



# FOXMOOR FLASH

## MESSAGE FROM THE BOARD

We wanted to reach out to you all to say hello again or welcome to the neighborhood!

Mark your calendars for the 2026 annual meeting of Foxmoor residents! It will be a great time of getting together with neighbors, old and new, and finding out more about our great neighborhood.

When: 4:00 p.m. - 5:00 p.m. on Sunday, May 31  
Where: Joyce and Dave Durlam's house: 1905 Blue Slate Ct.

What: Bring a snack to share and your lawn chairs

We hope to see you there!

## OPEN BOARD SEATS

Do you want to feel more connected to your neighborhood? We are looking for a few people to join our board! There is a current opening for Secretary or members at large. No experience needed. Interested? [\[Redacted\]](#)

## LAW ENFORCEMENT

For any police matters, our community is covered by the Wake County Sheriff's Office at 919-856-6900.

Fire Protection: The Fairview Rural Fire Department covers our area at 919-362-8445 (Ten Ten Road, Apex location) and 919-779-7722 (Ten Ten Road, Raleigh location). Any brush burning questions should be directed to them.

## SPRING IS HERE!

As we head into the spring season, the Foxmoor Homeowners Association would like to remind homeowners to now is a great time to take a moment to freshen up the appearance of yards and the exterior of homes.

Our covenants state that **yards are to be kept free of tall grass, undergrowth, dead trees and trash and are to be maintained with a pleasing appearance.** If not properly maintained by the owner, a yard can be corrected by the HOA. The cost of the work will be charged to the owner. If unpaid, these costs will become a lien on the property.

We have recently been made aware of multiple properties in the neighborhood not adhering to these covenants.

Warmer weather is perfect to mow lawns, trim shrubs, remove debris, powerwash homes and address any areas that may have accumulated leaves or weeds over the winter months. Maintaining our properties helps preserve the beauty and value of our neighborhood and contributes to the welcoming environment we all enjoy.

Thank you for helping keep Foxmoor looking its best as we move into the spring season!

## CONTACT INFORMATION

Have Questions? Our website is a great place to start! [www.foxmoor.net](http://www.foxmoor.net)

## SPEED LIMIT IS 25 MPH

We have lots of walkers, runners and children on our streets. Please help keep our streets safe!

# RENTAL POLICY HOMEOWNER REVIEW AND VOTE

The Board is preparing a potential update to our Covenants, Conditions and Restrictions (CCRs) to include rental guidelines, with a focus on preserving the character, safety and long-term value of our neighborhood. Results of the recent homeowner feedback survey sent out via email, showed strong support for limiting short-term rentals and prioritizing longer-term leases that promote stability and neighborly connection. We appreciate the thoughtful input shared from our neighbors.

A draft proposal under consideration includes rental guidelines such as a minimum 12-month lease term, a cap on the number of rental properties within the community and requirements for property accountability and property maintenance. These measures are designed to reflect the values that make Foxmoor a welcoming, well-maintained and close-knit place to live. Although amendments of CCRs technically apply to current homeowners, if 75% of properties vote yes, a brief review of NC court decisions recommended that existing homes be "grandfathered" to be permitted exclusion from the new amendment. If the property is sold, the new amendment would apply to the new property owner.

We will be circulating a draft of the Rental Article for final review and comments to all property owners and plan to hold a vote during the Summer all HOA meeting. Verifiable records of votes will need to be obtained from every property owner as a property without any record of a YES vote will count as a NO.

## STREET LIGHTS

To report a street light that is malfunctioning or out near your home, you can contact Progress Energy at 919-508-5400 or go to their website at [www.progress-energy.com](http://www.progress-energy.com) and search "street light outage."

## MAILBOXES

For broken mailbox cast iron support brackets:  
A-1 Welding in Garner at 919-772-4213 or  
Carolina Kustomz Welding at 919-353-9741

For replacements: Post and Pickets in Dunn, NC  
919-772-7170.

## PETS

The Board would like to remind pet owners that Wake County requires owners clean up after their pets, and there is a leash law that requires all dogs must be on a leash.

## Covenant/Bylaw

### Enforcement and Guidelines

One of the Board's responsibilities is responding to infractions of the Association's covenants. Common issues often requiring action include:

- \* Trailer or boat parking in the driveway or side set-back of the house
- \* Unlicensed vehicles parked on the property unscreened
- \* Vehicle parking off of the paved driveway
- \* Nuisance dog barking
- \* Unkept lawns

Homeowners interested in a copy of the community bylaws and/or a short form of the covenant guidelines for future projects can now download a copy from our association website [www.foxmoor.net](http://www.foxmoor.net) or by emailing the Board requesting a copy.

Homeowners are also reminded that any changes or additions to your house or property must first be approved by the Board. Examples include exterior repainting, addition of garages and sheds, fences, major landscaping, etc.

## Association Board Members

President: Jacques Roeth

Architecture: Ron Walunas

Landscape: Ned Leahy

Treasurer: Samantha Mlot

Website: Steve Miller

Secretary: Open

Social: Joyce Durlam

Newsletter: Ginny Inman

Member at Large: Nick Benzick

Association P.O. Box:

Financial Records of the Association are open to any member at any time by written request of the Treasurer  
P.O. Box 4552, Cary NC 27519-4552

<http://www.foxmoor.net> | [REDACTED] | [REDACTED]