

## KNOWN DEVELOPMENT DISCLOSURES

2/4/2020

(See Homeowners Association Master List for Dues/Fees Information)

|  |  |            |
|--|--|------------|
| Arcadia Ridge  | Power transmission line right-of-way Lots 20 & 21. Homes built must utilize Piedmont Natural Gas and Lot owners are charged a prorata portion of street lighting. Homeowners Assoc.Dues  | 11/20/2019 |
| Border Creek   | Power transmission line right-of-way, 21 lots in Davidson County, Adjoins the City of Winston-Salem Construction & Demolition Landfill   | 3/2/2006   |
| Bridgton Place, Sec. I, II, III, IV & V                                    | Power transmission line right-of-way. Homeowners Assn.   | 2/2/2006   |
| Bridgton Place, (The Gables)   | Homeowners Assn.   | 10/6/2009  |
| Bridgton Place, (The Gardens at)   | Power transmission line right-of-way. Homeowners Assn.   | 1/30/2003  |
| Brushy Creek   | 100 Year Floodplain (some lots)  | 2/11/2005  |
| Camden Park Sec. 1, 2  | Homeowners Assn., Permanent storm water retention pond   | 6/13/2007  |
| Crosslands, Phase II   | Gas line easement on some lots   | 3/19/2008  |
| Crow Hill, Phase Three   | Homeowners Assn., Lots 1-3 & 35-38 are in Pfafftown 27040. All others are in Winston-Salem 27106.  | 9/23/2008  |
| Dar Ridge Park   | 100 year flood plain, powerlines   | 10/6/2003  |
| Darwick Acres  | 100 year flood plain (some lots)   | 9/9/2003   |
| Dryden Park, Sec. I Ph 1   | Rear yard buffer on lots 1 thru 17. See plat map and restrictive covenants.  | 12/2/2004  |
| Fair Oaks  | Homeowners Assn., The Estates have private streets   | 10/6/2009  |
| Glenhaven (Townhomes)  | Homeowners Assn.,  | 3/19/2008  |
| Graycliff  | Forsyth County Water Plant, Some lots in Davidson County.  | 3/21/2005  |
| Harwick Place  | Homeowners Assn.   | 7/20/1995  |
| Holly Rdge   | Near Northern Beltway  | 6/7/2018   |
| St. James Ridge  | Homeowners Assn.   | 4/20/2017  |
| Kensington Village, Sec. 1, 2, Ph. 1                                       | Homeowners Assn., Watershed Pond, Proposed widening of Hopkins Road  | 8/30/2000  |
| Lochurst, Sec. I, II, III, IV Ph. 2  | Homeowners Assn.   | 3/28/2006  |
| Long Creek Village   | Homeowners Assn. Proposed Northern Beltway adjoins property. Natural common area / Wetland disclosure  | 1/21/2009  |
| Meadowlands  | Power lines, natural gas easement, 100-year flood plain (some lots), Wetlands, drainage easements, Homeowners Assn. Pool and tennis facility. Disclosure of Preliminary NC HWY 109 Corridor. Private Sanitary Sewer - Read Sanitary Sewer Disclosure | 10/29/15   |
| The Heritage   | Private Sanitary Sewer Force Main System/Cost  | 10/17/2018 |
| The Highlands  | The Highlands Homeowners Assn.   | 10/29/2015 |
| Sea Pines Golf Villas  | Sea Pines Homeowners Assn.   | 10/29/2015 |
| St. James Golf Villas  | St. James Homeowners Assn.   | 10/29/2015 |
| Meredith Woods, Phase 1, 2   | Homeowners Assn., Transmission Power Lines, Duke Energy Substation, Common Area  | 10/16/2019 |
| Meredith Woods, The Enclave  | Homeowners Assn., Transmission Power Lines, Duke Energy Substation, Common Area, Flood Plain   | 11/19/2019 |
| Oak Valley   | Homeowners Assn. 100 year flood plain (some lots), gravesite on common area  | 4/7/1997   |
| Hiddenbrook, Section 12, Phase 4   | Adjoins Shooting Supply Wholesale Business; 3 lots may be developed between lots 449-450; see Plat for location of Debris Site   | 9/8/2014   |
| Sawgrass Phase 1, Legacy Village   | 5 lots are on septic tanks   | 6/13/2007  |
| Peppertree, Sec. I, II, III  | Homeowners Assn., Building Envelope Lots   | 3/2/2011   |
| Pfafftown Village, Sec. I, II  | Family cemetery plot, water purification plant, Power lines in Section III, Greenway Easement  | 10/29/2015 |
| Salem Springs, Ph. 1, 4  | Abandoned septic field (lots 14, 15, 16)   | 1/30/2003  |
| Shallowford Lakes, Sec. 9, 10  | Homeowners Assn., Power Transmission Lines   | 9/28/2001  |
| Sherwood Forest, Section XVI, Phase 4; Section 17; 17A, 17B and Section 18 | Homeowners Assn.   | 4/24/2009  |
| Homeowners Association   |  | 1/29/2019  |
| Sherwood Forest- 300 Acre Planned Residential Dev.                         | Homeowners Assn. Power lines, some flood plain   | 10/29/2015 |
| Camelot at Sherwood Forest   | 100 year flood plain (some lots), Greenway Easement  | 10/29/2015 |
| Shelburne Village at Camelot, Sec. I, Sec. 2 Ph 1                          | Homeowners Assn., 100 year flood plain (some lots), Greenway Easement  | 4/30/2002  |
| Sherwood Forest, Sec. 15, Ph. IV-C1, C3                                    | Power transmission line right-of-way   | 1/31/1995  |
| Sherwood Forest, Sec. 17A  |  | 4/7/1997   |
| Spring House   | Sections 4, 5, 6, 7, 8, 9, 10 Located in Forsyth County, Section 3 Located in Davidson County  | 12/15/1997 |
| Springfield Village  | Homeowners Assn.   | 2/16/2001  |
| Stonebrook Farm  | Homeowners Assn., Pond   | 6/14/2007  |
| Sunny Brook Village  | Homeowners Assn.   | 3/8/2013   |
| Sunny Brook Villas at  | Homeowners Assn.   | 10/9/2014  |
| Sunset Ridge   | Flood Plain, Gas Line Easement   | 9/20/2016  |
| Taylor's Run   | Homeowners Assn.   | 2/10/2004  |
| Union Pointe   | 100 year flood plain, right-of-way for future power transmission lines   | 5/12/2004  |
| Waterford, Sec. 4, Ph. 1, 2, 3   | Homeowners Assn.   | 12/18/1997 |
| Windfield Sec. 1,2,3   | Homeowners Assn., Sanitary sewer easement thru common area, 100 yr. floodplain (some lots) HOA maintains subdivision streets   | 6/12/2006  |
| Windsor Park. Sec. 1, 2-A  | Proposed corridor-eastern leg of northern beltway, 100 yr. floodplain (some lots)  | 1/31/1995  |
| Windsor Park (The Woods at)  | Sanitary sewer easement located on rear of lots 41, 42, 43, 44, 301  | 5/6/1996   |
|  | Proposed corridor-eastern leg of northern beltway, 100 yr. floodplain (some lots)  | 1/31/1995  |

Full disclosure is required to all buyers prior to signing any Offer to Purchase and Contract in any of these neighborhoods.

Disclosure is also required to all real estate agents prior to acceptance of any contract in these neighborhoods.

This list is subject to change without notice as new items are revealed. This list should not be construed to be the only items necessary for disclosure. Each agent and buyer is responsible for investigating each property for further pertinent items. The items that appear on this list are those known to the developer at this time.

11:54 AM  
2/4/2020

**HOMEOWNERS ASSOCIATION DUES MASTER LIST**

2/5/2020

| YEAR | DEVELOPMENT   | PHONE        | ASSOCIATION NAME  | DUES    |  |
|------|---|--------------|---|---------|--|
| 2020 | Arcadia Ridge   | 733-1524     | Arcadia Ridge Homeowners Association                      | \$50    | Annually   |
| 2020 | Bridgton Place<br>Sections 1, 2, 3, 4, 5 & 6, The<br>Gardens and The Gables<br>Transfer Fee   | 727-8600     | Bridgton Place Association, Inc.                          | \$90    | Annually   |
|      |   |              |   | \$50    | Determined at closing (buyer and seller decide)  |
| 2020 | Camden Park, Sec. 1 & 2<br>Transfer Fee   | 760-0721     | Camden Park Homeowners Association, Inc.                  | \$205   | Annually   |
|      |   |              |   | \$100   | Determined at closing (buyer and seller decide)  |
| 2020 | Fair Oaks<br>Master Association Administrative Fee  | 733-1524     | Fair Oaks of Forsyth Co. Owners Master Association, Inc.  | \$175   | Annually   |
|      | The Estates at Fair Oaks  |              | The Estates at Fair Oaks Homeowners Association Inc.      | \$100   | Paid by buyer at closing   |
|      | The Enclave at Fair Oaks  |              | The Enclave at Fair Oaks Homeowners Association Inc.      | \$485   | Annually (paid in addition to owners Master Assoc. dues)   |
|      | The Village at Fair Oaks  |              | The Village at Fair Oaks Homeowners Association Inc.      | \$150   | Annually (paid in addition to owners Master Assoc. dues)   |
| 2020 | Glenhaven Townhomes<br>Capital Reserve Fee  | 924-8357     | Glenhaven Townhomes Association, Inc.                     | \$1,320 | Annually (paid in addition to owners Master Assoc. dues)   |
|      | Administrative Fee  |              |   | \$65    | Monthly  |
|      |   |              |   | \$250   | Paid by initial homebuyer  |
| 2020 | Harwick-Bridgeport  | 727-8600     | Harwick-Bridgeport Home Owners Association                | \$50    | Paid by buyer at closing   |
| 2019 | Kensington Village<br>Townhome Lots   | 924-8357     | Kensington Village Association, Inc.                      | \$310   | Annually (includes pool and tennis courts)   |
|      | Insurance Premium on Townhomes only   |              |   | \$150   | Annually   |
|      | Administrative Fee Village & Townhome Lots  |              |   | \$120   | Monthly (paid in addition to annual dues)  |
| 2020 | The Lake at Lissara<br>Capital Fee  | 922-4000     | The Lake at Lissara Homeowners Association, Inc.          | \$300   | Paid at closing  |
|      | Private sewer system fee per lot  |              |   | \$110   | Paid by buyer at closing   |
|      | Working Capital Assessment  |              |   | \$1,070 | Annually Per lot   |
| 2020 | Lochurst  | 978-4049     | Lochurst Recreational and Maintenance Association, Inc.   | \$250   | Paid by 1st property buyer at closing  |
|      |   |              |   | \$600   | Annually (N/A for vacant lots)   |
|      |   |              |   | \$250   | Paid by initial buyer & every buyer (builders are excluded)  |
|      |   |              |   | \$500   | Annually dues for homeowners (includes pool & tennis)  |
|      |   |              |   | \$100   | Annually dues for vacant lot owners  |
| 2020 | Long Creek Village<br>Administrative Fee  | 272-0641     | Long Creek Village Association, Inc.                      | \$599   | Annually (includes pool)   |
|      | Long Creek Village Townhomes  | 272-0641     |   | \$100   | Paid by buyer at closing   |
| 2020 | Lynhaven Crossing   | 733-1524     | Lynhaven Crossing Homeowners Association, Inc.            | \$94    | Monthly (in addition to annual dues)   |
| 2019 | Meredith Woods<br>Administrative Fee  | 924-8357     | Meredith Woods Homeowners Association, Inc.               | \$500   | Annually   |
| 2020 | Meredith Woods, The Enclave at<br>Working Capital Contribution  | 723-0303     | The Enclave at Meredith Woods Homeowners Association,     | \$185   | Annually   |
|      |   |              |   | \$100   | Paid by buyer at closing   |
| 2020 | Meadowlands<br>Administrative Fee   | 553-9191     | Meadowlands Homeowner's Association, Inc.                 | \$250   | Annually   |
|      | Pool and Tennis Facility  |              |   | \$350   | Annually (does not include pool & tennis membership)   |
|      |   |              |   | \$100   | Paid by buyer at closing   |
|      |   |              |   | \$100   | Requires a separate membership dues/optional based on size of household (\$275.00-\$400.00)                  |
|      | Meadowlands, The Highlands and<br>The Villas at the Highlands<br>Capital Contribution   |              | The Highlands at Meadowlands Homeowners Association, Inc. | \$130   | Monthly (in addition to Meadowlands annual dues)   |
|      | Meadowlands, Saint James  | 533-9191     | St. James Place Homeowners Association, Inc.              | \$260   | Buyer pays at closing of new construction sales  |
|      | Meadowlands, Sea Pines  | 910-894-0625 | Sea Pines Golf Villas Homeowners Association, Inc.        | \$1,308 | Annually (in addition to Meadowlands annual dues)  |
|      |   |              |   | \$132   | Per month grounds maintenance (in addition to Meadowlands annual dues)                                       |
|      |   |              |   | \$145   | Per month for deluxe grounds maintenance (optional) (in addition to Meadowlands annual dues)                 |
| 2020 | Oak Valley<br>Administrative Fee  | 553-9191     | Oak Valley Homeowners Association, Inc.                   | \$481   | Annually (includes pool membership)  |
|      | Broadmoor, Hiddenbrooke,<br>Isleworth, Keswick, Kingsmill,<br>Lonetree, Oakmont, Palmers<br>Ridge, Saddlebrook, Sawgrass,<br>Scottsdale, Suntree, The<br>Woodlands, Rae's Creek and Seay<br>Place |              |   | \$35    | Paid by buyer at closing   |
|      | Legacy at Oak Valley  |              | Legacy at Oak Valley HOA, Inc.                            | \$1,400 | Annually (in addition to Oak Valley annual dues)   |
|      | St. Andrews Golf Villas   |              | St. Andrews Oak Valley Association, Inc.                  | \$1,320 | Annually (in addition to Oak Valley annual dues)   |
| 2019 | Sherwood Forest Section XVI, Phase<br>4; Section 17, 17A and 17B and Section 18   |              | S.F. Association, Inc.                                    | \$250   | Annually   |
| 2020 | Shallowford Lakes, Sec. 9,10<br>Pool Facility   | 413-5664     | Shallowford Lakes Association, Inc.                       | \$250   | Annually (does not include pool membership)  |
|      | New Building Fee  |              |   | \$220   | Annually (Residents pay additional fee for pool membership)  |
| 2019 | Sherwood Forest, 300-acre PRD<br>Transfer Fee   | 760-6550     | The Sherwood Association, Inc.                            | \$750   | Paid by owner  |
|      | Camelot   | 760-6550     |   | \$120   | Annually (does not include pool membership)  |
|      | (transfer fee and Camelot annual decorative street light fee.)<br>(Camelot annual street light fee set each year in April)  |              |   | \$50    | Paid by buyer at closing   |
|      | Shelburne Village at Camelot  | 760-6550     |   | \$115   | Annually (decorative street light fee)   |
|      |   |              |   |         | (in addition to Sherwood Forest PRD annual dues)   |
|      |   |              |   | \$190   | Monthly (in addition to the Sherwood Forest PRD annual dues)<br>(Make a check payable to Sherwood/Shelburne) |
| 2020 | St. James Ridge, Guildford County<br>Capital Improvement Fee  |              | St. James Ridge Homeowners Association, Inc.              | \$600   | Annually   |
|      |   |              |   | \$100   | Paid by buyer at closing   |
| 2020 | Taylor's Run<br>Transfer Fee  | 712-3373     | Taylor's Run Homeowners Association, Inc.                 | \$350   | Annually voted in January of each year   |
|      |   |              |   | \$100   | Paid by buyer at closing   |
| 2020 | Waterford<br>Pool Facility  | 575-0447     | Waterford Homeowners Association, Inc.                    | \$135   | Annually (pool is additional)  |
| 2020 | Windfield<br>Transfer Fee   | 768-7448     | Windfield Homeowners Association, Inc.                    | \$225   | Annually (pool membership optional; \$200-\$350)   |
|      |   |              |   | \$75    | Annually - April 1 - March 31<br>Paid by buyer at closing  |

For information about the developments below call the phone number listed.

Sherwood Forest 300-Acre PRD 336-760-6550

Sherwood Hills I, II & III Townhomes  
Sherwood Hills IV Townhomes  
Sherwood Villas  
Lytchfield Place Townhomes

\* indicates additions/changes made on the above date  
2/5/2020 11:08 AM Revised

# CONTACTS FOR HOMEOWNERS ASSOCIATION DUES JANUARY 31, 2020

## **ARCADIA RIDGE**

[bgodfrey@hubbardcommercial.com](mailto:bgodfrey@hubbardcommercial.com)

## **Brant H. Godfrey**

Arcadia Ridge Homeowners Association, Inc.  
1598 Westbrook Plaza Dr., Ste. 200  
Winston-Salem, NC 27103  
**336-723-0303 FAX 733-1537**

## **HARWICK/BRIDGEPORT**

[maint@messickproperties.com](mailto:maint@messickproperties.com)

## **Pat Messick**

Harwick-Bridgeport Homeowners Assoc., Inc  
PO Box 24982  
Winston-Salem, NC 27114-4982  
**727-8600 FAX 727-8814**

## **BRIDGTON PLACE**

[maint@messickproperties.com](mailto:maint@messickproperties.com)

## **Pat Messick**

Bridgton Place Association, Inc.  
PO Box 24982  
Winston-Salem, NC 27114-4982  
**727-8600 FAX 727-8814**

## **CAMDEN PARK, SECTION 1 & 2**

[terrymanagement@bellsouth.net](mailto:terrymanagement@bellsouth.net)

## **Shirley Byerly**

Camden Park HOA, Inc.  
P.O. BOX 24961  
Winston-Salem, NC 27114  
**760-0721 FAX 760-8846**

## **FAIR OAKS**

[bgodfrey@hubbardcommercial.com](mailto:bgodfrey@hubbardcommercial.com)

## **Brant Godfrey**

1598 Westbrook Plaza Dr., Ste. 200  
Winston-Salem, NC 27103  
336-723-0303

- **FAIR OAKS, MASTER**
- **FAIR OAKS, THE ENCLAVE AT**
- **FAIR OAKS, THE ESTATES AT**

The Fair Oaks of Forsyth County Owners  
Master Association, Inc.  
The Enclave at Fair Oaks Homeowners  
Association, Inc.  
The Estates at Fair Oaks Homeowners  
Association, Inc.

## FAIR OAKS, CONTINUED

**FAIR OAKS, The VILLAGE AT**  
[jhvynalek@gmail.com](mailto:jhvynalek@gmail.com)

**Jack Vynalek**  
The Village At Fair Oaks Homeowners  
Association, I  
7914 Abelia Way  
Clemmons, NC 27012  
**919-749-8582**

**GLENHAVEN**  
[bstanley1@me.com](mailto:bstanley1@me.com)

**Barbara Stanley**  
Glenhaven Townhomes Association, Inc.  
PO Box 11511  
Winston-Salem, NC 27116  
924-8357 FAX 924-0376

**KENSINGTON VILLAGE**  
[bstanley1@me.com](mailto:bstanley1@me.com)

**Barbara Stanley**  
Kensington Village Association, Inc.  
PO Box 11511  
Winston-Salem, NC 27116  
**924-8357 FAX 924-0376**

**KINGS GRANT**  
[kingsgrantws@gmail.com](mailto:kingsgrantws@gmail.com)

**Janet King**  
71 Carrisbrooke Lane  
Winston-Salem, NC 27104  
**336-880-2425**

**THE LAKE AT LISSARA**  
[langwilcox@gmail.com](mailto:langwilcox@gmail.com)

**Lang Wilcox or Kim Cardwell**  
The Lake at Lissara Hoa, Inc.  
PO Box 10  
Bethania, NC 27010  
**Lang: 399-0445 Kim: 922-4000**

**LOCHURST**

[dspainhour1@gmail.com](mailto:dspainhour1@gmail.com)

**Doug Spainhour**

Lochurst Recreational and Maintenance  
Association Inc.  
PO Box 325  
Pfafftown, NC 27040  
**978-4049**

**LONG CREEK VILLAGE**

[jamine@slatterinc.com](mailto:jamine@slatterinc.com)

**Jamine Matthews**

Long Creek Village Association, Inc.  
c/o Slatter Management Services, Inc  
4125-G Walker Avenue  
Greensboro, NC 27407  
**336-272-0641**

**LYNHAVEN CROSSING**

[bgodfrey@hubbardcommercial.com](mailto:bgodfrey@hubbardcommercial.com)

**Brant H. Godfrey**

Lynhaven Crossing Homeowners Association, Inc.  
1598 Westbrook Plaza Dr., Ste. 200  
Winston-Salem, NC 27103  
**336-723-0303 FAX 733-1537**

**MEADOWLANDS**

[dhebert@amgworld.com](mailto:dhebert@amgworld.com)

**David Hebert**

Meadowlands Homeowners Association, Inc.  
c/o Association Management Group  
PO Drawer 10265  
Greensboro, NC 27404  
**553-9191 FAX 273-8700**

**MEADOWLANDS, SEA PINES**

[49tommycook@gmail.com](mailto:49tommycook@gmail.com)

**Tommy Cook**

Sea Pines Homeowners Association, Inc.  
PO Box 54  
Wallburg, NC 27373

**MEREDITH WOODS**

[bstanley1@me.com](mailto:bstanley1@me.com)

**Barbara Stanley**

Meredith Woods Homeowners Association, Inc.  
PO Box 11511  
Winston-Salem, NC 27116  
**924-8357 FAX 924-037**

**MEREDITH WOODS- THE ENCLAVE**  
[jredding@hubbardcommercial.com](mailto:jredding@hubbardcommercial.com)

**Judy Redding**  
The Enclave at Meredith Woods Homeowners  
Association, Inc.  
**1598 Westbrook Plaza Drive, Suite 200**  
**Winston-Salem, NC 27103**  
**336-723-0303 FAX 336-733-1537**

**OAK VALLEY**  
[dhebert@amgworld.com](mailto:dhebert@amgworld.com)

**David Hebert**  
Oak Valley Homeowners Association, Inc.  
c/o Association Management Group  
PO Drawer 10265  
Greensboro, NC 27404  
**553-9191 FAX 273-8700**

**SHALLOWFORD LAKES, SEC. 9 & 10**  
[montelong75@gmail.com](mailto:montelong75@gmail.com)

**Monte Long**  
Shallowford Lakes Association  
PO Box 117  
Lewisville, NC 27023  
**336-945-3021**

**SHERWOOD FOREST 300 ACRE PRD**  
[www.sherwoodassociation.com](http://www.sherwoodassociation.com)

**Ken Butler**  
The Sherwood Association, Inc.  
6778 River Center Drive  
Clemmons, NC 27012  
**760-6550 FAX 760-6521**

- CAMELOT AT SHERWOOD FOREST
- SHERWOOD FOREST
  - SECT. 15, PH.III, MAP 1 & MAP 1-A MAP 2, MAP 3
  - SECT. XVI, PHASE 4; SECT 17, 17A, 17B; AND SECT. 18
- LYTCHFIELD
- SHERWOOD VILLAS
- SHERWOOD HILLS I, II, III
- SHERWOOD HILLS IV
- SHELBURNE VILLAGE AT CAMELOT

**OAK VALLEY**

[dhebert@amgworld.com](mailto:dhebert@amgworld.com)

**David Hebert**

Oak Valley Homeowners Association, Inc.  
c/o Association Management Group  
PO Drawer 10265  
Greensboro, NC 27404  
**553-9191 FAX 273-8700**

**ST. JAMES RIDGE (Guilford County)**

[megan@slatterinc.com](mailto:megan@slatterinc.com)

**Megan Dougherty**

St. James Ridge Homeowners Association, Inc.  
c/o Slatter Management Service  
4125-G Walker Avenue  
Greensboro, NC 27407  
**336-272-0641**

**SHALLOWFORD LAKES, SEC. 9 & 10**

[montelong75@gmail.com](mailto:montelong75@gmail.com)

**Monte Long**

Shallowford Lakes Association  
PO Box 117  
Lewisville, NC 27023  
**336-945-3021**

**SHERWOOD FOREST 300 ACRE PRD**

[www.sherwoodassociation.com](http://www.sherwoodassociation.com)

**Ken Butler**

The Sherwood Association, Inc.  
6778 River Center Drive  
Clemmons, NC 27012  
**760-6550 FAX 760-6521**

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- LYTCHFIELD
- SHERWOOD VILLAS
- SHERWOOD HILLS I, II, III
- SHERWOOD HILLS IV
- SHELBURNE VILLAGE AT CAMELOT F. Association, Inc.

**S.F. ASSOCIATION**

[bstanley1@me.com](mailto:bstanley1@me.com)

**Barbara Stanley**

PO Box 11511  
Winston-Salem, NC 27116  
**924-8357 FAX 924-0376**

**TAYLOR'S RUN**  
[Emelia7@yahoo.com](mailto:Emelia7@yahoo.com)

**Susan McBride**  
Taylor's Run Homeowners Association, Inc.  
5474 Taylors Run Dr.  
Clemmons, NC 27012  
**712-3373**

**WATERFORD**  
[treasurer@waterfordclemmons.com](mailto:treasurer@waterfordclemmons.com)

**Tom Thorpe**  
Waterford Homeowners Association, Inc.  
PO Box 834  
Clemmons, NC 27012  
**336-575-0447 FAX 732-6765**

**WINDFIELD**  
[ascofield@priestley.amagement.com](mailto:ascofield@priestley.amagement.com)

**Ann Scofield**  
Windfield Homeowners Association, Inc.  
c/o Priestly Management  
1842 Banking Street  
Greensboro, NC 27408  
**768-7448 EXT. 131**