

THE REGENCY REGISTER

BARRINGTON, CAMBRIDGE, DANBURY,
KENSINGTON, SHERWOOD AND WYDNDFALL



Hello friends and neighbors, I hope this newsletter finds you well.

It's been a great Summer and as the weather tips towards Fall things are getting busy for the community. I want to first invite you to our annual meeting, scheduled Oct 16th, details below. This will be our first in person meeting since 2019. To accommodate as many as possible this will be a hybrid meeting, with remote attendance available as well. Please try to join in person or online, we will recap a great year, provide a budget update and prepare to elect our 2025 Board. If you have an interest in joining a committee or running for the Board simply reach out to our property manager Greyson (greysonkatkaveck@elite-mgmt.com).

We had a really busy Summer, our swim team included over 100 swimmers and 7 new swim team/pool records were set. Congrats to Angie Bachel and the Swim Team Committee for a superbly run season. On Sept 8th our kids' triathlon celebrated its 10th year. 10 YEARS! 61 racers, the majority of whom were not born when our first triathlon was held. Staging one triathlon takes enormous effort, to have it held for 10 years, as a community run event is simply unheard of. It is a testament to the power of passion and community. Major props to Mike O'Learly and the Regency Triathlon Committee for a fantastically well run event and looking forward to year 11 in 2025.

Our landscaping Committee has been extremely active, ensuring the hedges are pruned and the grass, pine straw and mulch look good all year long. They have also recently embarked on a multi-year plan to repair and replace the community fencing. This is much needed work and I applaud the Landscaping Committee for all the planning and effort to make this happen. The Tennis Committee has painted additional pickleball lines and is looking to upgrade the tennis court net cranks and install windscreens. Our Social Committee meet and greets are a great way to make new acquaintances or renew old friendships. Fall is a great time to socialize, see below for important dates and thanks to Erin Taket for all her work. I've always said how blessed we are to live in our community, from the swim team and amazing landscaping to the social events. In the field of sociology there is the concept of the third place. Home is the first place, work the second, and then there is the third place where we spend time. The 3rd place can be a park, or coffee shop, a library or a lake. "It is a place where we can interact with members of our community and even turn strangers into friends". (Roberts-Ganim) Our community is blessed because we have many of these places, right here in Regency. We have two pools! Two tennis courts! 3 ponds! a playground, a gazebo, and miles of walking that takes you from your home, to your friends, to Koka Booth and beyond. Celebrate those 3rd places, they are special and can be wonderful places to enjoy life and make memories. Once again I will invite you to our annual meeting. You will hear how the Board is investing in our 3rd places, and attempting a challenging task. Making Regency an even better place to live.

--Colin Devine

Regency Board HOA President



**COLIN DEVINE, HOA
BOARD PRESIDENT**

HOA Board and Committee Liaisons:

Board President: Colin Devine

cgdevine@gmail.com
Swim Team Committee

Vice President: Emily Nail

HomeownerEmily@gmail.com
Social and Newsletter

Treasurer: Todd Murphy

tmurphy7354@gmail.com
Landscape Committee

Secretary: Aaron Snitzer

aaron.snitzer@gmail.com
Tennis and Website Committee

Member at Large: Casey Howard

CaseyHHoward@gmail.com

Member at Large: Wendy Bridgham

WendyBridgham@gmail.com
Pool Committee

Member at Large: Chris Wall

cwall1313@gmail.com
Architecture Committee

Home Owners Reminders....

ARC Forms: Before making changes to the exterior of your home including landscaping, fencing, exterior color, etc. an ARC form must be submitted and approved by the ARC Committee. Forms are [online!](#)

Street Parking: Overnight parking is not allowed on our streets, please remember to pull into your driveway overnight. This is specifically important for emergency vehicles to get through if needed!

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

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!



Holiday Fun Coming

Let's Celebrate the Season!

Join us on:

Sunday, December 8th, 2024

12:00pm-3:00pm

Location: Danbury Pool Parking Lot

Come together for our annual holiday celebration, featuring delicious festive foods, a trackless train, Santa photo opportunities, Gaga Ball games, arts and crafts, and a selection of wine and beer. Whether you attend with family or to connect with neighbors, you're guaranteed to have a delightful time!

REGENCY EVENTS MARK YOUR CALENDARS!

2024 ANNUAL MEETING MEETING

DATE: October 16, 2024

TIME: 6:30 pm

PLACE: Virtual (Zoom)
or in person at the
address below:

St. Francis United Methodist
Church
2965 Kildaire Farm Road
Cary NC 27518

Regency Holiday Social

Sunday, December 8th
Danbury Parking Lot
12pm-3pm

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

**Property Manger: Greyson Katkaveck, CMCACommunity
Manager**

greysonkatkaveck@elite-mgmt.com 919-233-7660 x 211

Assistant manager: Beverly Florio

beverlyflorio@elite-mgmt.com

Regency Communities' Annual Meeting will be on Wednesday, October 16, 2024, at 6:30 pm

Our meeting will be in person as well as virtually, via Zoom.

If you wish to attend in person, the location will be at St. Francis United Methodist Church located at 2965 Kildaire Farm Road, Cary NC 27518. If you wish to attend virtually, the Zoom link is included at the bottom of the notice.

At this meeting, we will:

- * Review the accomplishments of the prior year
- * Recap current ongoing projects
- * Review the 2025 budget
- * Accept nominations for board members for the upcoming board term

ARC

Campaign Signs

Hurrah! You are supporting your candidates! Just a reminder that the Town of Cary has a 2 sign limit per property and you need to take down your signs within 3 days after the November General Election.

Considering Solar Panels? Here's What You Need to Know:

Solar panels can provide environmental and financial benefits to homeowners, such as reduced energy bills. If you're interested in installing solar panels, here are some tips to help you make an informed decision:

- Evaluate the pros and cons of solar panels to determine if they're a good fit for your needs.
- Research the contractor before signing any documents to ensure their reputation and experience.
- Read the agreement carefully before signing to understand the terms and conditions, including any financing terms.
- Be aware that some solar panel companies may use deceptive practices, such as offering financing that includes a lien on your home. To protect yourself consider consulting an attorney if you have any questions or concerns.

In Regency, solar panels are allowed with HOA approval. Several homes have already embraced the power of solar energy. If you're considering installing solar panels, please submit your request to the HOA Architectural Committee for review prior to purchasing the panels. For additional information and resources on solar panels, please refer to the following links:

- Guide Before You Buy Solar Panels: <https://home.treasury.gov/system/files/136/Guide-Before-You-Buy-Solar-Panels-eng.pdf>
- 5 Benefits of Residential Solar: <https://www.energy.gov/energysaver/articles/5-benefits-residential-solar>
- Read the Regency Architectural Guidelines and fill out the Application online.

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.

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.

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

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

www.RegencyCommunities.com