



► FIVE notes for absentee homeowners

PAGE 2



► Pool News from Colin Devine, Pool Committee Chairperson

PAGE 4



► Community Watch & Solicitor information

PAGE 6



# The REGENCY REGISTER

● Volume 12 | ● Issue 2 | ● 2nd Quarter 2011

Barrington • Cambridge • Danbury • Kensington • Wyndfall

## BOARD OF DIRECTORS

### President

Rob McCuiston  
RobMcCuiston@nc.rr.com

### Vice President

Mark Evangelista  
Mark3c@earthlink.net

### Secretary/ Treasurer

Gary Brueggen  
gbrueggen@nc.rr.com

Mike Procopio  
mprocopio@camelotgrp.com

Shannondoah Deaver  
theshannondoah@gmail.com

Jo Klasson  
joklasson@hotmail.com

Sam Rossa  
boilerrossa@yahoo.com

### Management Company:



AT THE ROOT OF GREAT COMMUNITIES

## Spring Board Update

by Rob McCuiston, Board President

Spring is here again, a busy time of year for most folks as well as the board. Here is an update on the finances of the community.

We have again retained a consulting engineering firm to complete a Reserve Study for our neighborhood, which is recommended every three to five years. Our last one was in 2007, so we are right on track as far as timing goes. The Reserve Study looks at the current state of all of the infrastructure and amenities in our neighborhood, and then makes projections as to what may need to be repaired or replaced in the future and at what cost. The study then looks at our current reserve funds and the rate at which we are adding to the reserves, and makes projections as to the how we could look 5, 10, 20 years into the future.

This is important to do on a regular basis

to ensure we are saving at an adequate rate for future needs. As an example, you may have noticed that our landmark fountain in the center of the Penny Road pond was down for about a month. After 15 years, it finally wore out and we just replaced it, hopefully with another 15 year lifespan. That was a reserve expenditure as opposed to an operating expense, since it is not something that we budget for on an annual basis.

Updating our Reserve Study on a regular basis helps the board make good financial decisions both now and in the future.

Our Cambridge Pool is opening very soon as most of you know from the recent notice from PPM. There is more information about that and the Riptides elsewhere in this newsletter. We are ready for another great summer season at Regency!

See you around the neighborhood!

**Important:** Many of you signed up with PPM to be on the PPM distribution list. Please note that the newsletter and select other communication is distributed through the association's website ([www.RegencyCommunities.com](http://www.RegencyCommunities.com)). In order not to miss any important correspondence, please ensure you are registered on the website and that your contact information is kept up to date.

FIVE

## Notes for Absentee Property Owners

VISIT US TODAY AT:  
[RegencyCommunities.com](http://RegencyCommunities.com)

- Provide tenants with the covenants and add compliance to your lease.
- Provide PPM with contact info for both you and your tenant, and keep it updated at all times.
- Owners should retain their memberships to [regencycommunities.com](http://regencycommunities.com) in order to stay informed.
- Have a plan in place to regularly inspect the property to ensure the required maintenance is being performed.
- Make sure your lease notes whether owner or tenant will have use of the pool and alert PPM.



Contact committee chairs today to offer a hand!

# From the Deck

By Shannondoah Deaver



Swim team registration will be held on Sunday, April 10<sup>th</sup> from 2:00 PM to 4:00 PM at the Cambridge Pool. Coaches will be on hand to meet your swimmer(s) and answer your questions. Kast-A-Way Swimwear will also be available to assist you with your swimsuit needs.

This year, you will need to print out your registration forms and bring them with you. They can be found at [www.RegencyCommunities.com](http://www.RegencyCommunities.com) under documents (swim team) or at [www.RegencyRiptides.com](http://www.RegencyRiptides.com).

In order to complete your registration, please remember that all families will be required to sign up for four (4) volunteer positions. Information about the upcoming season along with practice and meet schedules can now be found on the official Riptides team website at <http://www.regencyriptides.com>.

## SWIMMING LESSONS

Just a reminder that any homeowners who wish to give paid swimming lessons at the HOA pools must be approved to do so by the Board. Gaining approval requires showing proof of insurance. To obtain approval, contact [Crystal@ppmral.com](mailto:Crystal@ppmral.com) to begin the process. If you are taking lessons from a neighbor, contact PPM to verify that the instructor is approved and has the proper insurance.

The pool managers from Aquatic Management Group will again be arranging swim lessons for those who are interested. PPM has the proof of insurance on file for AMG and their employees.

### AMG swim lesson contact information:

Pool managers: Aaron Berwanger ([aaron.berwanger@gmail.com](mailto:aaron.berwanger@gmail.com)) & Ashley Tonathy ([atonathy4@gmail.com](mailto:atonathy4@gmail.com)). Both are American Red Cross Certified & Certified Pool Operators.

**RATES:** \$30/half hour per student for private lessons or \$25/half hour per student for group lessons (max of 3 students)

*The*  
**REGENCY**  
REGISTER

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

Crystal Whittenton, PPM  
919.848.4911 phone  
919.870.7241 fax  
[www.RegencyCommunities.com](http://www.RegencyCommunities.com)  
[Crystal@ppmral.com](mailto:Crystal@ppmral.com)



## 2011 COMMITTEES

The association has many volunteer committees available for residents to join. Have you lent a hand to our community? Have a say in how things are run! Contact PPM if you're ready to join!

- Architectural Committee (appointed each October)
- Landscaping Committee
- Newsletter Committee
- Swim Team (Regency Riptides)
- Website Committee
- Pool Committee
- Tennis Committee
- Social Committee
- Community Watch Committee
- Sustainability Committee
- Cambridge Mailbox Committee (an ad-hoc committee for 2011)

## REGENCY COMMUNITIES REAL ESTATE UPDATE

Curious about trends in home values in Regency Communities? Satisfy your curiosity here!

*Data from 1/1/11 - 3/22/11*

**Barrington** 0 homes sold  
Average sale price: N/A  
Average Days on Market: N/A  
Average Price / Sq. Ft.: N/A  
1 Active, 0 Pending

**Cambridge** 1 home sold  
Average sale price: \$432,000  
Average Days on Market: 0  
Average Price / Sq. Ft.: \$149  
7 Active, 0 Pending

**Danbury** 1 homes sold  
Average sale price: \$415,000  
Average Days on Market: 0  
Average Price / Sq. Ft.: \$137  
5 Active, 1 Pending



**Kensington** 0 homes sold  
Average sale price: N/A  
Average Days on Market: N/A  
Average Price / Sq. Ft.: N/A  
3 Active, 0 Pending

**Wyndfall** 1 homes sold  
Average sale price: \$665,000  
Average Days on Market: 422  
Average Price / Sq. Ft.: \$121  
2 Active, 1 Pending

**Welcome new homeowners to Regency Communities:** The Kraft Family on Tattenhall and the Meade Family on Southglen. Please take a moment to introduce yourself to our new neighbors and make them feel right at home!

## Ladies Book Club

Get to know your neighbors!

Sandy Perry coordinates the "Ladies Book Club". Residents of Regency Communities are welcome.

Membership is free. Protocol requires hosting the meetings on a rotational basis.

Please direct inquiries to Sandy at 303-1620.



April is safe digging month! Call 811 before digging while planting or anything else to locate pipes, utilities, etc.



## POOL NEWS

By Colin Devine, Pool Committee Chairperson

It's tough to imagine that six months of fall and winter have flown by and we are now just a few days away from the opening of our pool. Cambridge pool is scheduled to open Monday, April 18th and the Danbury pool will open on Monday, May 23rd. So it's time to dig out the bathing suit and remember where you put your key card. If you haven't seen your key card or key fob in a while and need to order a new one, please use the request form online at [www.RegencyCommunities.com](http://www.RegencyCommunities.com) to obtain replacements.

After a very good year of service, we have decided to maintain our contract with Aquatic Management Group. Our previous managers, Trey and A.C. have moved onto new roles, but we will have new adult managers to oversee the staff and we look forward to another great season with AMG. Trey is now a full-time employee with AMG and will help ensure our pool is kept to the same high standards as last year.

Our pool opens earlier and closes later in the season than just about any other outdoor pool in the region. We can do this because of the heater which has already been started up, because it takes about two weeks to bring the temperature into the swimmable range. A polite reminder that the purpose of the heater is to extend the season of our pool, not to make the pool into a jacuzzi and that a cool night or cold rain can cause the pool temperature to drop, especially in early spring.

The pool committee and the board have worked to keep up the maintenance of the pools and ensure their long life for our neighborhood. Our big improvements last year are paying off as the bathrooms and pool lining are looking great. Of course we need to patch cracks and repair loose tiles as they come up. If you see anything that looks unusual, please let a lifeguard or myself know.

Lastly, if you are interested in obtaining early access to the pool (5:30 AM) for lap swimming please follow the directions on the form in the Documents section of our web site.

If you have any questions, suggestions or thoughts always feel free to email me at [cgdevine@gmail.com](mailto:cgdevine@gmail.com).

---

Visit *YOUR* community website, [www.RegencyCommunities.com](http://www.RegencyCommunities.com) to receive the latest information about community activities, pool schedule, name and address directory, covenants, architectural guidelines, recent HOA happenings and information, documents related to home improvements, and items for sale.

Remember that some information is *ONLY* available on the website. Don't miss the latest newsletters, socials, and more!



## COVENANT CORNER

In a planned community such as ours, covenants assure all homeowners that the standards of design will be maintained to enhance the environment and to protect property values.

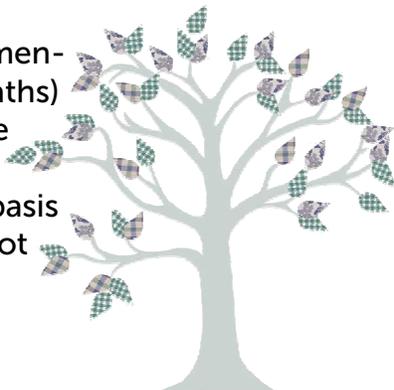
The Architectural Review Committee has the responsibility of approval or disapproval of the homeowner's request for an exterior change or addition based on the Declaration of Covenants, Conditions, and Restrictions for the Regency communities. The application form to be submitted to the ARC is available on the Regency community website. Once the ARC receives an application, the homeowner will receive a written response within sixty days.

Each month the committee receives many applications from homeowners. The covenant corner will review a few of the covenants in each issue.

**Tree Cutting:** No trees measuring six inches or more in diameter at a point two feet above the ground level may be removed without the prior written approval of the ARC.

**Lawn Ornaments:** All lawn decorations are discouraged in the front and side of the house unless a live growing entity. If any planting for a hedge is being considered for the front or side/front yard that will act as a "fence", then an application for such an addition should be submitted. The plant should be placed so that at full maturity, it will not encroach on neighboring property lines.

Certain lawn ornamentation (e.g. bird baths) that is appropriate will be permitted on an individual basis provided they do not detract from the appearance of the neighborhood.



## Spring Daze Arts and Crafts Festival

Welcome to the annual Spring Daze Arts & Crafts Festival in the 310-acre Fred G. Bond Metro Park. With winding trails, a lush forested canopy, and a beautiful lake, Bond Park provides an outstanding setting for this annual festival.



The festival is filled with wonderful arts and crafts, your favorite festival foods, entertainment, and community based civic groups who will show you ways you can get involved!

Children will be delighted by activities just for them in the Children's Village and will be invited to exercise their imagination as they play in the always popular Lazy Daze Playground – the center of the village.

In the Earth Day area of the festival, you can find out how to play a role in preserving our natural resources and protecting the environment. This is the perfect family event to learn more about what you can do to make every day Earth Day.

We're growing older, getting bigger and reaching for new heights. Join us as we celebrate the arts in the park!

**See you at our 18th annual Festival, which will be held on Saturday, April 30, 2011 from 9 AM to 5 PM at Fred G. Bond Metro Park.**

Information from [www.townofcary.org](http://www.townofcary.org).



## REGENCY COMMUNITY WATCH

The Community Watch got off to a strong start with their February 23 meeting. Please visit [www.RegencyCommunities.com](http://www.RegencyCommunities.com) and click on “committees”, then “Community Watch” to see the presentation that was shown and to get more information, like links to Cary crime maps and safety tips from the Cary Police.

**Solicitors?** Below is the Community Watch's suggested procedures when a solicitor rings your doorbell. If you'd like to read our full FAQ regarding solicitors, please visit the FAQ section of the HOA website.

1. Ask to see their permit. It should be from the Town of Cary (not the vendor's company), and should not be expired. A sample permit is shown below for your information.
2. If they cannot present a valid permit or seem suspicious in any way, shut your door and call Cary Police.
3. If you are not interested in speaking with the solicitor and you ask them to leave, they must do so. If they refuse, it is trespassing, which you can report by calling Cary Police.



### Important Note!

The Community Watch still needs additional members (all residents are requested to become members) and especially needs additional block captains.

If you'd like to learn more about being a block captain, please contact Eric BonPain, Community Watch Chairperson at [ebonpain@gmail.com](mailto:ebonpain@gmail.com). Thank you!



Pictured above are four gentlemen who are very important to our Community Watch group!  
**Left to right: Officer Brian Austin, Board Liaison Gary Brueggen, Community Watch Chairperson Eric Bonpain, and Lt. Jerry McCormick.**

Familiarize yourself with Officers Austin and McCormick. They are assigned to our neighborhood and have provided their contact information for anyone who has any concerns and would like to contact them directly. They share a number (they work different shifts). It is 919-319-4514.