

Happy Spring!

Rand Meadows Homeowners

We hope that you and your family are enjoying the return of warm weather. 2020 presented many challenges to our lives and we hope this year will be a turning point to a more “normal” life. We would like to start by sharing helpful and relevant information to our neighbors. For our first 2021 newsletter, we would like to share some quick updates, introduce you to our board, highlight information that we feel will benefit our community, and share a link to the official Rand Meadows Covenants.

Everyone on the 2021 Rand Meadows Board is excited to serve our community and would like to take this time to give a quick introduction of themselves. We look forward to the warmer weather and having the opportunity to get to know more of you while out enjoying our beautiful neighborhood.

Spring Updates

As spring approaches, we all start to enjoy the outdoors more. As we begin spring maintenance in our own yards, our landscaping crew is also working to ensure the common areas in our neighborhood stay in the best condition possible. Every year around this time the grounds start to dry from the additional warm air. However, if you have lived here long you will know there are areas in our neighborhood that are seldom dry enough for mowing or even bush hogging. This year, North Carolina has experienced above average rainfall making some of the common areas wetter than normal. This additional moisture makes maintaining the wetland areas even more challenging. As the warmer temperatures move in, we are optimistic that these areas will continue to dry out and allow our landscapers to maintain them without risking their equipment getting stuck leaving unsightly tracks/ruts.

In an effort for the board to be aware of issues and be respectful to all our contractors, we ask that if you have any neighborhood concerns, please do not interact with the workers directly but please reach out to our Resident Services to address them formally. Please know that contacting the management company is the best method for your concerns to be addressed in the timeliest manner.

Board Members



Matthew Foushee, President

I have served the Rand Meadows community as a board member for the last two years. My wife, Kristy, originally from Garner and I, from the area as well, moved into the neighborhood in 2016 and we are the original purchasers of the home. We have two children, elementary schooler and middle schooler. We are true North Carolinians. I attended a UNC system school to receive a degree in Finance. I have been in sales, served as a Wake County high school teacher, and now work in financial advisory services. I would like to continue to serve

our board to ensure we have a community that we are all proud of. I hope to see each of you at upcoming events.



Scott Rains, Vice President

My wife, Molly, and I have lived in Rand Meadows for about 2½ years now. We had been looking for our new home and stumbled upon this beautiful quiet neighborhood by accident. We cherish the openness and the neighborly atmosphere. We knew right away that this is where we wanted to settle down in North Carolina. We thank all of you that have warmly welcomed us here. My wife and I came to North Carolina 3 years ago from Colorado. We

enjoy going to the beach, gardening, and visits to the mountains to explore this great state. We kayak when we can, as well as enjoy the country roads on our motorcycle. We enjoy daily strolls in the neighborhood with our Golden Retriever, Maggie, which I'm sure most of you have met and enjoyed her friendliness. Last year at the annual meeting we had two vacancies to fill and I volunteered to serve. I volunteered to be on the board last year out of a desire to help maintain this neighborhood as we had found it. I again am volunteering to stay on the board to help with new ideas, while maintaining the openness and neighborly attitude we have here. A bit about me is that I am an Electrical Project Manager for a large electrical contractor. I have been a licensed electrician by trade for over 30 years and a Project Manager for well over the last 10 years. The type of projects varied, but the size was always large structures with over 100 tradesmen under my care. I served on the HOA board at our last community for a couple of years as well. That community had about 350 homes plus playgrounds and pool area. I was also involved with different organizations for our children's academic and sports organizations. Thank you, for getting to know me a little bit, and feel free to reach out to me or stop by to get more acquainted.



Dan Adams, Treasurer

My wife, Debbie, and I have lived in Rand Meadows for a little more than a year. Prior to that we lived at various times in Minnesota and New Jersey. My wife was raised in Raleigh and after moving with me twice to Minnesota, decided it was time to settle in North Carolina. Prior to retiring here, I was on the faculty of NC State University for almost 10 years in the 1970's and then for the past 34 years worked as an R&D and Quality Assurance executive and consultant in the food industry. My wife and I are empty nesters with 2 children and 6 grandchildren living here in Wake County and in Minnesota. We love it here in Rand Meadows, and I look forward to working on the HOA board to keep the wonderful ambiance we have here in our neighborhood

and bring the members of our community closer to one another and getting more community involvement in board and community activities.



Ashley Byars, Secretary

My name is Ashley Byars. My husband and I have a 20-month-old little boy and 13-year-old pup! My husband and I both grew up in this area and are happy to call Rand Meadows home since 2011! I have a Master's in both Elementary Education and School Administration, and I have worked in public education for 10 years. I am honored to be nominated to serve on our HOA board. I look forward to the opportunity to serve and collaborate with my neighbors to ensure our neighborhood is well kept, inviting, and safe for our residents both young and old!

Raymond Hayes

My wife and I have lived in the neighborhood for almost 15 years. We are at the corner of Swordfish and Ocean Crest at the house with the roses. You've probably seen me out getting my exercise mowing the lawn or my wife and I walking our dogs. I used to serve on the board in the early days and would like to rejoin and help serve our community. I know we all invest a lot in our homes and want to keep this community a beautiful, welcoming place for our families and property values to grow. I'm a civil engineer and work in project management for a private engineering firm. I work with the DOT, local municipalities, subcontractors, and utilities working through contract and construction related matters and I believe this experience can be valuable to our community as we work to keep our community in shape and work through questions that may arise as 540 is built behind us. I would love to help our community and thank you for your consideration.

Covenant Highlight

Each newsletter, we will be highlighting an item from our covenants. We know it's a lot to read so we would like to share some items with you!

Architectural Review

The Architectural Review Committee (ARC) requires a request be submitted in writing for **any** additions or exterior modifications to your property. Approvals may take up to 30 days. The ARC reserves the right to request more information to clarify requests. Plans should include a survey of your property and a detailed description of your improvement or modification.

Prior to submission:

- Have you reviewed the Covenants as they pertain to your proposed improvements?
- Have you discussed your plans with your adjoining neighbors?
- If required, have you been issued a building permit?

There are resources online that as a resident, you may find helpful! Please review the covenants for the neighborhood. You can also view the covenants [Wake County Register of Deeds](#).

[Rand Meadows Covenants - Phase II](#)

[Rand Meadows Covenants - Phase III](#)

Resident Services contact information:

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