

Neighborhood News

Dear Neighbors,

Welcome to our *Spring* Community newsletter! We hope you all have had a wonderful few months since our last letter. We would like to share with you the latest developments in our mission to make a positive impact in our community!

We are thrilled to share some exciting updates about the progress we have made in our neighborhood over the last couple of months and what we have planned for the near future!

Contact Information:

Rogers Property
Management
www.rogerspm-nc.com
919.529.2965
info@rogerspm-nc.com

Information to Know:

- Account Manager:** Since our last newsletter, we have had a change in personnel at our management group. Taylor has decided to be a stay-at-home mom – best job in the world, therefore she is not at the company anymore. Mariah is now our main contact. You can contact her at mariah@rogerspm-nc.com. She also has an assistant that will be helping her and Debbie out with our account as well. Her name is Shelby and can be contacted at shelby@rogerspm-nc.com.
- Developer Update:** As discussed during our winter annual meeting and follow up email, the developer was to add trees along the streets that were missing or that had died previously. At this time, the trees should all be in place. If you see any trees that you feel need attention or are dead, please let the management company know as we can call the town to come out and evaluate the tree(s).
A quick up-date regarding the storm water ponds – the developer and the Town of Wake Forest has been in discussions and a deadline of Fall 2025 has been agreed upon to complete all tasks, which include the trees, the storm water drains and the playground installation. If you start to see lots of trucks and workers around the area, this is what is being done.
- Speeding:** Again, we have made a few calls to our local police department regarding speeders and parking issues. Please make sure that you are abiding by the law of 25 mph within the neighborhood. Please remind your kids that drive too! There are lots of kids, when the weather corporates, playing outside. The majority of the streets around this neighborhood are narrow so it would be beneficial if you could make sure you are utilizing your driveway for parking. If you have more than 3 or 4 cars at your home, and they do not fit in your driveway, please make sure you do not park in front of other homes and do not park directly in front of another car on the opposite side of the street. If necessary, have them park on Haltwhistle Street. This will allow for trash trucks and first responders vehicles to navigate the street appropriately. You can review the full list of Town of Wake Forest code of ordinances at <https://www.wakeforestnc.gov/code-ordinances>.
Also, if you have a utility truck such as a moving truck or a recovery truck (i.e., roll back), please note that these trucks are not allowed to be parked along the streets for more than 24 hours. You will get a letter from the HOA Management company for a warning and if it continues, more action will be taken.
- HOA Board Member:** We have appointed a new board member to join Paul and myself until the fall when we will either (a) request for a vote to find her replacement or (b) continue to allow her to be on the board until her reign is up (1 year). Her name is Songhai Carter. If you meet her out in the neighborhood, please give her some kudos for helping us out!
- ARC Committee:** We received a volunteer who is now reviewing all the Architectural reviews and will be following up with you if there are any questions! Her name is Michelle Owens. If you see her out, please

give her kudos for joining the team! We can always use more volunteers! If you would like to join the committee, please let Mariah or Shelby know!

Upcoming Plans:

1. **Spring Fling Party:** We are working on a neighborhood Spring 'Fling' Party on 31st of May (Time TBD) around the mailbox area. We will have a food truck, some fun activities for the kids and an exciting time to connect with your neighbors. Stay tuned for more information! We will send out a blast email or you can find the details on the HOA Management portal under the 'HOME' tab.
2. **Community Yard Sale:** The community Yard Sale is scheduled for the 26th of April (3rd of May rain delay date). The board will take care of the neighborhood and surrounding areas signs plus we will post on social media as well. You should have received a blast email about this already. The sale will be from 7 AM till 1 PM. Hopefully you will be very profitable!
3. **Website:** Are HOA management company is still working on this. We hope to have neighbor communications, events, yard/trash pick ups dates, etc. on this website so we can have one central location. Our portal for the HOA does have a calendar and they are working to get this up to date as well.
4. **Future Projects:** We are in the process of meeting with a few companies to get some ideas and quotes for the front and rear entrance of the neighborhood. Once we have narrowed it down to a few suggestions, we will be sending out a survey to the neighbors for your input.
We also are looking to add a neighborhood library box over by the play area that you will be able to add/take books for your pleasure free of charge. We also would like to add a third fido station in the 3-4 phase of the neighborhood and will be following up on that addition as well.

Spring Cleaning:

Spring is here! We have pollen falling and the grass is growing! Here are some tips to help keep your home fresh and clean on the outside:

- *Freshen up the greenery* - Cutting the grass, weed eating, blowing, etc. This is part of home ownership. Including flowers and plants to spruce up your homes landscaping can also help improve your homes and surrounding neighbors home value.
- *Clean your outside furniture* - Pollen has covered every piece of furniture that we own! Give it a good spray or power wash to remove all the yellow. Wash your porch ceilings, floor, and walls as well.
- *Clean the gutters and down spouts.*
- *Clean the garage and dispose of any unwanted items.* Wonderful time to organize as well!
- *Check your outside sprinklers and lighting for any winter damage.*
- *Reverse your ceiling fans to push cool air down.*

General Reminders:

- **Trash and Debris.** Please remember to take your trash cans and yard waste cans back to the side of your home, not your front porch, within 24 hours of being picked up. If you are not going to be able to do this, please ask your neighbor for help!
- **Architectural Modifications:** Please continue to send in any requests for the outside of your home such as a fence or concrete pads as per our community covenants. We request that you get approval first before you get any permits from the town.
- **Pets:** Please remember to be courteous of your neighbors and their homes. Do not let your pet use the restroom on someone's property if there is sign requesting this – this is common courtesy. Also, do not let your pet walk up a side hill where there is pine straw or mulch, such as the hill behind the mail kiosks or

someone’s hill between two homes, as this person(s) have put in a lot of effort to clean up their yard and maintain it. And last, please pick up behind your pet – we have two waste stations currently. If they are overfilled, please let us know! If we need a third, please let us know your suggestions of a location.

- **Yard/Hill Maintenance.** Please continue to keep your yards clear of debris and maintained. At our next neighborhood meeting, we will discuss the hill areas between each home that has pine straw and foliage placed by the builders. Just a friendly reminder, this is your responsibility as a homeowner to maintain this area, not the HOA.

Small Business Spotlight:



To continue with our ‘*small business spotlight*’ – please see our very own neighbor Maylin Minaya! She has a side gig company of taking beautiful pictures. Please visit her website / face book page below:

Maylin Minaya Photography - <https://maylinminayaphotography.shootproof.com>

Recipe of the Month:

Strawberry Chocolate Chip Salsa

Ingredients:

- 2 cups of fresh strawberries, finely diced
- 1 tablespoon of honey or maple syrup (optional, depending on sweetness)
- 1 teaspoon of fresh lime juice
- 1 tablespoon of finely chopped fresh mint or basil (optional but refreshing)
- 1/4 cup of mini semi-sweet chocolate chips
- Optional: 1 small kiwi or mango, finely diced, for added tropical flair



Instructions:

1. Dice the strawberries into small, even pieces so they’re scoopable like salsa.
2. In a bowl, mix the strawberries with lime juice, honey (if using), and herbs if added.
3. Gently fold in the mini chocolate chips right before serving.
4. Chill in the fridge for 10–15 minutes to let the flavors meld.

Thank you for being a part of our community!

Best regards,

Your Board of Directors