



Here's what has happened in the last couple of months and what's to come!

Welcome to our Fall Community newsletter! We are thrilled to share with you the latest developments in our mission to make a positive impact in our community.

In terms of our recent activities, as you already know, we have successfully transitioned to our new Property Management company *Rogers Property Management*.

Please be patient as we work diligently to make this transition as smooth as possible and do not hesitate to contact Taylor at Rogers PM if you have any concerns or questions.

Also, please remember to register your account on the resident portal, you should have received an invitation email. Once registered you can sign in here: https://rogerspm.appfolio.com/connect/users/sign_in

We are also excited to announce that we have hired a new Landscaping team!

Turf Titanz will maintain the common areas throughout our community. They will provide mowing, weeding, tree and shrub pruning, servicing of the Fido stations, etc.

They are also going to be maintaining the front area of the retention pond on Haltwhistle as they have already removed the overgrowth in the front area.

We will continue working on improvements and together, we can make a real difference in the quality of life in our Community. Thank you for your continued support!

Enjoy this month's newsletter!

In this newsletter you can expect:

Community Updates

September HOA Meeting Discussion Recap

Committee Volunteers Information

Future Projects

General Reminders

Neighborly Common Curtesy

Everly Board of Directors

September HOA Meeting Discussion Recap

The Board of Directors would like to thank all the neighbors who were able to attend the meeting on September 26 for their participation and support. Your presence made a difference, and we look forward to the opportunity to see you again in the future.

For those of you who weren't able to join this time rest assured you will have another opportunity to join in the upcoming months.

We wanted to provide a short recap of the items discussed. Items on the agenda were:

- Vision for the community:
"We envision the community as a desirable place that we are all proud to call home."
- New changes (Landscaper- Turf Titanz, Property Management group - Rogers PM)
- Introduction of the Rogers PM members
 - Debbie Rogers (Founder)
 - Taylor Wiseman (Association Manager)

- Status update - Developer
 - We have attempted to contact the Town of WF to assist us in completing the takeover. We have also provided them the punch list of items that are still outstanding such as benches, bike racks, trees, ponds and maintenance etc.
- Status update - Retention ponds
 - We have cleared the weeds in the front area of one of the retention ponds and waiting to determine if the areas surrounding the ponds will be completed at the expense of the developer.
- No fee payment options- mail in a check to Rogers PM OR set up a bill pay through your bank.

Reminder to contact Wake HOA to discontinue any previously set up Automatic drafts.

See below more details for:

- Committees- Architectural, Social Events
- Future projects / suggestions



Architectural Committee

An Architectural Review committee (ARC), is responsible for reviewing and approving plans for exterior changes to homes in a community. The committee's main goal is to ensure that any changes are in line with the community's overall design and aesthetics.

If you are interested in becoming an Architectural Committee Member please email Taylor at Rogers PM



Social Events Committee

Responsibilities of an HOA Social Events Committee include planning special events for the community, developing budgets, creating revenue reports following the events, and publishing an events calendar for the residents.

If you are interested in becoming a Social Events Committee Member please email Taylor at Rogers PM.

Future Projects

- Front Monument Update



- Additional Fido Station
- Installing a Little Free library and a bulletin board near the mailbox



- Add a welcome sign at Steven Taylor entrance



October Assessments are due

The next quarter assessments are due! Dues are still \$75 per quarter. There are several pay options with a fee and 2 options without a fee: or you can mail a check to P.O. Box 742, Creedmoor, NC 27522 and payable to Everly HOA or set up a bill pay through your bank (make sure to select Rogers PM at Creedmoor)



Online Portal

Email

Password

Sign In

[Forgot your password?](#)

New Portal

If you haven't already, remember to register your account on the resident portal, you should have received an invitation email. Once registered you can sign in here: https://rogerspm.appfolio.com/connect/users/sign_in

Pumpkin Dip



Ingredients

1 can (15 oz.) Pure pumpkin
1 pkg (3.4 oz.) JELL-O Vanilla Flavor Instant Pudding
1 tsp Pumpkin pie spice
1 tub (8 oz.) COOL WHIP Whipped Topping, thawed
1 box of Graham Crackers

Instructions

Step 1

Mix pumpkin, dry pudding mix and spice in large bowl with whisk until blended.

Step 2

Stir in COOL WHIP.

Step 3

Refrigerate 1 hour. Enjoy with Graham Crackers!

Servings: 32
Prep Time: 0-15 min
Cool Time: 1 Hour
Calories: 35

Bon Appetit!



Halloween

Since Halloween is always October 31, that's the day the Town of Wake Forest encourages families to go door-to-door in costumes for candy and fun - regardless of the day of the week in which it falls.

The Wake Forest Police Department (WFPD) also recommends that little ghosts and goblins trick-or-treat between the hours of 6 and 8 p.m.

All households that will not participate are encouraged to keep their porch lights off during this time.



Thanksgiving

As the saying goes, "It's not joy that makes us grateful but gratitude that makes us joyful."

In the spirit of the season, we want to give thanks to all of our wonderful neighbors who make our community a great place to live.

May this Thanksgiving be joyful, and the start of a happy holiday season and an even happier new year!

General Reminders

Fall Yard Maintenance

As summer ends, we all know that the cool crisp fall weather will be here soon if it hasn't already chilled your area. Believe it or not, but fall is the best time to start working on your lawn to ensure luscious green grass come next spring.

Please continue to mow and edge your lawn to maintain curb appeal. Also clean up all of the clippings from the street and the sidewalk after mowing. These get washed up in the drains causing them to clog up.

Soon leaf drop will be at it's peak. Rake leaves often and place them in your garden waste cart to avoid large piles building up on the lawn.

Now is also a good time of year to consider lawn aeration and seeding to fill in any brown patches. After leaves fall you should begin trimming shrubs and trees. These steps will help your yard to be healthy next year

Residences

The home should be washed as needed to remove mold and mildew. Exterior painted surfaces should not have peeling paint. Rotten trim, porches and fences should be repaired or replaced as needed.

Trash and Debris

Please keep trash, debris, and waste materials removed from the property. Trash or Recycle bins should not be at the curb longer than 24 hours and must be removed from the street promptly.

Boats, Trailers, RVs

Please refer to your Covenants and/or your Rules & Regulations as to if, and where, these types of vehicles may be kept. Storage of such vehicles on public streets is prohibited by the Town of Wake forest.

Street Parking

Please be courteous and do not park on the street unless absolutely necessary. Considering that all streets are public, you may contact the Town of Wake Forest for any concerns regarding the parking or to report parking violations.

Per the Town ordinance, vehicles should never be parked on:

- The grass or on the sidewalk,
- In a crosswalk and within 15 feet of a crosswalk
- Within 15 feet of a fire hydrant
- Blocking or within 15 feet of a driveway
- Behind the curb of a street or on the roadway side of any vehicle stopped
- Standing or parked at the edge or curb of a street (double parking).
- All vehicles must park parallel to the curb and not more than 12 inches from the curb with passenger side wheels to the curb in the direction of traffic.
- Inoperable vehicles (wrecked, flat tires) should not be kept in view, but inside garages.
- Do not park on the street so as to block other owners driveways or restrict access by emergency vehicles or waste pick up.

You can review the full list of WF code of ordinances at <https://www.wakeforestnc.gov/code-ordinances>.

Architectural Modifications

Want to add a shed in the backyard or a fence? It's that time of year when we start thinking about exterior home improvement projects. Before you begin any project check with the Town of Wake Forest for any permit requirements and go to our website to access helpful information regarding the most common projects and the applications you will need. As a reminder, all property improvements must be approved by the Architectural Control Committee if any part of the project will be visible from the streets or sidewalks. The Architectural Application Form can be found on the Portal.

Neighborly Common Courtesy

Noise

Being cognizant of the level of noise coming from one's home which could potentially carry throughout the neighborhood. Please be mindful of noise levels to ensure everyone can enjoy their lot.

Pets

Picking up after our furry four-legged friends. We have had an increase in resident complaints about having to clean up mysterious pet waste from front yards. Did you know we installed an additional dog waste station on Haltwhistle Street for your convenience? Please use the dog waste stations whenever possible and always clean up after your pet. Also, with the increased number of residents taking walks throughout our community, please ensure to keep dogs leashed when in public spaces and unattended cats and other pets restricted to your own property.

Speeding

Speed limit is set to 25 mph. Slowing down when driving through our neighborhood. You never know who is crossing the street on their walk or riding their bike.

If you are not an owner occupant, please pass this information along to the resident of your property, for them to know and follow.

Everly Governing Documents

You may find the Covenants and/or Rules & Regulations for your community in the portal under the Shared Documents section.

Thank you for reading!

Please contact Taylor at Rogers PM with questions and concerns

ROGERS PROPERTY MANAGEMENT
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