



## Wellington Park HOA Newsletter February 2021

### **ANNOUNCEMENTS:**

The RV Lot currently has 6 spaces available. The cost is \$200 per year which is a little less than \$17 per month. If you have a recreational vehicle or extra cars that you need storage for, the RV Lot is a great option. If you would like a spot, fill out the application and email it to Amy Johnson at Sentry. The application can be found on the "Documents" page of our Wellington Park website.

### **HOA BOARD NEWS**

The next board meeting will be **Monday March 1, 2021 at 6:30pm at the clubhouse.**

The rescheduled Annual Board Meeting will be Monday March 22, 2021 at 6:30pm in the Clubhouse parking lot. We have 3 homeowners running:

Hi Neighbors! My name is Adam Powell, and I would like to announce to you my candidacy for the Wellington Park HOA Board. I have lived at 125 Catherwood since 2012 with my wife Rachel, our son Caden (5), daughter Allie (1), and our dog Nikki (wolf!). I am currently an operations manager for a healthtech start-up based out of Maryland. When I heard there was a need for help on the HOA Board, I thought it would be a perfect time to get more involved with our neighborhood. I enjoy tackling unique problems and finding positive solutions. With the continual changes and growth in our surrounding community, I also want to be an advocate for all residents: making sure our concerns are addressed, and passing that information on to you. Like many of you, I'm hopeful for the upcoming year. I'm really proud of the job our current board members are doing, and I'd be happy to serve you and our neighborhood by continuing with their good work.

Richard Raymond 101 Durlington Place:

I'm interested in helping our wonderful Wellington community by holding a seat on the HOA Board. I originally attended the U.S. Coast Guard Academy in the early 70's and finally earned an Engineering degree from Widener University in Chester PA. I've since retired from running my own Home Repair business as a Factotum of some 35+ years. I'm very familiar with all sorts of house problems and solutions, often requiring Permits and licensing. I've found that helping others is one of the best ways to achieve happiness in life. With that in mind, I'm also interested in helping to keep up the quality of our community as a way to maintain the safety and value that we've come to expect by living here. I

currently work the overnight shift at the Cary Home Depot which allows me to have portions of the daytime available for various Board related tasks. I'm also well versed in swimming pool maintenance and am very pleased with the current level and looking forward to helping maintain that quality.

Nora Roehm 111 Woodruff Ct.:

I have lived on Woodruff Ct. with my husband, Christian and son, Matthew since 2010. I work as a child development specialist with young children who have special needs. This has been my passion for the past 31 years. I have also been involved in advocacy for people with special needs and young child mental health issues in Wake County. Community service is important to me and I have participated in many service activities throughout my life. I was appointed to the WP HOA Board in 2019 and now I am running for another term as my 2 year term is ending. I have been HOA Board president since January 2020 and have worked with the other board members to make needed repairs and improvements to our community amenities. I feel strongly that it's important to have good communication between the Board and the homeowners therefore I will continue to find ways to ensure that our homeowner's needs are heard. Thank you, in advance, for your support.

Have an idea for the neighborhood? We want to hear it! Reach out through the "Contact Us" page on the Wellington Park website - <https://wellingtonpark.sentrywebsites.com/>

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## **Community Courtesies**

ARC rules have been modified to add a fine for homeowners who make changes to the exterior of their home without prior approval from the Architectural Review Committee. If you have questions about changes please email Amy Johnson. If in doubt, fill out an ARC request form before making changes. The form can be found on the Wellington Park website's Documents page.

## **Chris' Corner**

### **Squeaky Floors**

Bad news is, a lot of our homes in the neighborhood have squeaky floors. Wooden subfloors can be exposed to a great deal of ground moisture, and expand/contract through the changing seasons. However, with warmer weather approaching, many of the annoying floor squeaks you hear when it's cold, probably dissipate a great deal in the Spring & Summer. With this in mind, you may only have a short time left, until next Winter at least, of locating these squeaks and getting them resolved.

If you are in the process of, or intend to replace any flooring in the next couple of weeks, check to see if you have any squeaks or squeals coming from the area. This can quickly, and easily be rectified by re-securing your subfloors to the joists beneath them with screws or nails. It is important that you find a floor joist to screw into. Otherwise, you're just poking holes in the subfloor, with nothing for the fastener to bite.

**DIY tip** – Even if you're not replacing any flooring, you can fix squeaks yourself anytime. There is a product available which is just a small wood floor kit with screws and a special jig called "Squeak

No More”. It can be found at Home Depot or Amazon for about \$15. The pro version, which includes better hardware, is about \$25. This can be used in hardwood or carpeted areas. You find a floor joist near the squeaky area by banging with a rubber mallet, and listening for hollow sounds vs. solid ones. The jig allows you to drill the specialized screw far enough down that when done right; will go through the subfloor, into the joist, and will snap off, with the help of the jig, below the floor line.

## **Covenant Vote continues**

We continue to accept covenant votes and only need 21 more “YES” votes for the updates to pass!. We are able to send a ballot via email for an electronic signature through HelloSign!. If you have not voted yet & would like an electronic version please contact HOA Secretary, Bailey Barretto at [baileycbarretto@gmail.com](mailto:baileycbarretto@gmail.com) You can also mail or scan it to Amy Johnson [ajohnson@sentrymgt.com](mailto:ajohnson@sentrymgt.com) Sentry Management Inc. Attn: Amy Johnson 3109 Poplarwood Ct. Suite 310 Raleigh, NC 27604

Find a copy of the proposed changes & a ballot at  
<https://wellingtonpark.sentrywebsites.com/documents/>

## **Quick Links:**

HOA website: <https://wellingtonpark.sentrywebsites.com/>

Contact the board: <https://wellingtonpark.sentrywebsites.com/contact-us/>

Vote on our proposed covenant changes: <https://wellingtonpark.sentrywebsites.com/documents/>

HOA Meeting Minutes: <https://wellingtonpark.sentrywebsites.com/meeting-minutes/>

Follow us on Facebook: <https://www.facebook.com/groups/WellingtonParkCaryNC/>

Wellington Park, a friendly & diverse neighborhood that welcomes everyone!  
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