

Villages at Crocketts Ridge

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ISSUE ONE



A neighborhood near so much without feeling like you are in the middle of everything!

Summer is Fading Fast

The neighborhood is happy to welcome some new faces to the community.

Please take a moment to welcome your new neighbors if you have not already done so.

You can feel the start of Fall if you go out early enough in the morning these days. As this time of year

approaches, many of you will be planning for new plants and a fresh chance at a lush green lawn.

The exterior home improvement incentives were capitalized on by many home owners this last spring.



However, for those of you that may have missed the chance in the spring, you still have time to send in your incentive applications for fall projects like over seeding your lawns.

Many home owners with south facing lawns find it difficult to maintain their fescue lawns due to the sun and heat of summer. This is what makes annual over-seeding of fescue lawns necessary so it can be frustrating and you may want to consider some alternatives.

The first step would be to evaluate your lawn for the grasses and weeds that are present and this effort may

benefit from calling a company like Nutri-Lawn or Fairway Green. You may find that common Bermuda grass has established

itself in your lawn. With the right care, this sun and heat loving grass can quickly take over a lawn are. The nice characteristic of this grass is that it will not need annual over seeding if fertilized properly.

You still have time to receive up to \$50 back from the HOA!

It will be the best time to plant soon so start planning now!



Some neighbors have their homes for sale so please try your best to keep up the appearance of your home in order to help them sell.

From the Community Manager:

Every newsletter presents the same challenge of conveying certain core principles of what it means to be a good neighbor while also understanding this means something different to everybody. I often find that it is easiest to share real experiences as illustration during home owner meetings. Unfortunately, it is far more difficult to write these out but I will try my best.

The hardest aspect about writing is that I have to start with one or two moments from twenty years worth of experiences and hope I achieve my goal. My very first experience of moving to Raleigh on my own to finish school in 1990 would also be one of my first true tests as a neighbor to another person. Although I had lived next door to people all my life, it had always been under the watch of a parent so respecting my neighbors was never really a "choice". It did not take more than a minute for me to understand that parent or no parent, the same rules applied.

As the real estate agent walked my friend and myself up to the newly purchased town home, the next door neighbors were starting to walk up their front steps to go into their home. This realtor knew the neighbors and stopped the woman who was in her late 60's in order to introduce us. The man had already gone into the house so the woman turned slightly to face us and said "all I know is you boys better not make any noise," before turning and walking into her house without another word. Later that evening when there were 40 or 50 college age students still out blocking the street at midnight I understood what may have made the woman a bit gruff with me earlier.

I must admit this introduction was a surprise considering I was expecting more "southern hospitality" than this one delivered. It would later come to my attention that this couple had been lead to believe by the builder that this would not be a community filled with college age students. However, at the same time, the builder promoted the close proximity to NC State. The University transportation system had a stop nearby which was one reason why I was moving there so I guess the

problem began with a builder trying to have it both ways. Regardless, I would soon after take a moment to go over to my new neighbors home for a more proper introduction.

I would become and remain friends with them for many years to follow and always tried my best to keep the noise to a minimum. This never caused me any inconvenience but even if it had I would have respected their desire for quiet. It is in this respect that people are different; the neighbors across the street just continued with the parties until they moved at the end of the next school semester. I could speculate as to why they ignored the impact of their behavior on their neighbors but it would be sufficient to say they didn't respond to their new independence in the same way as I had responded to mine.

In addition to quiet, my neighbor liked for the outside of the townhouse to be kept neat and clutter free. Again, this was certainly not an inconvenience to follow but there were always some other neighbors who couldn't keep things neat. It really just came down to the fact that it wasn't important to them to keep things neat. This is where it can get complicated because being quiet and keeping things neat are very reasonable expectations from your neighbors but what do you do when they don't share this opinion? What if your neighbor views their mess as a badge of honor?

I would later pursue a career as a community manager because I wanted to tackle this challenge head on without the traditional tactic used by other managers of calling a lawyer first. It may be naive and/ or too idealistic but I do still believe that if neighbors would just take the time to get to know each other and respect their wishes there would be far fewer conflicts. This applies to any number of issues including pets, parking habits, trash cans, or outside maintenance.

As your community manager I am often asked to intervene in a dispute between neighbors or to anonymously address a problem with a specific house. Although I can understand why people are less willing to speak to

their neighbor about a problem, I still ask if this has been tried before getting involved. The responses typically range from "I tried but they aren't getting it..." to "I thought that's what I paid you for..." Ironically, the offenders almost always respond back with "why didn't one of my neighbors just come and say something to me?" or "are you just driving around looking to justify your pay check?" Although the general responses are predictable, each situation is inevitably different and often disappointing.

The disappointment comes from watching as neighbors have only grown more distant from each other over the last few decades even though the area has seen incredible growth. People are far less willing to take the easy steps I had taken with my first real neighbors. There are many different answers given as to why people don't take the time anymore to get to know their neighbors. In fact, too many to list here but it would be sufficient to say that fewer people value the relationships they maintain with their neighbors and often turn in desperation to their home owners association to mediate a failing relationship.

It has been many years since I first set out to find a way to make a difference and I still come back to the realization that I can only encourage everyone to try to engage your neighbors before there is a problem. Just like every other relationship in your life there will be good moments and bad moments but the sum of the good moments will get you through the bad moments. If you do nothing to build the good moments than what will you be left with?

-David Robbins

Town of Cary Cultural Festival

On Oct. 8, come to Koka Booth Amphitheatre at 11 a.m. for the 5th NC Eid Festival commemorating Eid al-Fitr and Eid al-Adha. This year's theme, Sacred Music. Parking and admission for kids under 12 is free; admission is \$5 for adults. • On Oct. 22, return Koka to experience the wonder of India at the 11th Cary Diwali held at 10:30 a.m. The theme is Sanskriti- Culture Transcending Borders and is free. Both festivals will offer food, music, dance, art, vendors and rich cultural history. For more, call 460-4963.

Did you know?

On the topic of sidewalks, many home owners have a sidewalk on their property by the street. In addition to keeping your lawn and planting beds edged along your section of public sidewalk, it is important that you keep shrubs and trees safely away from the sidewalk. It should only require some basic pruning to keep tree limbs at a safe distance vertically as well as horizontally so that pedestrians have safe passage. Likewise, shrubs should be cut back regularly to avoid growing out over the sidewalk. Lawn grasses should never grow onto sidewalks, driveways or roadways. All roadside curbs and hard surfaces should be edged on a bi-weekly basis to ensure a manicured appearance.

Elections and voting times are near so many of you will be participating by way of yard signs. Although we encourage everyone to be involved in every opportunity to participate in our democracy, we also ask that everyone give thought to their signs. This means that your signs should reflect well on you, your neighborhood, and most importantly...your candidate or position!

The proper application of mulch in your planting beds and tree wells is as equally important for the winter as it is for the summer. Winter can be surprisingly dry so mulch is important for preserving moisture for the plants. This project is one that qualifies for the 2011 improvement incentives and is a great opportunity to work with your neighbors. By purchasing the mulch in bulk with your neighbors each of you will save a lot and get a fresher product. The manager will help those seeking neighbors to participate.

Finally, some parents have become too relaxed with the play of their children. Although the residential streets can give you a false sense of security, parents should remember that some drivers will be driving too fast and/or become distracted so children should not be playing in the street. Likewise, drivers should always be mindful of the speed limit and avoid distractions of all sorts such as basketball goals which should never be left out in the street when not in use.



The Research Triangle Park (RTP) along with with the Universities, Government, and Hospitals have brought an incredibly diverse group of people to this one area. Please keep this in mind when experiencing a concern with a neighbor. You may find that when you offer them help or advice it will go a long way to resolving the concern because they just didn't know any better...

Annual Meeting Scheduled

The Board of Directors is scheduling the Annual Meeting of the home owners in the upcoming coming weeks. This meeting will be hosted in the neighborhood as it was last year so hopefully many of you will be able to attend. The attendance has been traditionally low in past years so we are hoping that with this earlier warning and the earlier meeting date more of you will make plans to attend. You will also receive a formal notice about this meeting by email and regular postal mail. This notice will include a proxy form which we would appreciate receiving back from you completed if you know you will not be attending.

One of the primary functions of this meeting will be to elect Board Members and to organize volunteers for 2012. Please consider serving on the Board if you feel you have the time and talents to contribute. Likewise, if you would like to see more community socials then please consider volunteering for this responsibility since people are always needed in order to organize events.



Please help maintain our curb appeal by keeping trash cans inside your garage or at least out of street view.