

Neighborhood News

Dear Neighbors,

Welcome to our *Winter* 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!

<p>Contact Information:</p> <p>Rogers Property Management</p> <p>www.rogerspm-nc.com</p> <p>919.529.2965</p> <p>info@rogerspm-nc.com</p>

Information to Know:

- Landscaping:** Since our last newsletter where we announced we had a new landscaping company (Turf TitanZ), it came to our attention that there have been some areas that were not being addressed. We discussed this with the company and our contact with TT and hopefully, now that we are in a new year, these minor issues will be addressed. If any further areas are being neglected and you notice them, please reach out to our HOA management company contact Taylor Lindquist at taylor@rogerspm-nc.com. Also, most recently they have added mulch to the trees that line the streets within the neighborhood and added pine straw to the hill behind the mailbox kiosk. This will be done yearly – more than likely twice a year.
- Retention Ponds:** After further discussion with the Town of Wake Forest, it has come to our attention that we have six (6) storm water areas, not three (3) as we were notified previously. Therefore, because of this new found information, and that only one (1) of the six are certified, we have decided that it is in our best option at this time to allow the town to work with the developer in order to move the process along. This does push back any major landscaping in and around the areas that we had originally wanted to do for maintenance, but we will continue to follow up with the town and make any landscaping arrangements if necessary if any issues arise.
- Playground:** As this is a hot topic, we want to let you know that there is an approved area that has been deemed for a play ground/swing set, of which the developer is supposed to be adding once he is in the final stages of handing over this neighborhood but we do not have an estimated date at this moment of when that will be done. It is something high on our list so know that we are closely monitoring and will let you know any updates as soon as possible.
- Safety Improvements:** 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. 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>.

Upcoming Plans:

1. **Spring/Summer Block Party:** Our social club is working on scheduling a spring/summer block party! It will be a day filled with fun activities, food, and a chance to connect with your neighbors. Stay tuned on the date and time.
2. **Community Yard Sale:** Our social club is also working on scheduling a community yard sale. We will make sure to post on our Facebook page any information forthcoming about this and send a blast email as well. The HOA will take care of the signs and posting on the Wake Forest Community Facebook page. If you have any other suggestions of where to post this event, please let our HOA management contact, Taylor, know as well (info above).
3. **Website:** We are hoping to have a community website in next few months that we can post any valuable information or communications, events, yard/trash pick ups, etc. on this website so we can have one central location. Unfortunately, our HOA management website does not allow for this.
4. **Future Projects:** We have decided to update our entrance sign on Haltwhistle Street in the near future. We will be looking at doing this hopefully in the 1st or 2nd quarter of this year. We will share with you some ideas at our next neighborhood meeting! Once we have a few suggestions narrowed down, we will send out a 'survey monkey' to the neighborhood to vote upon.
5. **HOA Board Member:** We are looking for a third HOA board member to join our current board. If you would like to be considered, please let our HOA contact, Taylor, know via email.
6. **ARC Committee:** We are still looking for a few volunteers to be on the ARC (Architectural Review Committee) to review and approve your fellow homeowners ARC submission. This can be a fence, a patio, a pool, etc. If you are interested in volunteering, please let our HOA contact, Taylor, know via email as well.

Winterization Suggestions:

As we are now in winter, and North Carolina weather can be very unpredictable, some suggestion to help prepare your home for the chilly weather are:

- Clean your gutters.
- Check or have your heating unit serviced.
- Seal cracks around the window(s) and door(s).
- Test smoke and carbon monoxide detectors.
- Protect your outside pipes from freezing.
- Reverse your ceiling fans to push warm 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:

We are going to start a '*small business spotlight*' – whether new or old – in each letter to get the word out about companies that your neighbors suggest or own! We will go first! Paul, our president, owns his own his own remodeling company called Unified Remodeling. They offer a wide variety of interior and exterior remodeling projects. If you are interested in any quotes, please contact him at 585-474-7036. If you have any suggestions, please let our HOA contact know!

Recipe of the Month:

Easy Chicken Parmesan Sliders (made with Hawaiian Rolls)

Ingredients

- 1 (12 pack) Hawaiian rolls
- 12 frozen chicken nuggets or tenders
- 1 cup marinara or pasta sauce
- 6 slices mozzarella cheese
- 1/4 cup butter (plus more for greasing the dish)
- 2 tbsp grated parmesan cheese
- 1 tsp garlic powder
- 1 tsp Italian seasoning

Instructions

- Cook the chicken according to the package directions; set aside.
- Preheat your oven to 350 degrees and butter the bottom of a 9×13 baking dish.
- Cut the Hawaiian rolls horizontally in half without separating the rolls; place the bottoms into your prepared dish and bake for about 3 minutes (just enough to toast the bread a bit).
- Place a precooked chicken nugget onto each one of the bottom pieces and then top with the marinara followed by the mozzarella cheese and top halves of the rolls.
- Melt the butter in the microwave and mix with the garlic powder and Italian seasoning; brush the mixture evenly over the top of the rolls. Sprinkle the grated parmesan over top.
- Cover your dish with foil and bake for 15 minutes. Uncover, and bake for an additional 3-5 minutes or until the buns turn golden brown.
- Remove from the oven and allow them to cool on the counter for about 5 minutes. They should pull apart easily, but you can also cut them at the separation lines with a sharp spatula or knife if that's easier.
- Serve alone or with additional marinara for dipping.

Thank you for being a part of our community!

Best regards,

Your Board of Directors