

THE REGENCY REGISTER

BARRINGTON, CAMBRIDGE, DANBURY,
KENSINGTON, SHERWOOD AND WYDNDFALL



Hello, neighbors!

The board and the committees have been working hard this past year, and look forward to a busy, fun and productive 2022.

Six of the seven board seats for the 2022 term are filled by incumbents who served in 2021 (and some prior). Please welcome our new board member, Laura Taylor. This is Laura's first term, and we are all looking forward to her contributions. Laura will serve as a member at-large this year, as well as Tennis Committee liaison.

In addition to the board members, dozens of residents volunteer to serve on one of our committees. Whereas the board members serve in a generalized capacity, committee members focus on specific topics: architectural review, landscape, pool, newsletter, swim team, website, tennis, social, and more. Each of these committees plays a very important role in adding to the beauty and vitality of our community. I encourage you to consider getting involved in a committee. It is a wonderful way to get to know some of your neighbors, build knowledge and interest on a topic, and drive the improvement of the Regency Community.

It is hard to believe spring is right around the corner, with the recent snow and cold weather. The pool committee is already planning the upcoming pool season, and the social committee is busy planning events for the next few months and beyond. You may have noticed that our landscaping looks great – even better than usual - as you drive through the community.

Continued on page 4....



**TODD MURPHY, HOA
BOARD PRESIDENT**

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

**This Newsletter arrived in your mailbox thanks
to:**



**HOME
sweet
Heidi
REALTY**

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

kruppnc@gmail.com
Website and Landscape Committee

Member at Large: Bobby Price

bprice0320@gmail.com
ARC Committee

Member at Large: Laura Taylor

laurataylor@gmail.com
Tennis Committee

Property Manager: Hope Ruff with

Elite Management Professionals.

Please feel free contact her for issues, questions or concerns that you might have about our HOA.

Office Number: 919-233-7660

HopeRuff@elite-mgmt.com

MARK YOUR CALENDARS!

Feb. 27th

Community Virtual BINGO Game

March 26th

Neighborhood Garage Sale

April 9th

Easter Egg Hunt

April 24th

Earth Day Social

Home Owners Reminders....

Property Lines: Remember to respect your neighbors and check to make it is ok to cut through their yard.

Contractor signs: Contractor branding 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.



2nd Annual Regency Bingo Social Event!!

Please mark your calendars for our Regency Cary Community Social Events

Facebook Live event: February 27th at 6:00pm.

1. Please first join our social Facebook group--- Regency Cary Community Social Events. (scan the QR code to join)
2. Please select/register **GOING** on the Bingo event by February 20th.
3. Pick up your bingo cards and dobber on **February 27th between 2-4pm at 609 Canon Gate Dr, Cary, NC 27518.**
4. Join us for our 1st Facebook Live Event on our social Facebook page between 5:50-6:00.

We will have prizes for all 5 games plus door prizes to give away from local businesses.

Sign up TODAY!!!



Covenant Corner

Cutting down trees is a subject that comes up fairly frequently in Regency Communities so this is the issue we are leading off with. Additionally, there have been questions about what to do in an emergency.

From our Regency ARC Guidelines.

No trees measuring six (6) inches or more in diameter (measured at a point two feet above ground level) may be removed without the prior written approval of the Association. Failure to follow these guidelines may result in the requirement of adding trees to your property. In cases of an emergency, the following exceptions are permitted:

- a. A tree that has fallen naturally may be removed without permission.
- b. A tree that is dead, dying, or in danger of falling may be removed without permission, but does require that immediate notice be provided to the Architectural Review Committee. The notice must include the written assessment from an arborist that the tree was a danger to life or property, the evaluation of why (i.e. dead, diseased, etc.), the date the condition was noticed and the date of removal. In non-emergencies, prior written approval is required.

Spring Tennis Registration is Open!

Have you heard the news? Our 2022 spring tennis programs are now open for enrollment - With the perfect options for juniors and adults, beginner through intermediate, you won't want to miss this incredible season!

Our programs bring the perfect balance of fun and technique development, with an emphasis on building a strong and positive tennis community right in the heart of Regency.

Go online to view all divisions, times, and registration! <https://www.tennisbloc.com/>

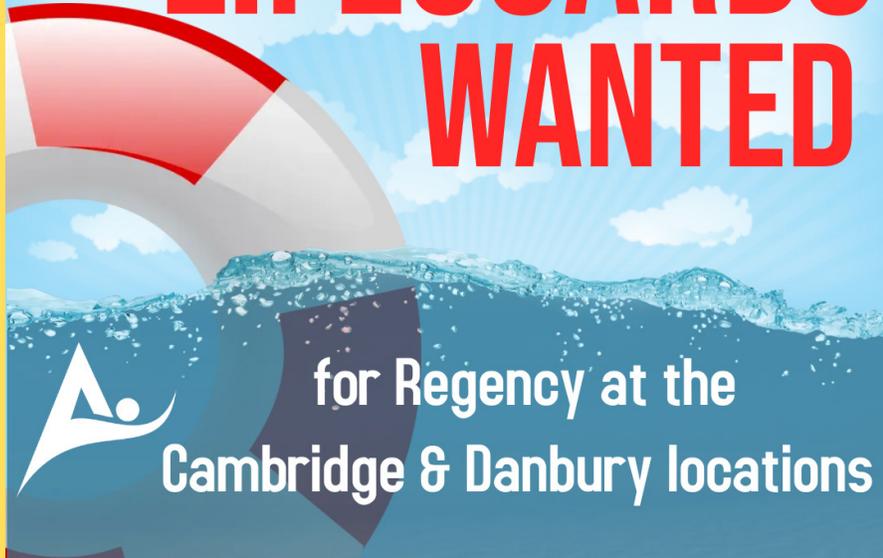


Sponsorships Available

If you live in our community and own a business, think about sponsoring the mailing of **The Regency Register** newsletter to our residents, please contact Emily Nail at HomeownerEmily@gmail.com.

Our swim team: **The Regency Riptides** is looking for 2022 Season Sponsors! Send us a message to find out how you can support your summer swimmers!
regencyriptides.swimtopia.com.

LIFEGUARDS WANTED



for Regency at the
Cambridge & Danbury locations

Apply at lifeguard.love

For more information, please visit our website triangleaquatics.com

THE VALUE OF TREES! from your Greenish Neighbor.

Did you know that one tree can sequester (or take in) more than one ton of carbon dioxide in its lifetime? Most of the carbon dioxide emitted in Cary is from vehicles and heating/cooling our homes. According to the National Wildlife Federation, planting trees and avoiding deforestation are key measures in reducing the human impact on global climate change.

Learn more Here (<https://www.nwf.org>)

OTHER WAYS TREES HELP THE ENVIRONMENT:

- provide oxygen
- improve air quality
- help conserve water and reduce flooding
- preserve and improve soil quality
- support wildlife

Trees also increase home value! Check out THIS LIST of ways that trees add to the value of your home.

The Value of Trees

Presidents note Continued from page 1...

That is due to the work of our landscape committee and our landscape partner, Yardnique, as they have been busy pruning, mulching, seeding, and getting ready for spring. And the board is busy on a number of topics that might not be always obvious. Did you know we have five ponds in our community? These ponds serve an important purpose in managing stormwater, but they require a significant amount of maintenance. We have recently been dealing with damage to the dams caused by muskrats, repairing erosion, monitoring sediment fill, and reviewing options for mulching the dry retention ponds.

If you have interest in getting involved in a committee, or if you have a question, input, or feedback, please contact any of your board members.

Happy spring!

Todd Murphy, Regency HOA President

Safe driving in our community

Here are some safety reminders to follow when driving through our community where kids are at play and our neighbors are out walking or cycling:

- Slow down. It's easier to avoid an accident when you are driving with caution.
- Come to a complete stop at all stop signs. It is easy to make a habit of rolling through a stop sign when most of the time there aren't many cars on the street. However, with neighbors out and about they could be crossing the road at a stop sign that you usually roll through.
- Don't use your phone while driving. Put your phone in a place where it is not readily accessible while driving.

Book Club!

Any Regency readers out there want to get together for a monthly book club? I am hoping to start a get-together, either in person or virtual where we can talk about a book once a month. If you are interested, please either indicate so in the Regency Social Facebook group or email me! Thanks, your neighbor, Gretchen, gleson.gretchen@gmail.com.



Meet the Sponsor of this Regency Register Newsletter: This newsletter is brought to you by your neighbor and REALTOR, Mike Laine of Berkshire Hathaway YSU. Contact: Michael.Laine@bhhsysu.com or call at 919-391-4026. Hello neighbors, Happy 2022! As we progress into the new year, I want to provide you with a Real Estate update for our community. 2021 was a record year for growth in both the Triangle and Regency. Average sales price climbed 18.1% from 2020 and inventory remained at a record low. Homes in Regency have continued to sell quickly, above list price, and typically with multiple offers. On average homes closed 5% over list price and on average homes only spent 7 days on market. To view Regency sales over the past 6 months please [click here](#).

With this record growth I am constantly asked by clients what I expect to happen over the next few years, if it is a good time to buy/sell, and are we in a bubble? The truth is, I have no idea! If I could predict the future with 100% accuracy, I would be a much richer man. But my expectation- and what many people smarter than myself are anticipating- is continued record growth this year (in the range of 15-20%) and then a slight tapering as rates increase. The Triangle is positioned extremely well for the next 10-15 years. We have a highly educated workforce, we are known nationally as being a hub for innovation, and both our commercial and residential Real Estate markets are growing. We also have been a hotspot for relocation from markets such as California and New York.

We are all very lucky to call Regency home and I am excited for the future of our neighborhood and greater area. As always, feel free to reach out anytime if you have any questions or if I can help with any Real Estate needs.



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