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# The REGENCY REGISTER

● Volume 11 | ● Issue 4 | ● 4th Quarter 2010

Barrington • Cambridge • Danbury • Kensington • Wyndfall

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### Management Company:



AT THE ROOT OF  
GREAT COMMUNITIES

## Autumn Board Update

by Rob McCuiston, Board President

Looks like fall is finally here after another hot and dry summer. As I write this, the pools have just closed, schools are in session, and the weather is starting to change.

Fall is busy for the board as well. This is the time when we review our annual contracts, draft next year's budget, prepare for the annual meeting and elect new board and committee members.

Please mark your calendar for the Annual HOA meeting: **Thurs., Oct. 21, 7 PM at St. Francis Church, 2965 Kildaire Farm Road.**

You should have already received the annual notice in your mailbox. I strongly encourage every homeowner to send at least one family member to attend. If you cannot, please send in your proxy in time to be received by the 19th or 20th.

This is the one time each year where everyone can meet the board, get a big picture view of the workings of our association, and give input about your association and neighborhoods. We also hold elections to the board - seven Board

spots are available, each with a term of one year. If you are interested in serving, please let Crystal at PPM know.

We had a very successful season at our pools this past year. As you may recall, new bathroom floors and a pool surface plaster coating at Cambridge were done last fall, plus we had the newly compliant VGB drains in place. In addition, we hired Aquatic Management Group (AMG) as our pool management company for the past season, and they did an outstanding job in maintaining the pool facilities. The adult pool managers AMG hired made a big difference in the lifeguard area. I heard lots of positive feedback from residents this summer around the pools.

For those of you following our finances, the board has completed an analysis of all expenses in the operating budget over the last 12 – 18 months, and our last big expense reduction just occurred in our insurance program. We actually increased the amount and types of coverage for our HOA and yet reduced our premiums by almost 30%!

**(article continues on page 5)**

# From the Deck



By Shannondoah Deaver

FIVE

## Notes About Regency's Tennis Courts

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

- Please remember to park in the Cambridge pool lot while playing.
- If you notice a problem with the lights, nets, etc. or have a suggestion, report it to PPM.
- Rollerblades, skateboards, etc. damage the courts. Please use them for tennis only.
- Lacrosse balls have caused some expensive damage to our fencing. Please remind kids about this issue!
- The courts are available on a first come, first served basis only. No reservations accepted.



Boys from the swim team demonstrate their silliest faces. The Riptides are about hard work & a lot of fun!

On behalf of the 165 swimmers that comprised the Regency Park Riptides, we would like to say a special thank you to the HOA, PPM, and AMG pool management for helping us have such a fantastic summer. Last, but not least, would be a huge and humble thanks to the volunteers who make this team possible!

The Riptides finished the 2010 season with a fabulous 5 and 1 overall record! No swim season would be complete without a visit from Mother Nature but even with a little extra weather, it was one of the most fun summers on record.

Please visit [www.regencyriptides.com](http://www.regencyriptides.com) or [www.tsanc.org](http://www.tsanc.org) to learn more about our team and watch for announcements for next summer. We would love to

Volunteer



Contact committee chairs today to offer a hand!

The  
REGENCY  
REGISTER

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

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



## 2010 COMMITTEE CONTACTS

### **Newsletter**

Kathy Dusto, Chair  
303-5442

Crystal Whittenton, PPM, Editor  
Crystal@ppmral.com  
256-3438

### **Tennis Committee**

Jeanne Land, Chair  
303-6977

### **Architectural Committee**

Shannondoah Deaver, Chair  
372-9270

### **Landscape Committee**

Christy Guenther, Chair  
cpguenther@yahoo.com

### **Pool Committee**

Colin Devine, Chair  
cgdevine@gmail.com

### **Website Committee**

Mike Montpetit, Chair  
303-9800

### **Social Committee**

Lisa Brescia, Chair  
Regencyideas@bellsouth.net

## REGENCY COMMUNITIES REAL ESTATE UPDATE

All Active Homes are shown on an interactive  
map on [www.RegencyCommunities.com](http://www.RegencyCommunities.com)

*Data from 1/1/10 - 9/21/10*

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

**Cambridge** 8 homes sold  
Average sale price: \$453,775  
Average Days on Market: 158  
Average Price / Sq. Ft.: \$137  
9 Active, 1 Pending

**Danbury** 5 homes sold  
Average sale price: \$369,100  
Average Days on Market: 139  
Average Price / Sq. Ft.: \$129  
5 Active, 0 Pending



**Kensington** 2 homes sold  
Average sale price: \$750,000  
Average Days on Market: 105  
Average Price / Sq. Ft.: \$173  
2 Active, 0 Pending

**Wyndfall** 5 homes sold  
Average sale price: \$587,460  
Average Days on Market: 86  
Average Price / Sq. Ft.: \$131  
5 Active, 0 Pending

Welcome new homeowners: The Bouffard family on Gentlewoods, The Burnes family on Killingsworth, the Herbst family on Bosswood, the Jennings family on Paddy Rock, and the Yatsenko-Netrebko family on Southglen. Please take a moment to introduce yourselves 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 direct inquiries to Sandy at 303-1620.

### *Upcoming Social Events*

We hope to see everyone at each of these events! Check future newsletters and the website for photos and recaps!

- October 24: Fall Festival
- December 19: Winter Festival

Please sign up to join the committee at the annual meeting! Help, suggestions, and new ideas always welcome!

# POOL NEWS

By Colin Devine, Pool Committee Chairperson

It was a terrific year at the pool capped off with a wonderfully warm September that kept our neighbors at the pool up until the very last day of the season.



Last year's improvements really showed their value all summer. The bathroom remodel and fantastic new floors kept people on their feet while the new pool coating helped keep the pool water clean and clear all summer long. Actually "all summer" doesn't really do the season justice. By opening in mid April and closing in late September, we have one of the longest seasons of any area neighborhood pool.

Our pool management company, AMG, did a great job ensuring the pools were clean and safe and we hope to retain their services for next year. A big thanks to our managers Trey and AC and to our many life guards for running a friendly professional team that was always responsive to any need or request.

We are always looking for ideas on how the pool can better serve the community so please let us know your thoughts. A great place for feedback is of course at the annual meeting in October. I look forward to seeing you there. So long to a great 2010 pool season, and just remember that the 2011 season is just 6 months away!



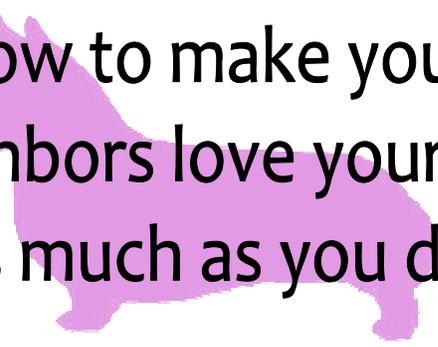
## Water Pressure Meeting / Motiva Plant Expansion

Two community issues that may be of interest to many residents are going to be discussed on October 21. First, at 6:30 PM, immediately before the HOA's annual meeting (St. Francis Church, 2965 Kildaire Farm Road) community members will gather with a representative of the Town of Cary to discuss water pressure issues that have plagued the neighborhood and what might be done to address them. If you are experiencing these issues, it is highly recommended that you attend. Please RSVP to Ann Leuth at [ALEuth@nc.rr.com](mailto:ALEuth@nc.rr.com) if you can make the meeting. Thank you, Ann, for taking the leadership role on this important issue!

Secondly, during the homeowner open forum, a homeowner plans to review what was discussed at the Motiva plant expansion informational meeting. More instructions will be provided to those neighbors who would like to ensure the Town hears their view on how this plant expansion might affect Regency Communities and other nearby neighborhoods, schools, and businesses.

Information the HOA has received regarding both of these issues thus far is readily available on the HOA's website under "News and Events → Announcements". Please visit the website for more information. If you did not receive e-mail notice of these, please provide your e-mail address to [Crystal@ppmral.com](mailto:Crystal@ppmral.com) to be included in the future.

# How to make your neighbors love your dog as much as you do!



Ask any community manager which complaints they get the most, and you'll hear the same thing: pets! Every day, residents call PPM to report various pet-related issues and ask what can be done about them.

The answer to almost every question is first: speak to your neighbor. Many may not realize the problem is occurring or that it is affecting you. If there is no relief, residents can call animal control to see if there are town or county rules being broken.

**Pick up after Fido** The most common complaint is about the dog owner who forgets a dog waste bag. If this has happened to you, you might have thought you got away with it, but believe me- someone saw! These messes left behind are more than a risk of someone's shoe getting dirty. It is against the law and very polluting to our drinking water supply. Always have bags on hand!

**Always leash when not on your property** You may feel confident your dog will not run into the street or chase a squirrel, but off-leash pets make people nervous. Aside from being against the law, it's not safe for your pet or passersby.

**Barking** If your dog barks consistently, especially when in your yard, it may be causing distress to your neighbors. Speak to them and ask if there are issues. If your dog's daily announcement that the mailman has arrived wakes your neighbor's toddler from her nap every day, there can be hurt feelings and resentment.

**Bottom Line** If you communicate openly with your neighbors, and ensure your actions don't inadvertently inconvenience them, you can bet they'll love your pet - and you!



## (Autumn Board Update, continued from page 1)

In less than 2 years, the Board has prudently trimmed more than \$10,000 annually out of our operations without cutting services. Those savings are being added back to the reserves for future long term projects. There will be more information on finances at the annual meeting, so hope to see you there!

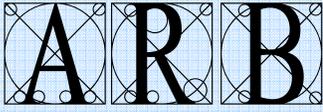
Thanks to all of you that spruced up your mailboxes this summer, and to those of you working on your landscaping this fall. We realize it is never ending and we know the economy is tight, and appreciate everyone doing their part to keep the neighborhoods looking good. It is important, especially in a flat housing market, to keep all exterior appearances in good shape to maintain property values.

It has been an honor and pleasure to serve you in 2010. I hope I'll see many of you at the annual meeting! ~ Rob

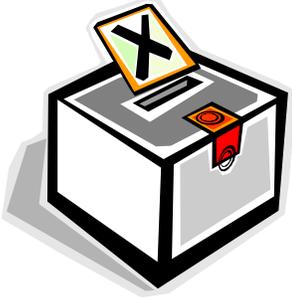
Visit *YOUR* community website, [www.RegencyCommunities.com](http://www.RegencyCommunities.com) to receive the latest information about community activities, pool schedule, name and address directory, covenants, architectural guidelines, recent HOA happenings and information, documents related to home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

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





The Architectural Review Board is looking for a few great neighbors to review Architectural Submissions. If you are interested in preserving property values, this might be just the right volunteer spot for you. Much of our work is done via email review and vote. Please contact Shannondoah Deaver at [theshannondoah@gmail.com](mailto:theshannondoah@gmail.com) for more information or sign up at the annual meeting if you're interested.



**VOTE!** Election Day is Tuesday, November 2<sup>nd</sup>. Our polling place is Penny Road Elementary School.

**To Vote by Mail:** No excuse needed. Just hand write the words "Please send me an absentee ballot for the November 2, 2010 General Election" on a card or letter. Add your name, address, the address to which the ballot should be sent (if different), your date of birth, telephone number, and if you have one, your email address. Then sign your name. Mail it to: Absentee Ballot, PO Box 695, Raleigh, NC 27602-0695, OR hand deliver it to the Board of Elections (address above). You will be sent an official ballot with complete instructions for filling it out

and sending it back.

**You may Vote Early at the Board of Elections**, (337 S. Salisbury St., Raleigh), or at a Community Voting Location. Voting Hours at Board of Elections: Thur-Fri Oct 14-15 and Mon-Fri Oct 18-29, 8:30 AM - 5 PM, Sat Oct 23, 11 AM – 5 PM, Sun Oct 24, 1 – 5 PM, Sat Oct 30, 10 AM – 1 PM.

**The closest Community Voting Location is Herb Young Community Center, 101 Wilkinson Ave., Cary.** Voting Hours at Young Community Center: Fri Oct 22, 11 AM – 7 PM, Sat Oct 23, 11 AM – 5 PM, Sun Oct 24, 1 – 5 PM, Mon-Fri Oct 25-29, 11 AM – 7 PM, Sat Oct 30, 10 AM – 1 PM.

## Town of Cary Public Works and Utilities, Submitted by Srijana Guilford

### Annual Leaf Collection

Beginning Nov. 9 through Jan. 31, the Town will collect loose leaves once a month from each street at no charge. To ensure collection, please place loose leaves at the curb by 7 AM on the *first day* of collection for your area. The Town may visit your street at any time during each of your area's specified collection periods. A complete collection schedule and map has been mailed to all residents in October and are also available using MapsOnline at [www.townofcary.org](http://www.townofcary.org). Additional collections can be scheduled during November, December, and January at a cost of \$100; call (919) 469-4090 to schedule a collection.



Throughout the year, yard waste—including leaves—can be taken to the Citizen's Convenience Center located at 313 N. Dixon Ave. or placed at the curb on your regular collection day in reusable containers or paper bags. Unfortunately, yard waste in plastic bags can not be collected.

### Peculiar Plastics, Private Papers Wanted at America Recycles Event

On November 13, the Town is partnering with local recycling and shredding companies to offer you an opportunity to recycle more. The event runs from 9-11 a.m. at the Town's Operations Center, 400 James Jackson Ave. Bring paper documents for secure destruction, as well as pre-shredded paper and rigid plastics. Rigid plastics are non-bottle shaped plastics marked with #2 or #5 and include flower pots, nursery trays, plastic toys, and much more.

Residents are limited to recycling up to three boxes of materials; no commercial interests, please. Also, register to win a backyard compost bin and a CFL home recycling kit. A full list of acceptable items and more event information can be found at "Spruce" on [www.townofcary.org](http://www.townofcary.org) or by calling 469-4301.