

# About the Community

---



## About the Community

Welcome to Prescott Downs, a serene neighborhood where life moves at a gentler pace. With spacious acre lots, you'll find room to breathe and create lasting memories. Mornings are filled with dog walks, while evenings come alive with backyard laughter and friendly faces. Here, young families cherish expansive childhoods, while those in later chapters enjoy calm and connection among caring neighbors. As new shops and greenway connections rise nearby, Prescott Downs beautifully blends timeless comforts with modern conveniences. It's not just a neighborhood; it's a community where belonging feels natural and every season of life finds room to flourish. We're glad you're here!

## ◆ Community Features

- Beautifully maintained entrance landscaping (*Refreshed designs September 2026*)
- Ponds and water quality management
- Seasonal decor and beautification projects
- Preferred Vendor Program with discounted group rates
- Unison Home Services partnership for optional home maintenance (*Coming Oct 2026*)
- Community Collectives (resident groups, clubs, and events)
- Neighborhood gatherings and seasonal events
- Public community website with ARC forms, documents, and updates



## Location Benefits

- Convenient access to Fuquay-Varina amenities
- Proximity to PGW corridor development
- Public roads maintained by the Town of Fuquay-Varina
- Quiet, established neighborhood with long-term residents



## How the HOA Protects Home Values

- ARC oversight ensures consistent exterior standards
- Covenant enforcement maintains neighborhood appearance
- Professional landscaping keeps common areas attractive
- Seasonal enhancements improve curb appeal
- Preferred vendors + Unison help residents maintain homes affordably
- PGW corridor expansion coordination protects long-term stability
- Berm maintenance preserves privacy and visual appeal
- Community collectives strengthen neighborhood cohesion

# Prescott Downs HOA Overview

---



## Annual HOA Dues

Prescott Downs has annual dues that reflect our focus on maintaining the essential common areas of our community, without the additional cost of amenities like community pools. Residents enjoy the benefits of their own private pools and spacious acre backyards, while the dues support important functions such as:

### Dues support:

- Common area landscaping (Entrances, Berm, pond perimeters)
- Ponds maintenance
- Community signage
- ARC administration
- Covenant enforcement
- Community communication
- Vendor management
- Financial management through PPM (starting 9/1/2026)



## Services Provided by the HOA

### Included Services:

- Common area maintenance
- ARC review and approvals
- Covenant enforcement
- Vendor management
- Community communication
- Annual budgeting and financial management

### Additional Community Enhancements:

- Preferred Vendor Program (discounted group rates)
- Unison Home Services partnership (*Coming October 2026*)
- Community Collectives (Garden, Creative, Active, Holidays) & resident events
- Seasonal entrance decor
- Community website with resources, ARC forms, and updates (*Coming October 2026*)

### Not Included:

- Home exterior or yard maintenance
- Trash, recycling, (open market, preferred vendor is Reliable with resident rates for weekly service) or utilities (Duke Energy, Spectrum), Private Resident Well Water and Septic systems
- Road maintenance (public roads)
- Amenities (no pool, clubhouse, playground, etc.)

# Prescott Downs FAQ

---



## School Assignments

Wake County Assignments for Traditional and Year-Round Schools for Prescott Downs. Find more by going to <https://osageo.wcpss.net/assignment-lookup/>

### Traditional Options

- Buckhorn Creek Elementary School
- Fuquay Middle School
- Fuquay-High School

### Year-round Options

- Ballentine Elementary School
- Herbert Akins Road Middle School
- Holly Grove Middle School

## Popular Magnet & Charter Schools

- Pine Springs Preparatory Academy
- South Wake Academy

### Private Schools Under 15 Minutes

- Thales Academy - Holly Springs
- Wake Christian Academy
- Montessori Kids Universe Fuquay-Varina
- Grace Christian School (*coming in 2027*)

*SO many more options for your child's education!*

## Childcare Near Prescott Downs

### Preschools & Childcare Centers

- Oak Village Academy
- AsheBridge Children's Academy
- The Goddard School
- The New School Montessori Center
- Little Sprouts

*...and so many more!*



## Realtor & Buyer FAQ

- 1. ARC Approvals** — All exterior changes require ARC approval through the HOA Architecture Review Board
- 2. Resident Portal** — PPM manages the financial portal for dues and account access.
- 3. Rental Restrictions** — Refer to the covenants for rental guidelines.
- 4. Road Maintenance** — All roads are public and maintained by the Town of Fuquay-Varina.
- 5. Special Assessments** — None at this time.
- 6. Contact Information**

Financial questions: [accounting@ppmral.com](mailto:accounting@ppmral.com)

General HOA questions: [hello@prescottdowns.com](mailto:hello@prescottdowns.com)

ARC questions: [hello@prescottdowns.com](mailto:hello@prescottdowns.com)