee to assist!



Proposed Covenant Changes YOUR VOTE IS NEEDED!

The Regency board is proposing three changes to the HOA covenants.
These proposed changes cannot be adopted without the community
voting on them.

The proposed changes are:

- Change covenant to ban Air B&B type rentals in our community
- Add covenant to ban livestock in lots
- Change covenant to allow the HOA to enforce nuisance and
unlawful activity

Helpful Links on the [Regency Communities Covenant page](#)

www.regencycommunities.com/proposed-covenant-changes.html

- Explanation of Covenant Changes
- HOA Board Covenant Change Discussion with Residents
11/17/2021
- Ballot to vote on covenant changes



Property Manager: Elite Management Professionals. Please feel free contact
for issues, questions or concerns that you might have about our HOA.

Andrea 'Drea' Paulk, Community Manager

Office Number: 919-233-7660 x 245 Email: AndreaPaulk@elite-mgmt.com

Javan York, Assistant Community Manager

Office Number: 919-233-7660 x 224 Email: JavanYork@elite-mgmt.com

Family Fun Day

Thanks to all the families who came out and enjoyed the Family Fun Day festivities. For those of you who didn't make it hopefully your neighbor told you what a great time was had by all. We served over 200 snow cones to both children and adults and our vendors **Toasted and Roasted**, **Bruepoint Brewing** and **Funky Munk** did a great job. It was an exciting day for neighbors to engage and enjoy the last days of summer poolside. A big thank you to those from social committee who took time to host events, set up activities and coordinate the day. We are looking to grow our social committee if you have any interest or just want to see what it's all about we encourage you to come to our next planning meeting. Email us at caryregencysocialcommittee@gmail.com. We hope to see you there.

Continued from page 1...

Finally, I'd like to thank you for the opportunity to serve as your Association president for the past year. It has been a rewarding and gratifying experience for me, and I hope I have contributed to the ongoing maintenance and improvement of Regency. We all truly are blessed to live in such an outstanding community. Let's make it even better!

Todd Murphy, Regency HOA President

Local Real Estate Update for Regency Communities

Hello again neighbors. Amazingly we are already headed into the last quarter of 2022, and with that I wanted to provide another market update.

The real estate market has begun to cool down, due mainly to the increase in rates, but we have yet to see a significant step back in home values. Homes priced correctly are still selling quickly albeit with less competition. With less competition comes less aggressive offers and a normalization of terms. While sellers may not want to hear this, this is a needed leveling off and will create a healthier market overall.

As for Regency specific numbers over the past 6 mos; average days on market were 6, sales price to list price was 107%, and average sales price was \$905k. To compare this to the city of Cary over the same timespan; Cary average days on market was 15, sales price to list price was 99.8%, and the average sales price was \$639k.

These numbers confirm what we all already knew; we live in one of the best neighborhoods in Cary! While this might seem like bragging, desirability/location is extremely important to home value stability. Especially when buyers have more options (i.e. greater inventory) and or the market corrects. I feel confident no matter what the real estate market brings in 2023 we are in one the best places to take advantage of its opportunities.

To view the above noted Regency sales please click [here](#).



Mike Laine
Broker/Realtor
Berkshire Hathaway HomeServices
York Simpson Underwood



Tis the Season for Live Décor!

Pumpkin Disposal Reminder

The pumpkin season is upon us. When your pumpkin has reached its prime please dispose of it properly. Old pumpkins dumped in the common areas are a food source for muskrats and other rodents. Last year some residents dumped their pumpkins into the creek beds and ponds. This resulted in additional rodent activity in our community. Let's work together to keep these pests out and continue to enjoy the beauty that we have in our area!



Pond Work has started!

The ponds at Penny Road and Olde Tree need significant repairs. These repairs have started. We ask that residents avoid these areas during the repairs.

The Penny Road pond will be re-seeded after the repairs. The banks of this pond will be closed through the Fall season.



Santa and Mrs. Clause are coming!!!

Get those little ones ready for a fun Santa Book reading and some fun and games to celebrate the season! More details to come, but mark December 10th on your calendar to spend the afternoon with your neighbors and Santa! *Volunteers Needed! Please email caryregencysocialcommittee@gmail.com



New Refill Store Helps Reduce Household Waste

Reducing consumption of single-use plastics not only reduces waste going to the landfill but also helps reduce the need to create fossil fuel based plastic packaging. Cary's new, conveniently located refill store, [Mindful Merchant](#), has just opened in the Lochmere Pavilion and offers many great ways for families to reduce single-use packaging and plastics.

Not sure where to start? Go in and speak with the owners and they will be happy to help. Creating new sustainable habits in the kitchen or bathroom starts with making one change at a time. Maybe you'd like to try refillable hand soap, plastic-free dishwasher detergent or a shampoo bar. Every little bit of waste reduction helps extend the life of our local landfill and now Regency has a very convenient option. Find all sorts of green local businesses on the NC Green Business [Directory](#) can be found [here](#) and feel free to reach out to patty@greenishneighbor.com with any questions you have about reducing household waste.

Regency 8th Annual Kids Triathlon

September 11th, 2022 In the books!

Another HUGE Success!



Thanks to our amazing neighbor, **Mike O'Leary** and tons of volunteers- we had another great Kids Triathlon this year. Even with the rain, we had over 70 racers ages 4 to 15 years old compete to finish the swim, bike, run race. We hold one of the only opportunities for kids to do this type of race in the triangle area and were pleased to host several sponsors for the event as well! All funds raised support our Regency Riptides swim team!

Thanks To:

**The Mindful Merchant
Next Home Triangle
Publics
Redline Athletics
Sweet Home Realty**

To sponsor, volunteer or get involved for next year, contact Mike O'Leary for details. RegencyKidsTri@Gmail.com



Join A Committee!

Architectural Review Committee (ARC) is responsible for reviewing applications for exterior design changes or additions. The committee carefully reviews each application, compares it to the community guidelines and standards, and votes on an outcome.

Community Watch Committee is to develop and encourage an active group of community volunteers to focus on making the neighborhood more aware of crime or dangerous activities and how best to prevent and report issues or concerns.

Landscape Committee to advise and assist the board with making suggestions and recommendations to the Board of Directors in regards to maintaining and enhancing the appeal of the common areas owned by the Homeowners Association.

Pool Committee to take feedback from residents and make proactive recommendations to the Board that will enhance the safety and pleasant environment in and around the pool facility.

Social Committee to develop and deliver a schedule of events that are designed to drive maximum socialization of the entire neighborhood throughout the year.

Website Committee: to maintain and contribute to the neighborhood website and ensure important and interesting information is posted for Regency Communities residents.

Swim Team Committee: Keep in close communication with the Board and pool committee, as many swim team activities require use of the pool facilities. Ensure key swim team activity dates are publicized to all residents through the website, pool schedule calendar, postings at the pool, and e-mails from the association.

Tennis Committee: Make proactive recommendations to the Board that will enhance the safety and pleasant environment in and around the tennis facility. Organize, if desired, tennis ladders, tournaments, or other matches for residents.

Playground Committee: The primary functions of the Committee are to make proactive recommendations to the Board that will enhance the safety and pleasant environment in and around the playground facility.

Newsletter/Communications: To develop a communication plan for the community, using surveys and making sure information is out to residents about the community.

Finance Committee: To provide recommendations over financial matters including investment policy, budget, and reserve study.

Contact either the board liaison of the committee or use the contact us online to volunteer!

www.RegencyCommunities.com