



From the HOA President

The 2020 annual homeowners meeting scheduled for October has been cancelled due to concerns over the Covid-19 virus and the safer-at-home program ordered by the Governor.

The Condo HOA dues will not be increased for 2021. We have not increased the Condo HOA dues since 2016.

Beginning January 2021, the Capital Roof Account will increase by \$3.00, making your monthly condo assessment \$190.00.

The roofing fund will be completed by end of 2022 – leaving the \$21.00 contribution to be dropped or reassigned to another capital improvement.

The Master HOA dues will increase, beginning January 2021, by the allowable 10% to \$15.90.

The Master budget funds the upkeep of the camera system and gate, as well as the community police officer’s salary.

Dan Hyre,
President of Condo and Master HOA

Lockboxes

It is a violation of the Condo Rules and Regulations for owners, tenants or vendors to attach any type of lockbox to the handrails on the front steps of a building. Lockboxes found will be removed without notice.

Changing Times

Deacon Ridge is constantly changing with new residents monthly. The Board continues to receive complaints about residents not following the rules/regulations of the community. The most current version of the rules/regulations can be found on the Deacon Ridge Condo website:

www.deaconridgecondos.com/docs.html

Please abide by our community rules and regulations, especially when dealing with your neighbors.

HOA Board Members

Our current Board members are:

Dan Hyre **HOA/Master President**
president@deaconridgecondos.com

Norma Spears **HOA/Master VP**
vp@deaconridgecondos.com

Sarah Webb **HOA Treasurer**
treasurer@deaconridgecondos.com

Mac Dougherty **HOA Secretary**
secretary@deaconridgecondos.com

Larry Webb **Master Treasurer**
mastertreasurer@deaconridgecondos.com

Yan Ma **Master Secretary**
mastersecretary@deaconridgecondos.com

John Abbott **Webmaster**
webmaster@deaconridgecondos.com

What's (Not) Happening...

- ❖ Dog waste continues to be an ongoing issue. Three doggie stations are provided: one on Timberline and two on Scholastic.
- ❖ Traffic circle speeding continues to cause concerns for pedestrians. The speed limit in the community is **13 mph** and the circle is a four (4) way stop.
- ❖ Dumping furniture and large items into the dumpsters continues to be a problem for the association. Reminder to breakdown all corrugate boxes before putting into the dumpsters.
- ❖ Auto break-ins for unlocked cars – please remember to lock all doors and put all items of value out of sight.
- ❖ Responsibility for unit maintenance resides with both the renter, as well as homeowner. With our condos approaching 20 years of age, residents need to be aware of possible sources of water damage – HVAC systems, hot water heaters, bathroom (faucets, commodes and showers) and kitchen sinks. Renters should contact their homeowner for resolution as soon as possible.

Deacon Ridge Gate Policy

With an increase of questionable traffic day and night the Board has decided, at the request of the residents, to keep the gate closed 24/7, effective August 16, 2020. Two incidents of gate damage have occurred to date. One as a result of vandalism with a tentative court date in November.

The second occurred when a vendor, Spectrum, illegally piggy backed with the gate coming down on his vehicle – damages covered by Spectrum insurance carrier.



A view of the Bethabara Entrance gate

What's Happening...

Throughout 2020, our usual maintenance continues, along with new projects. Both the Condo and Master Associations have made many property improvements throughout the year:

- ❖ The boot ventilation covers on all 14 condo buildings have been replaced, thus increasing the life of each roof.
- ❖ The removal of dead trees at the University entrance.
- ❖ Condo entrance doors and facings have been painted and kick plates have been installed on 14 buildings.
- ❖ The wood retaining walls have been pressure washed, painted or replaced throughout the grounds.
- ❖ The entrance pillars on University Parkway and Bethabara Road have been pressure washed.
- ❖ Gutter guards have been installed on condo buildings that border the tree line.
- ❖ All street signs have been replaced and posts painted.
- ❖ Sunland Fire and Protection has updated our fire security system.
- ❖ Landscaping improvements including new plants and the removal of dead foliage.
- ❖ Carpet replacement and repairs in several condo buildings.
- ❖ The addition of two (2) security cameras to the property: 400 Scholastic and 600 Timberline. Our cameras have been effective in providing details to the WS Police Department, when needed.



Norma Spears,

Vice President of Condo and Master HOA

One Year in with RPM

Dear Deacon Ridge Community,

Last Summer my banker reached out and shared with me that Steve Clark the owner of Allied Property Management wanted to retire. I was giving the purchase some thought when I had lunch with a client and a friend. I told her what I was thinking of doing. She reached across the table and grabbed my arm and said "You have to buy that business!" I asked her why. She told me that the Winston-Salem, Greensboro, Kernersville, High Point etc. areas were the fastest growing in NC. She knows this because she is Pam Hemminger the mayor of Chapel Hill and sits in monthly mayoral meetings. Your area of North Carolina is booming.

When I purchased Allied, I decided that as a business owner I personally needed to manage these properties so I would get to know the clients and the vendors.

I have particularly enjoyed my time managing the Deacon Ridge Associations. The condos, townhomes and master association have boards that are highly engaged, historically knowledgeable, truly caring about their neighbors, and love where they live.

My staff and I have found the homeowners a delight to work with. We look forward to many years together. When you need some help from RPM here is who to reach out to:

Marie Pierce - Property Manager:

MPierce@rpmpropertypros.com

Lisa Reynolds – Assistant Property Manager:

LReynolds@rpmpropertypros.com

Kim Slappe - Assistant Property Manager:

Kslappe@rpmpropertypros.com

Claudia Cobb – CFO:

CCobb@rpmpropertypros.com

Chanté Thompson - Account Statements and Transfer of Ownership:

CThompson@rpmpropertypros.com

**Marie Pierce, CMCA, AMS
Owner/Property Manager**

Resource Property Management, LLC

P.O. Box 1866

Pittsboro, NC 27312

Office: (919) 240-4045 x 103

Fax: (919) 651-1387

<http://rpmpropertypros.com>



Deacon Ridge Townhomes

Welcome to Fall 2020. It seems incredible that we are already welcoming the Fall, but for many of us, we are hoping that 2021 will be a better year. For many of us, life has changed, and the future remains still very fragile, but despite this uncertainty, we remain optimistic for a better and more fulfilling future.

During the summer we have had increased movement of residents with a number of units for rent and or for sale. It is time to remind unit owners the importance of getting new owners and or renters the rules for living in this community that have contributed to improve lifestyle and security in our community.

Security Gates, Cameras, and a Resident Police Officer

Substantial investment has been made to keep our community safe. Please ensure that new residents are aware of the importance of registering vehicles that remain on the property, not sharing gate access codes, and informing vendors to use the Bethabara gate as well as obtaining the access code for your unit.

Dogs in the Community

We have seen an increased number of dogs in a community that was built to be dog free. Over the years this original rule was relaxed, and now we have been seeing not only an increased number of pets in the community, but more residents are not taking due care to protect and safeguard our community.

All pet owners are encouraged to use the area set aside for dogs to run and exercise. Owners are reminded they are required by law to collect doggie waste and dispose of it in a responsible manner. The rear of houses should not be used as doggie runs. We have a new landscape company and they are making efforts to keep our areas green, but this is being hampered by our carelessness.

Use of Common/Community

Dumpsters

Each housing unit has common dumpsters allocated to the units. Tenants are requested to dump their waste in the dumpster allocated to them. We continue to see furniture and mattresses dumped in or near dumpsters. Please note that our trash removal service will not dispose of furniture.

Tenants and Owners of units will be fined if found disposing anything other than domestic waste in the dumpsters. If we are not able to identify the individuals, all tenants will carry the costs because removal will be paid from the master board budget prejudicing all residents.

I wish to encourage all residents and owners to report any unusual activity around the dumpsters, please send an email with date, time, activity by email to Lisa Reynolds at:

[IReynolds@rpmpropertypros.com](mailto:Reynolds@rpmpropertypros.com).

Parking on the Street

During the summer we noticed an increased number of vehicles parked on the street, residents with more than two vehicles parking on the street, or using visitors parking spaces. Every Townhome has access to a garage parking space and driveway. If more parking spaces are required, homeowners are encouraged to extend the parking space on their property. For more information or details, contact Marie Pierce, our Property Manager at: **MPierce@rpmpropertypros.com**.

Please avoid using the visitors parking area in your community, as these numbers are also limited. In addition, avoid allowing friends and relatives to park their vehicles for indefinite periods in the visitor parking spaces. Vehicles not registered as tenants in the community run the risk of being towed away.

Submitted by Gloria Kodzwa

Police Officer's Report



Hey everybody! I'm Will Johnson and I am the courtesy officer for the Deacon Ridge Community. I am here to make Deacon Ridge a safe and desired place to live. A couple things that I would like for everyone to be mindful of:

Locking your car doors at night: Most criminals check the door handles of vehicles during the late night/mid-morning hours of the day to see if they are unlocked.

Please do your part by simply locking your car doors every night and do NOT leave anything of value visible inside of your vehicle. The Winston Salem Police Department has a city wide "9PM routine." Which is a friendly reminder for everyone lock your doors at 9PM.

The traffic circle: Please be mindful and proceed with caution when driving through the traffic circle. The Deacon Ridge community has many people who enjoy walking their dogs or just for exercise, kids out playing and riding bicycles, and people with disabilities that walk near the traffic circle. Please do not speed through the traffic circle and follow the correct flow of traffic while driving through. I have witnessed several drivers go the wrong way (against traffic) and this can be problematic for many obvious reasons.

If anyone has any questions, concerns, or general comments please feel free to reach out at any time as I am here for you guys. Let's continue to keep Deacon Ridge an enjoyable place to live.

I can be reached through email at williej4@yahoo.com or by telephone at 336-848-4023.

Sneak Peek at 2021!

New projects are planned for Spring 2021. Residents will determine the priority. Please rank your top three choices, in order of priority, below. Please vote and send to Lisa Reynolds at lreynolds@rpmpropertypros.com.

- ___ Security system for building
- ___ Paving of parking lots
- ___ Swimming pool on Scholastic
- ___ LED street light upgrades for condos
- ___ Sidewalk repairs/pressure washing
- ___ Deacon Ridge Yard Sale
- ___ Other

Website

Have you had a chance to look at our updated website? It looks great and many thanks go to John Abbott, our webmaster, for his expertise.

The URL for our site is:

www.deaconridgecondos.com

The site covers information on:

- Our HOA
- Copies of our Newsletter
- Contact Information
- Important Condominium Documents
- Gate Information
- Good-to-Know information