



THE
PRESERVE
HOA

WELCOME TO
THE PRESERVE

Homeowners Association
Welcome Packet
2026

The Farm at Ingleside
Iron Station, North Carolina
55+ Community

Information and Resources for New Residents

Prepared by the Preserve Homeowners Association
www.thepreserveatingleside.com

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Welcome to Our Community

Dear Neighbor,

Welcome to The Farm at Ingleside – **The Preserve Association (The Preserve)** — we are truly glad you are here.

On behalf of the Board of Directors, it is our pleasure to welcome you to our 55+ community in Iron Station. Whether you are downsizing, relocating, or beginning a new chapter, we hope you quickly feel at home and enjoy the comfort, peace, and sense of connection our neighborhood is known for.

Our community is part of a **master-planned homeowners association (The Farm)**, and your home is also a member of our **sub-association (The Preserve)**, which focuses specifically on the needs and interests of our 55+ residents. While the main HOA (The Farm) oversees shared infrastructure and broader community standards, your sub-HOA (The Preserve) is dedicated to day-to-day matters that directly affect our neighborhood — including appearance, communication, and community life. The two associations work to ensure the community is well maintained and thoughtfully governed. The entire community is a No Solicitation Zone, and signs are posted at each entrance.

This Welcome Packet is designed to help you settle in with confidence. Inside, you will find important contact information, utility providers, an overview of community guidelines, and helpful resources you may need as a new homeowner. We encourage you to keep this packet handy and refer to it whenever questions arise.

Living in a 55+ community is about more than rules and responsibilities — it's about courtesy, cooperation, and looking out for one another. We invite you to get involved at whatever level feels comfortable for you, whether that means attending meetings, joining social activities, volunteering, or simply introducing yourself to your neighbors.

If you ever have questions, concerns, or suggestions, please do not hesitate to reach out to the HOA Board or our management team. We value open communication and want your experience here to be a positive one.

Once again, welcome to **The Preserve**. We are delighted to have you as part of our community and look forward to getting to know you.

Warmest regards,

The Board of Directors
The Preserve Homeowners Association

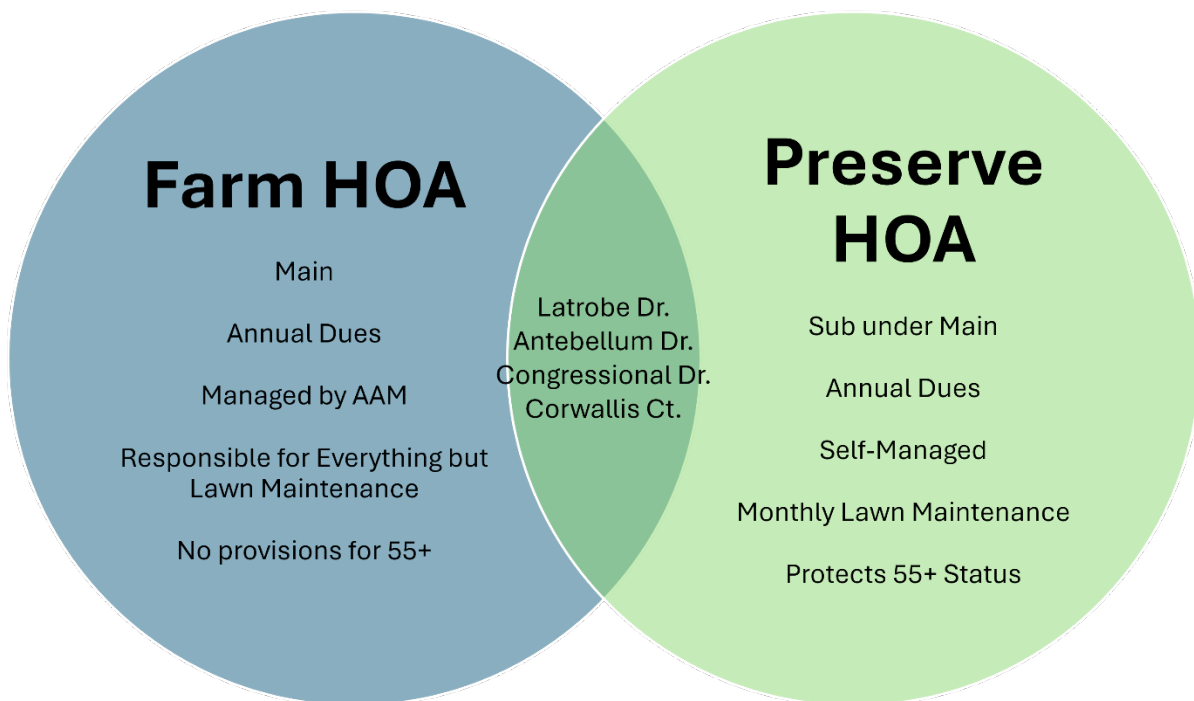
Understanding Our Community Structure: Farm HOA & The Preserve HOA

Our neighborhood operates under a unique two-association structure that was established by the original developer, Forestar, when the community was created.

The Master (Farm) HOA governs the broader subdivision and is responsible for community-wide standards, shared infrastructure, and amenities that serve all homeowners. Separately, The Preserve HOA is a Sub HOA under the Main HOA and was created specifically for the 55+ neighborhood to address the distinct needs, standards, and lifestyle considerations of our age-restricted community.

Importantly, the 55+ designation and the specific standards that apply to The Preserve are administered through The Preserve HOA. The Main HOA governing documents do not contain language establishing or enforcing a 55+ neighborhood. As a result, The Preserve HOA plays a central role in maintaining the age-restricted character and identity of our community.

The diagram below illustrates how the two associations operate independently in certain areas while also sharing responsibilities that impact all residents.



Contacts

Non-Emergency Sheriff - 704-732-9050; for after-hours non-emergency needs, you may also contact Central Communications at 704-735-8202

Farm (Main) HOA – Misty Halverson, Community Manager, AAM, LLC
980.247.1611; 866.553.8290 (After Hours Emergency)
MHalverson@AssociatedAsset.com
Website: <https://www.farmatingleside.com/>
Facebook Page: <https://www.facebook.com/groups/963041674178172>

Preserve HOA

Jeff Jones, President – preserve.farmpres@gmail.com; 502-645-7275
Sharon Kolb, Vice President – preserve.farmvp@gmail.com; 704-913-1626
Roger Rocha, Treasurer – preserve.farmtreasurer@gmail.com; 205-910-6405
Website: <https://www.thepreserveatingleside.com/>
Facebook Page: <https://www.facebook.com/groups/987709929950401>

Utilities

Electricity - Rutherford Electric Membership Corporation,
<https://www.remc.com/residential/service-app>; (704) 735-5381

Gas - Piedmont Natural Gas;
<https://www.piedmontng.com/home/start-stop-or-move>; 877-279-3636

Internet

- AT&T Fiber – 844-472-0378
- Spectrum – 844-331-0146
- T-Mobile Home – 844-699-8897

Trash

- Reliable Sanitation Services (trash only) – 704-263-2025
- Select Sanitation (trash only) – 704-588-4571
- Trash Pandas LKN (trash and recycling) – 980-485-7995
- 704 Recycle & Waste (trash and recycling) – 704-732-9253

Water – Lincoln County Public Works – 704-736-8497

Recycling Center – Lincoln County Solid Waste Convenience Center
7914 Optimist Club Rd, Denver NC, 28037
Monday through Saturday 9 am – 6 pm, Sunday 1 pm – 5 pm

Community Communication and Alerts

The Preserve HOA communicates primarily through email for routine updates, notices, and general information. For matters that are time-sensitive — such as meeting reminders, weather-related updates, or urgent community notices — we may also use text messaging to ensure timely delivery.

If you would like to receive time-sensitive text alerts, you must opt in. To subscribe, please visit: <https://www.thepreserveatingleside.com/>

Follow the instructions provided at the top of the homepage to enroll in email and text communications. Staying subscribed ensures you receive important updates promptly and helps us maintain efficient, direct communication with residents.

Preserve HOA Dues – Quick Overview

How much are dues? Preserve HOA dues are \$180 per year.

When are they due? Dues are payable in two installments of \$90 each, due on: January 1 and July 1

How do I pay? Payment instructions are provided below (see payment options). Please follow any of the listed options except Option 4.

What is the late fee policy? A \$20 late fee is applied to any balance not paid within 30 days of the due date.

Who do I contact with billing questions? If you have questions about your account, payment confirmation, or billing concerns, please contact the Preserve HOA Treasurer directly.

Monthly Lawn Maintenance Fee – Quick Overview

How much is the fee? The monthly lawn maintenance fee is \$75 per month.

When is it due? Payment is due on the 25th of the month prior to service.
(Example: March lawn service is due February 25.)

How do I pay? Payment instructions are provided below (see payment options). Please follow any of the listed options below.

What is the late fee policy? A \$20 late fee will be applied to any balance not paid within 30 days of the due date.

Who do I contact with billing questions? Please contact the Preserve HOA Treasurer with any questions regarding your account or payment status.

HOA Dues and Lawn Maintenance Fee Payments Instructions

Option 1 - Fill out a check for \$75 for lawn, or \$90 for semi-annual dues made payable to **Preserve HOA**, and mail it to:

The Preserve Association
PO Box 135
Denver, NC 28037

or you can drop it off in check box at:

Jeff Jones – 6015 Congressional Dr
Sharon Kolb – 747 Latrobe Dr

Option 2 – Pay with Zelle

Note: The bank charges a \$1 fee for using this service, please pay \$76 (lawn) or \$91 (dues) to cover the fee.

Use email: preserve.farmtreasurer@gmail.com or scan QR code below.



Option 3 – Complete a bank-to-bank ACH using Account Name: Farm at Ingleside - The Preserve Association, Account Number: 3762655613, Bank Name: First Citizens, and the Routing Number: 053100300.

Option 4 – Pay with Credit Card, Debit Card, Apple Pay, or Google Pay at <https://www.thepreserveatingleside.com/category/all-products>. **Note: there will be an upcharge reflecting fees charged by those payment options making the total payment \$77.56. Not available for dues. Only for lawn payments.**

Community Guidelines and Amenities

A full set of governing documents can be found on our website at:
<https://www.thepreserveatingleside.com/post/green-living-updates-and-announcements-for-residents>

Password: FarmPreserve

We encourage you to review this information early so you can enjoy your home with confidence and clarity.

The Architectural Review process is handled by the Farm (Main) HOA.

Community Amenities are handled by the Farm (Main) HOA.

Preserve Committees – Get Involved

Beautification Committee, Hospitality Committee, and Social Committee. Contact a board member for more information.

THE FARM AT INGLESIDE

COMMUNITY MAP

- Freedom Homes - The Reserve
- D.R. Horton - The Reserve
- D.R. Horton - The Enclave
- D.R. Horton
- D.R. Horton
- Mailboxes



Drawing is an artist's rendering and therefore is approximate, for illustration purposes only and is not to scale. It is not intended to represent current or future conditions, improvements, amenities or other features of this community. Reference should be made to recorded plats, maps and governmental approvals, any or all of which may be modified in the future. D.R. Horton makes no representation concerning current or future use of the adjacent properties or the completion of future phases of this community including features, amenities and facilities. All information is subject to change without notice or obligation. 6/1/21



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