



Hi Neighbor!

What is the community up to?

- Thanks to the owners that attended our **Annual Meeting** back in February! We hope to see all of you and more at next year's meeting. Also, due to the decorating going on the room which was not supposed to be occurring during our meeting, we were refunded the rental fee for the 2012 meeting (\$50). Thanks to Christina for following-up on this & saving our community money!
- **Front Entrance Sign** – set to be installed late April/ early May, permit & weather permitting – we are waiting for final approval from the Town of Cary (following requests for additional information that we have submitted).
- 2nd half of year **TH Gutter Cleaning** – completed mid December
- **Mulched** common areas and around Townhomes – completed 1st week in January
- **Pre-emergent** (Landscaping) spread on all grass - March 7th
- **Taxes** are complete.
- Thanks to all of the single family homeowners **for sprucing up their mailboxes!** This makes a significant difference in keeping our property values strong and our neighborhood desirable for current and potential new owners.
- The Board and RS Fincher are working on the estimates, location, and permit paperwork for the **new Cambridge Forest column sign** at the Chamness entrance to the neighborhood.
- Several townhome **retaining walls** are under consideration for replacement due to serious deterioration.
- **Lime** will be spread in needed common areas and around Townhomes – mid April
- The **extended sidewalk from Chamness to the corner of W Wyatts Pond Lane** that was proposed by an owner in the annual survey was not approved by the homeowner at that location. Therefore, we cannot proceed with a request to the Town of Cary for implementation of the no cost sidewalk.

Coming Soon!

NEW Cambridge Forest Entrance Sign (April/May)

NEW Entrance Sign Landscaping (May)

Townhome Privacy Fence Replacement & Clear Staining (as needed, May)

Townhome Major Concrete Repairs (Late Spring/Summer)

Retaining Wall Replacement (as needed, early Summer)



Lawns- Grass/Weeds in the Single Family Section



For several years, many lawns have been deteriorating around the single family homes. This is an important part of maintaining your home and keeping property values strong in our neighborhood. As a result, we are starting an initiative to get this improved. There are many grasses that are designated for our planting/zone/area. The Town of Cary has helpful information about lawns on their website. www.townofcary.org

Please plan ahead for the best time for you to address your lawn in 2012. Our current goal is to achieve a maximum of 25% weeds in a yard.

For this to be achieved, you may need to do one or more of the following:

- Thatching
- Aerating
- Seeding
- Pre-emergent
- Spreading lime
- Adding nutrient rich soil
- Adding sod
- Fertilizing
- Spraying weeds
- Watering

We are sharing this now so that you can make decisions that are best for your situation. **Yard inspections will occur in August 2012 and twice a year thereafter.**

Example of grasses for our zone (from the Town of Cary site):

Most Popular - **Fescue** – Best to plant in the Fall (mid September – early October) so that roots can grow and strengthen before frost and cold stunt growth. Spring planting is possible, but often the roots do not get strong enough to survive the summer drought and heat.

Cool season grasses such as Fescue and Kentucky Bluegrass grow actively during the cooler months and go semi-dormant in the hotter months. **Cool season grasses should be seeded in the fall. Seeding done during the spring often has to be repeated in the fall.**

Warm season grasses such as Bermuda, Centipede, St. Augustine, and Zoysia are extremely drought and wear tolerant, and require little to no watering. They grow in the summer and go dormant in cooler weather, turning tan-colored from November through March. **Warm season grasses must be planted between May and August to allow adequate establishment before winter.**

Bermuda Grass- This warm-season grass is dormant during the winter but "greens up" quickly in the spring. It is a sod-forming grass that is very drought tolerant, growing low and dense. As the temperature rises, Bermuda grass grows faster. It prefers hot, sunny growing conditions and is available as seeds, sprigs, and sod. Note that planting Bermuda grass in shady areas will render poor results.

Centipede Grass- This warm-season grass is distinguished by its "apple-green" or "lime-green" color. It's slow-growing and makes a beautiful, low-maintenance lawn once established. Centipede grass grows well in full sun to partial shade and is commonly seen growing in the filtered shade of pine trees. Centipede tolerates acidic soil and has low fertilizer requirements.

St. Augustine Grass- This coarse-leaf, warm-season grass grows in sunny and shady areas. It grows very fast in warm months, but will go dormant following the first frost. St. Augustine is medium-green and spreads quickly using runners to create a dense, wear-resistant lawn. The "Raleigh" variety has a strong cold tolerance and is well-suited for the Cary area.

Zoysia Grass- If you're looking for the perfect summer lawn - a lush green carpet under your feet - this warm-season grass is for you. Zoysia grass is very drought resistant, grows low, and is so thick weeds don't stand a chance. This grass is cold hardy, wear resistant, and drought tolerant. It is slow to establish but has tremendous utility. Zoysia likes hot, sunny areas and should be planted in the spring about two weeks after the spring green up or in early summer.

******* Please note that 45 day water exception permits can be obtained through the Town of Cary to establish new grass and re-seed grass. See the Town of Cary site for more information under Water Conservation.**



Litter

Thanks for grabbing any loose litter in our neighborhood. Sometimes it comes off of a collection truck or sometimes someone driving through is careless, but all your neighbors appreciate your efforts no matter where it comes from!



Single Family Exterior Spring Cleaning & Spiffing-Up

Now is a great time to start planning for the exterior of your home after the yellow pollen haze lifts:

- Getting your siding cleaned (non-pressure is best)
- Cleaning off roof fungus (non-pressure is best)
- Cleaning debris out of your gutters
- Clean windows inside & out
- Power wash your driveway & sidewalk
- Clean your front porch
- Replace exterior light bulbs
- Clean or replace exterior fixtures
- Replace your air vent seals/pipe boots on your roof
- Clean, Seal, and/ or Stain your deck



Single Family Exterior Wires

Reminder, anyone with exterior wiring (cable, internet/phone) needs to paint it or match the wiring to the siding paint color. **Inspections will occur in late April.**



Smoke Detectors

Reminder, Spring is a great time to complete your twice a year smoke detector battery replacement or replace a broken smoke detector for your safety!



Don't Get Caught with Having to Pay a Fine or Redo Work

Per Cambridge Forest covenants, please remember that any exterior *changes* to your home or yard must be approved before your project begins. You can visit the Management Company's website at www.rsfincher.com to download a copy of the **Architectural Request form** or call our community manager at (919) 362-1460 to obtain a copy. If you are unsure if the form is required for your project, feel free to check with the community manager to clarify.

Until Next Time,
The CF HOA 2012 Board

Do you have a question and/or maintenance need covered by our HOA? Please contact:



Christina C Sicoli, Community Manager, RS Fincher
(919) 362-1460
Fax: (919) 362-1462
Christina.Sicoli@rsfincher.com

Calendar of Events:
Next HOA Board Meeting: April 24, 2012, 5:30pm*



Upcoming HOA Board Meetings: August 14th & October 10th 7pm*

*Board meeting dates/times sometimes change – please confirm with RS Fincher

The 2012 Board of Directors – volunteering to make our community its best!

Larry West – President

Steve Jourdain – Vice President

Brooke Russell – Treasurer

Jeff Russell – Secretary

Carolee West – Member-at-Large

Want to opt out of getting a dues coupon booklet mailed to you for calendar year 2013? Call or email the RS Fincher Office to make this request. It must be completed annually. This saves our home owner association \$!