

# Cameron Pond Updates

March 2020



## New Board Member Leah Hines

Please welcome Leah Hines, the newly appointed Secretary/ Treasurer for the community association.

Leah Hines has been a Cameron Pond resident since 2018. She lives with her husband, Dave, their three dogs, and Shires-celebrity cat, Darwin.

Leah works for a clinical research organization, is involved in her local church and is currently hosting Jessica, a foreign exchange student from China for the school year.

Leah looks forward to serving her neighborhood community and getting to know more neighbors!



Darwin

## Neighborhood Reminders

### Trash & Recycle Cans:

All trash and recycle cans/bins need to be stored out of view from street. This can be accomplished by storing in your garage, behind landscape screening or a trash can enclosure screen. You will need to submit your proposed screen (landscape or enclosure) prior to installation. Per [Town of Cary](#) ordinances, trash receptacles should be placed by curb for pickup.

### Outdoor Maintenance:

Homeownership requires upkeep in the home and landscape, especially in a deed restricted community. Please take the time to carefully look over the exterior of their home and lawn and assess its condition. Arrangements should be made now to attend to several maintenance issues that may currently

be in violation of our community standards. Please take the time to address the issues, or if you prefer, seek out vendors to assist in performing these tasks.

Take pride in your home and community by taking an inventory of the maintenance needs of your home and lawn and begin the process of scheduling and completing the work that is needed to remedy the maintenance requirements.

### Items to check for:

**Power washing exterior of homes**  
Examine entire house including eaves and the sides of home.

## Good to Know:

Have a question for the board? Send a note to: [board@cameronpond.com](mailto:board@cameronpond.com)

The Town of Cary oversees the streets in our neighborhood. Please contact the Town at 919.469.4090 or [www.townofcary.org](http://www.townofcary.org) if you have parking questions or would like to report damaged roads.

Please email or call Omega Management at 919.461.0102 if you see damaged signs within our community.

Common Area/Amenity Emergency:  
Call 919.461.0102. Omega has a responsive management team to take action for common area or amenity concerns and an after business hours or weekend on call manager.

Assess the situation:

**Please call 911 if you see a fire or dangerous situation.**

Please follow up with Omega to alert them of damages or concerns to common area or amenities.

The emergency line is not for personal property issues, speeding, or utility issues related to your personal property.

## Outdoor maintenance cont.

### ***Mailbox Maintenance***

Check if repairs are needed on your mailbox. This includes post and mailbox; does it need repair or fresh paint, do the door and flag work correctly? Is the paint still bright, or is it faded by the sun? Can you read the numbers from a distance?

### ***Trim Repairs***

Are there shutters that need painting from fading? Have you checked the windows, eaves and louvers?

### ***Fencing***

May need power washing or repairs to posts. Check for leaning, detached pickets, missing gates or pickets, rotting boards, weeds and vines that need removal.

### ***Lawn Maintenance***

Keep lawns mowed, weeded, edged with driveways and sidewalks clear of yard debris such as lawn clippings. Refresh pine straw or mulch.

### ***Weed Control***

Many yards have weed control issues. Hire a lawn care professional if you need help. All Landscape beds and tree rings need to be weed free.

## Get plugged in!

Register your e-mail with the association to receive timely updates via e-mail (e-blasts). To register, go to [www.cameronpond.com](http://www.cameronpond.com), click on the Omega Website tab in the upper right-hand corner and then follow the steps to register.

The association website, <http://www.cameronpond.com> and linked [www.omegamgmt.com](http://www.omegamgmt.com) websites are the only official HOA communication platforms. Please note, Nextdoor.com and Facebook are **not** managed or maintained by the HOA and not used for official HOA business or communications.

## About your board:

### ***Board Member Officers elected at the February 19<sup>th</sup> meeting:***

Jenifer Zygmund, President

Albert Bennah, Vice President

Leah Hines, Secretary/Treasurer

## Omega Management:

Omega Management representatives are:

Jennifer Wichowski & Laura Moushegian.



## Neighborhood Updates

- The entrance monument refurbishment project is complete. The final surface work and sign letters were installed this week.



- Check out our [community website](#) to stay up to date on current Cameron Pond news. Find us at <http://www.cameronpond.com>. If you want to view board meeting minutes, or other association documents, go to the [Omega Website](#) tab in the upper right-hand corner of the website homepage.

- Do you have an idea to share or an issue to discuss about our community? Please join us at the beginning of our monthly board meeting for an open session to share community ideas or ask questions. *Residents Speak Out* will be at the beginning of each meeting with each resident having 3 minutes to speak.

- If you have an association issue specific to your property, this will need to be discussed with the board privately. Please contact [board@cameronpond.com](mailto:board@cameronpond.com) and [laura@omegamgmt.com](mailto:laura@omegamgmt.com) at least 5 days prior to the board meeting if you would like to be placed on the agenda. Our next meeting is scheduled for Wednesday, April 22 at 8:30 a.m.

### Dates to remember

April 22, 2020 at 8:30am  
monthly board meeting at the  
Omega management office \*

May 9, 2020: Pool opening date

July 3, 2020 Social event at pool 4-7pm

September 7, 2020 Social event at pool 11am-2pm

September 27, 2020: Pool closing date

\*subject to COVID -19 contingency plans



### WE NEED YOU!

#### Volunteers Needed

#### Playground Enhancement Task Force:

Volunteer to Chair or join the task force! We are looking for a community member that would like to Chair the Playground enhancement task force. Call 919.461.0102 or e-mail [Laura@omegamgmt.com](mailto:Laura@omegamgmt.com) to become involved in the playground enhancement task force.

#### Pool Committee:

Mitch Presnick has been appointed as the Pool Committee Chair. Please call 919.461.0102 or e-mail [Laura@omegamgmt.com](mailto:Laura@omegamgmt.com) to join this committee.

Have ideas for other areas in Cameron Pond that could use improvement? E-mail the board at [board@cameronpond.com](mailto:board@cameronpond.com)

Looking to freshen up your landscaping with a new hardscape project or your house with a change in paint color? Please make sure you submit your request to the Architectural Review Committee (ARC). You can find the [Architectural Request Form](#) on Omega's website under "documents".