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The REGENCY REGISTER

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Barrington • Cambridge • Danbury • Kensington • Wyndfall

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AT THE ROOT OF
GREAT COMMUNITIES

Spring Board Update

by Mark Evangelista, Board President

Spring has arrived, according to the calendar. Of course, the thermometer has been claiming spring since New Year's Day. Either way, this season puts most of us in the summertime frame of mind. We will spend more time outdoors, and that leads to wonderful opportunities for friendly get-togethers.

The Regency social events will begin soon. I hope every Regency family has the chance to enjoy these events. I have yet to meet someone who hasn't had a good time at a Regency social event. We have a variety of fun food and activities for everyone. Thanks to tremendous work by our social committee, I believe we enjoy some of the best neighborhood social events in the Triangle.

I have already seen many residents planting and cultivating their yards and gardens. A walk through our neighborhoods provides a new color or fragrance at every turn. Our community thrives on the care and talent our individual residents apply to their homes. Our neighbors on the landscape committee will once again bring the season's colors to life in the common areas as well.

Thinking of the season is not complete without

mentioning our centerpieces – the pools. We enjoy the benefit of an outstanding pool committee, made up of volunteers who donate not only a great amount of time and effort, but valuable expertise in keeping our pools safe and fun. Our pool management team has been hard at work preparing for the Cambridge pool opening, just a few weeks away. And we all know that few things match the energy of a Regency swim meet.

But perhaps our best get-togethers aren't formed by committees. They happen when we meet our neighbors while walking our pets, or jogging, or just taking a pleasant-weather stroll. We will pass each other on the sidewalk. We will share the tennis court, or lounge next to each other at the pool. Small talk becomes a full conversation, and we learn we have kids in the same school, or we work in the same part of town. This is a great time to start new friendships, to cultivate relationships as well as shrubs.

I have always enjoyed walking through our community and meeting new neighbors, no matter what the season. But I most enjoy doing it in spring. Spring is the start of many good times in Regency. Even though it lasted only a few days, I'm happy winter is over.

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 **only through the association's website** (found at 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 Things to remember before you go to the pool

VISIT US TODAY AT:
RegencyCommunities.com

- Go over the pool rules before you go to avoid any unforeseen issues!
- Contact PPM if you've lost your fob or if it doesn't work— you won't be able to enter without it.
- There can be absolutely no glass inside the fence— even in a cooler or koozie! No exceptions.
- New rules apply to the baby pool this year. Pay attention to posted rules and signs to ensure you're in 100% compliance.
- Remember rubberized pants are required over swim diapers. No exceptions can be allowed.



Contact committee chairs today to offer a hand!

POOL NEWS

Hello, happy Spring, the warm weather is here (did it ever leave?).

The Cambridge pool will open on April 16th and the Danbury pool will open on May 26th. As always you have the option of accessing the pool during the early morning hours when the lifeguards are not on staff. To acquire this access please follow the directions on the form in the Documents section of our web site. A copy of our pool rules is also on the web page and has been sent out in email to our community. Please be sure to be familiar with the rules so that a safe fun environment is had by all.

AMG has been retained as our pool management company and we look forward to continuing our great relationship with them.

Our pool heater has been turned on and will warm the water to a very swim friendly temperature by opening day. That said, a cold rain or cool night can easily drop the water temperature for a day or so in the spring. A polite reminder that the purpose of the heater is to extend the swim season, not to make the pool into a hot tub.

As always we have made some great improvements on the facilities over the winter. First, this past fall, the Danbury pool was resurfaced. The pool was drained and coated with quartz plaster and tile rather than being repainted. This is a long term (CONTINUED, PAGE 5)

COVENANT CORNER

Covenant enforcement is continuing as promised in earlier newsletters and e-mail updates. The manager is performing inspections and taking reports of violations.

One recent issue we've been seeing a lot more of is regarding **yard waste**. It's great that people are using the nice weather to improve their landscaping, but remember that **yard waste cannot be placed out on the curb until Wednesday night**. Many are leaving it there all week after working on the weekends, and this is causing complaints and drawing reminder letters from the HOA.

Your neighbors sincerely appreciate your attention to this rule!

The
REGENCY
REGISTER

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

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2012 COMMITTEES

The association has many volunteer committees available for residents to join. Have you lent a hand to your 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
- Legal Documents Committee (ad hoc committee for 2012)

REGENCY COMMUNITIES REAL ESTATE UPDATE

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

Data from 9/29/2011—3/29/2012

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

Cambridge 3 homes sold
Average sale price: \$402,500
Average Days on Market: 176
Average Price / Sq. Ft.: \$132
6 Active, 0 Pending

Danbury 4 homes sold
Average sale price: \$315,750
Average Days on Market: 172
Average Price / Sq. Ft.: \$126
3 Active, 3 Pending



Kensington 1 home sold
Average sale price: \$675,000
Average Days on Market: 147
Average Price / Sq. Ft.: \$126
4 Active, 2 Pending

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

Welcome new homeowners to Regency Communities:

The Goldbach Family (Canon Gate), The Naue Family (Canon Gate), The Rutkowski Family (Morninghills), The Till Family (Trident), & The Van Horn Family (Devonhall). Please take a moment to introduce yourself to your 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 contact Sandy at 919-303-1620.

Meeting Information:

2012 Board meetings:

- 8 AM, February 17
- 8 AM, June 15
- 8 AM, October 12
- 8 AM, April 20
- 8 AM, August 17
- 8 AM, December 21

2012 Annual Homeowners meeting:

- 7 PM, October 18



If you wish to request that an issue be added to the agenda for a Board meeting, please contact PPM at least 2 weeks prior to the scheduled meeting date.



Spaghetti Supper ♥ iPod Touch Raffle ♥ Facepainting ♥ Dinner to Go

Mark your calendars now for "[Spaghetti for Ava](#)" on Friday, April 27 to help a little girl who is bravely trying to recover from a brain tumor. Many of you will remember the Conklin family (Anne and Kevin and their children Ava, Charlotte, and Owen) from the neighborhood, pool, church or Penny Road Elementary. Ava's friends from her Y-Princess tribe are hosting this evening in hopes of raising enough money to pay for a chair lift in her home, as well as a car seat and special wheelchair she needs to adjust to life at home after six months in the hospital. "To Go" containers will be available as well. We welcome donations as well if you are unable to attend but still want to help the Conklin family.

Date: April 27th ★ **Time:** 5:30 – 8pm or until the sauce runs out! ★ **Location:** 100 Lochmere Dr.

Useful Websites

- ★ See someone throwing litter out of his or her car? Take down the license plate and street name and time it occurred and report it to the NC DOT "Swat a Litterbug" program. Google it or go to: <http://tinyurl.com/puxja>.
- ★ Want to report a problem like a pot hole or a traffic signal that is not functioning? Just go to www.seeclickfix.com. It also has a mobile app for when you're out & about.
- ★ The Wake County tax website has lot maps, deed information, recent sales information, and much more. Check it out online at <http://services.wakegov.com/realestate>.

Visit YOUR community website, www.RegencyCommunities.com to receive the latest information about community activities, pool schedule, name and address directory, covenants, architectural guidelines, recent HOA happenings, minutes & more.

Remember that some information is ONLY available on the website. Help Regency go green and save money on printing and postage! Sign up today if you haven't yet.



Crape Murder

(Unnecessary pruning of crape myrtles)

While driving through the neighborhood, I noticed a proclivity for the residents to prune crape myrtles, which actually need very little pruning. Please visit the news section of the HOA website to find several links showing the proper pruning methods for crape myrtles. The good news is, you can save a lot of time and money while you preserve the beauty of your plants!



Important Pool Fob Notice!

As you are aware, anyone entering the pool must do so using a valid access fob assigned to them through the HOA. There are a few reasons a fob may not work:

- If you obtained yours through a neighbor, or found a lost one, please note you may find your fob does not work. PPM deactivates cards that are assigned to people who have moved out and fobs that have been reported as lost.
- Fobs that have been allowed to get wet or have been otherwise damaged.
- If you are delinquent on your assessments, your fob will be deactivated.

If you get to the pool and find the fob doesn't work, note the number on the fob and call PPM. If you can't read the number, scan the fob at the door 5 times in a row and call PPM with the date/time you did so. This will allow PPM to determine whether the fob is damaged/ broken or if it has been deactivated for some reason.

Remember that the fob system is important, and holding the door for people defeats the purpose.

(continued from page 2)

enhancement that provides a better swimming experience while saving money over time by eliminating the need for painting. This was the same process that we did for Cambridge pool two years ago and it has been a major success.

Secondly, we are again enhancing the community experience at the pool. Last year we introduced satellite radio and this year we are proud to include wi-fi at the Cambridge pool. This will allow you to browse your favorite web pages, check your email and update your



facebook status while catching some sun! This enhancement was part of a modernization of our key fob access which will reduce costly onsite repairs and allow faster updates for access. The pool is now a hot spot and can be found in your network list under the name "Cambridge Pool".

Lastly, as I type this, we are in the process of repairing/repainting some of the trim and doors around the pool houses. Just like our homes, the pool buildings need regular repair. All will be done before the opening and, with all the other improvements, I know we will have a terrific year.

The pools are a great amenity for our community that we can all be proud of. My goal as pool committee chair is to ensure that they remain so. To that end, please don't hesitate to reach out to me with any questions or suggestions on any improvements. I can be reached by email at cgdevine@gmail.com or phone at 919-449-7334.

Thanks, and I look forward to seeing you on deck!

Colin Devine, Pool Committee Chair

Attention Neighborhood Teenagers

The HOA gets frequent requests for lists of teenagers willing to mow lawns, baby sit, pet sit, etc. Please note that the HOA website has a classified ad section where you can post an ad for free. Don't miss your chance for a good summer job!

Visit www.RegencyCommunities.com today to post your ad. Note that we cannot post the fliers at the pool (so the rules and other announcements can remain visible) so the HOA website is the place to go.

The Violation Citation Process

As directed by the homeowners at the October 2011 annual meeting, the Board is strictly enforcing covenants. This is a process that is not always immediate. If you see a violation, please do not assume it means the Board or the management company is doing nothing. If you feel we have missed a violation, please report it to us using the violation report form at www.RegencyCommunities.com right under "contact us".

Inspections: The management company completes periodic inspections. Any property in violation is cited. No owners are singled out (i.e. if you got a letter for holiday lights on March 1, anyone else in the neighborhood with holiday lights got the same letter). The inspections note what we see that day only. In other words, if you almost never let your lawn get too tall or rarely ever have your boat in the driveway, we may not realize that. We can only note what conditions exist during our inspection.

When problems are noted, a letter is generated. This letter will be sent to you via e-mail if you have an e-mail address on file. If you do not, the letter will be mailed to you. Note that the letters are generated often several hours or even the next day after the inspections (which generally take about 4 hours to complete). So if you receive a letter at 8 PM, it does not mean someone was out in the dark looking at your house. It just means the manager is working late to get all the letters out.

1) **Friendly reminder** - if a problem is noted at your home, you will receive a friendly reminder letter. This is not a fine or something to be concerned about your "permanent record". It's just a note to point out that you may not have realized that there was an issue. We ask that these not be taken too personally or made into an argument against the manager or Board. The Board was directed by the owners to be more strict in their enforcement and they wish to act in the best interest of the owners. The management company is hired, in small part, to perform the inspections and notify owners. Threats, anger, and name-calling are not helpful in these situations. That being said, sometimes mistakes are made. If you feel your property was improperly cited, simply send a note to the manager stating why. If you were cited for need of powerwashing and the sides of your home are perfectly clean but your next door neighbor's siding is grey or green with mildew, the manager may have written down the incorrect address. We strive to be careful, but we are open to fixing mistakes when they occur and hope for your understanding in these rare situations.

2) **Violation notice** - If the problem still exists on the next inspection after the friendly reminder deadline has passed, you will receive a violation notice. You'll note that the verbiage in this letter is a bit harsher. It points out some of the remedies available to the association should the notices be ignored. The association's method of follow up is a due process hearing in front of the Board of Directors followed by fines of up to \$100 per violation per day that the violation continues to exist.

3) **Due process hearing notice** - This letter designates the place and time and date of a hearing. This is your opportunity to attend and advise the Board as to why you should not be fined. You will be provided up to 5 minutes to present your case and provide written materials. You will then be dismissed, the Board will vote, and the manager will notify you in writing of the results. The hearing will be held with or without your participation. You will be given at least 10 days notice via US mail, certified mail, and (if your e-mail is one file) e-mail.

4) **Fine invoices** - If the violation continues to exist after the violation notice, you will be sent statements notifying you of your new account balance. Note that the association will place a lien to protect the account if fines go unpaid and that they do have the legal right to foreclose should that be required. The association's goal is not to collect fines or foreclose on homes - it is to ensure compliance. Complying at any time during the process will halt the process. The Board strongly encourages that an owner in violation stay in contact with the manager (crystal@ppmral.com/ 919-256-3438) to stay up to date on the situation.

For those reporting violations, please note that only courtesy "friendly reminders" will be sent based off of neighbor reports. The manager will follow up on subsequent inspections. Note from the process above that the lack of immediate compliance does not mean the association did not take action. We appreciate your patience as we complete each step of the legal process available for dealing with violations.

Regency Socials—Don't miss them!

We hope to see you at each of the great social events planned for 2012. These are great events to get to know new neighbors, get out of the house, and experience the fun stuff the HOA has to offer.

Remember these events are coordinated by our Social Committee chair, Lisa Brescia, so be sure to thank her for all of her hard work volunteering for the committee!

2012 Regency Social Events	
Family Fun Day	Saturday, June 16
Family Fun Day	Saturday, July 21
Family Fun Day	Saturday, August 18
Oktoberfest	Sunday, September 16
Holiday Party	Sunday, December 16

HOA UPDATES

To follow up on issues that were raised at the HOA's annual meeting, here are several items the Board was asked about and where the association is in the process.

- **WIFI AT THE POOL:** As mentioned elsewhere in this newsletter, this project was approved and has been completed. The Cambridge pool is now a wifi hot spot!
- **COVENANT ENFORCEMENT:** This is ongoing. Please view page 6 to read more about the process. Two things the association wants to stress are:
 - * If you get a letter, you're not being singled out. You're just being reminded of an issue (and your neighbors with the same issue were reminded as well).
 - * If you see a violation, it doesn't mean the HOA is ignoring it or "allowing it". You can always report the violation through the "report a violation" link on the website under contact us if you think a violation was missed. Violations that happen after business hours or on weekends can get missed because the manager almost always inspects on weekdays. So if your neighbor only parks his boat in the driveway on weekends, the HOA might not have cited that particular issue yet.
- **LEGAL DOCUMENTS COMMITTEE:** This committee has been formed and as of late April, will have met four times. This topic was the most heated at the annual meeting. To recap, for those who were not there and who have not reviewed the minutes (available on the HOA's website), the dues for 4 of the 5 neighborhoods are \$162/ quarter, but in Danbury are only \$132/ quarter. This is written into the legal documents and is not something the Board can change. If it were to be changed, the HOA would need to amend the community's covenants. This requires 75% approval from all homeowners, which is tough to get in any

situation. It is also not an inexpensive undertaking. An attorney must draft the proposed documents and they must be mailed (not e-mailed) to every resident.

The Legal Documents Committee has been tasked with several difficult jobs. First, they read the By-laws and Covenants of the community to determine any updates or changes that were needed. They found a few that they considered to be minor and "non-controversial", mostly caused by the documents being drafted before e-mail was common and other issues caused by being a little out of date.

Next, they had to determine whether to take on the unequal assessment issue. This has not been determined yet. The committee has found that in order for the measure to pass, were it brought before the homeowners, it would require literally every owner from Kensington, Cambridge, Barrington, and Wyndfall to vote yes. And then 19 from Danbury as well!

As anyone who has attended the annual meeting knows, getting participation is difficult. The committee will continue to meet and discuss this issue and updates will be provided to owners as decisions are made.

FAQ ANSWERS FROM THE COMMUNITY MANAGER:

How do assessments generally work?

Assessments are normally set at the same rate for all residents who have access to similar levels of amenities. In Regency Communities, residents of all 5 neighborhoods receive the same amenities and benefits: Cambridge and Danbury pools, tennis courts, the playground, common area landscaping, social events, etc.

Why was this amendment made?

I spoke to the developers who wrote this amendment back when Danbury was being built. They stated that they felt that in order to compete with nearby neighborhoods selling at the same price range, they needed to lower the assessments below \$500/ year. Therefore, they lowered the Danbury rates at the time in order to help the homes be more attractive to buyers.

ON THE DECK



REGENCY RIPTIDES 2012—Getting Geared Up for a Great Swim Season!

The Regency Riptides, our neighborhood swim team, is about to get underway. We are looking forward to a great season. Regency's own Jessalyn Crawford will be our head coach. Summer plans are being finalized now and we will announce the other coaches by registration.

Registration for the team will be April 22nd, 2:00pm to 4:00pm at the Cambridge pool. The pool will be open that day so plan a fun day on deck! All forms will be posted on regencyriptides.com. Please fill out these forms and bring them with you when you register. User name and password for the website: regency / rr2010.

Kast-A-Way Swimwear will be on deck with our team swim suit. If you wish to purchase a suit, they offer a discount of 20% during this registration. Please note that this is NOT a new suit year. If your swimmer's suit fits from last year, you are welcome to use it.

Costs for swim team this year are: \$85 for the first swimmer and \$75 for siblings. Cash or check please.

Swimmers . . . Step Up!

Practices and Something New for 2012

Practices are set to begin, weather permitting, May 14th. Tentative practice times for Monday through Thursday are as follows:

Under 6:	5pm to 5:45pm
7 and 8 year olds:	5:45pm to 6:30pm
9 and 10 year olds:	6:30pm to 7:30 pm
11 and up:	7:30pm to 8:30pm

Based on parent feedback, we are trying something new this year, Friday morning practices from 9:00am to 11:30am. We are hoping that providing an alternative practice time will be a win-win for everybody. For our year-round students, we look forward to seeing you at Saturday practices starting June 9th.

Our Time Trial meet will be held at the Cambridge pool on June 5th starting promptly at 6pm. Our first meet is June 12th. All meets are on Tuesday evenings, weather permitting, at 6pm. Our last meet of the season is on July 17th.

Parents . . . Step Up . . . Yep, We Need You Too!

For our new families, please note that participation in the swim team requires parents to volunteer for four shifts. These shifts take place during our meets on Tuesday nights both at home and away. We have an online sign-up that will be live at 5pm on the day of registration. Please visit this site (<http://tinyurl.com/c719h3l>) and sign up as soon as you can. We are asking that veteran swim families please be aware of our newest members and give them an opportunity to try some of the more coveted jobs, i.e. Time Trial positions, Timer, Runners, etc.

For our veteran members, consider stepping out of your comfort zone and trying something new this year! Give it a try, you may love it. For any questions regarding volunteer positions, please email Wendy at wendybridgham@gmail.com.

Regency Riptles

For our youngest swimmers not yet ready to participate in a competitive environment we will once again be offering swim lessons through the Riptles program at the Danbury Pool. This program is geared for ages three through five.

Riptles will begin on Monday, June 11th and run for four weeks. Classes are 30 minutes each, offered Monday through Thursday. Exact class time is being finalized and will be announced shortly. Cost for the Regency Riptles is \$75. If you are interested in this program please contact Renee Brown (rmbinncc@nc.rr.com) for more information.

