

Conjurer's Neck Summer Newsletter 2019

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HOA President's Notes

I hope everyone has been having a great Summer! It's hard to believe Fall is just around the corner. As we continue to enjoy warmer temperatures for the time being, please be sure to stay safe in the heat.

We have some exciting events coming up over the next few months.

On Sunday, September 22 at 2:00 pm (rain date: 9/29), we will be holding our Annual HOA Board Meeting at the Old Brick House. We encourage all of our homeowners to attend this meeting to stay informed and voice your opinions.

This year, we will be voting on new board members for 3 vacant positions opening up (President, Treasurer, Hospitality). I have agreed to continue with my position as President on the board, and fellow homeowners Steve Neece and Blair Martin will be running for the positions of Treasurer and Hospitality, respectively. If any of our homeowners are interested in volunteering for one of the 3 open positions, please email ConjurersNeck@gmail.com so we can add your name to the ballot.

We are excited to announce that we will be having some extra fun at our annual meeting this year: a bounce house for the kids and an ice cream social for all to enjoy! A flyer with more details will be sent out, but you may view it in advance by clicking [here](#). Please come out, support your board, get up to date, and cool off with some ice cream - we can't wait to see you there!

On Tuesday, October 1 from 5:00-7:30pm (rain date: 10/3), we are having our Celebrate Safe Communities night at the Old Brick House. We invite all of our homeowners and their families to come and partake in the festivities! This is a great opportunity to kick back, relax, and have a little fun and fellowship with your neighbors while meeting some new homeowners. There will be a petting zoo and pony rides from 5:00-7:00 pm, as well as a few other activities for the kids. Pizza and drinks will be provided. Please bring a side dish, finger food, or dessert to share if able! A flyer with more details will be sent out. This should be a fun night for everyone, so please try and come out to enjoy this event!

Front Entrance Sign: As many of you know, our front entrance sign was hit and destroyed by a driver in May 2019. Unfortunately, the person driving the vehicle was not insured, so the Conjurer's Neck HOA Property Owners insurance policy paid for the reconstruction of our sign. Our new sign will be even more durable than the previous one. Additional safety features will also be installed, along with the restoration of lighting/electric to the front entrance area. We are hoping to complete reconstruction by mid-September. Please be mindful when navigating around our construction workers. Thanks for your cooperation as we move forward with this project.

Land Transfer between HOA & OBHF: We are excited to announce that we have transferred a piece of land to the Old Brick House Foundation (OBHF) which will better suit their needs as they grow in Conjuror's Neck. The original land allocation of the Old Brick House was not designed for expansion. This land transfer will adjust the property lines around the Old Brick House to aid in the OBHF's plans to remove the large "hill" in front of the house. This will, in turn, allow the OBHF to expand the parking lot and other areas. The outcome of this new development will be a vast improvement and benefit to all of us, with no cost to the homeowners. We look forward to seeing all of the improvements that the OBHF has planned.

Finally, I would like to follow up on the embezzlement case. We have made substantial progress in retrieving our funds from the embezzlement. The city of Colonial Heights has been incredibly helpful in their investigation and guidance during this trying time. Regrettably, I am unable to share further details due to the ongoing process. As more information becomes available for release, I will be glad to share it with our homeowners. Thank you for your support as we continue moving forward during this difficult time.

Sincerely,
Robert M. "Bob" Conklin, HOA President

Upcoming Events

September 22th, Sunday 2:00 PM (rain date: 9/29) **ANNUAL HOA BOARD MEETING at the Old Brick House**

- Vote on our new Board Members
- Bounce House available for kids
- Ice Cream Social for all to enjoy

October 1, Tuesday 5:00-7:30 PM (rain date: 10/3) **CELEBRATE SAFE COMMUNITIES NIGHT at the Old Brick House**

- Pizza will be provided. Please bring a side dish or dessert to share!
- Petting Zoo and Pony Rides will be from 5:00-7:00 pm
- Live music by Johnny Feva

October 1, Tuesday **HOA Dues Payment Deadline.**

Dues statements will be sent out during the last week of August. Dues are \$155 for the year 9/30/19-10/1/20

Payments will be accepted through PayPal at ConjurorsNeck.com or by mailing/dropping off a check to the address enclosed on your dues statement.

Neighborhood Watch / Block Captain Program

Officer Whirley encourages homeowners to attend the Conjuror's Neck Celebrate Safe Communities Night on Tuesday, October 1.

Landscaping/Curb Appeal

We would like to kindly remind all homeowners of the required landscaping and maintenance standards as indicated in our covenants:

- well-maintained lawn
- lawn mowed regularly
- debris and brush removed
- shrubbery and trees should be trimmed/maintained
- dead trees should be removed (note: dead trees do not require prior approval for removal)
- exterior facade maintenance
- shutters to be installed correctly
- stow away/hide from view all trash cans, recycling bins, toys, miscellaneous junk
- driveway maintenance
- blacktop and concrete driveways should be patched, painted, or sealed
- gravel driveways should be weed-free
- no clutter should be visible on your property or lot

If you have any questions about our covenants or are unsure if you need Board approval for a specific project, please contact a Board member or ConjurorsNeck@gmail.com

Elections

There will be 3 upcoming vacancies on the CN HOA Board. Any homeowner is welcome to run for the following open positions:

- **President** (10/1/19 - 9/30/22)
- **Treasurer** (10/1/19 - 9/30/23)
- **Hospitality** (10/1/19 - 9/30/22)

The current President (Bob Conklin) has agreed to continue his terms. Homeowners Blair Martin and Steve Neece will be running for the positions of Hospitality and Treasurer, respectively.

If there are any other homeowners interested in the open positions listed above, please contact Bob Conklin or email conjurorsneck@gmail.com so we can prepare an updated ballot for our annual board meeting scheduled for Sunday, September 22, 2019.

We encourage all of our homeowners to attend our annual board meeting and participate in voting for our new board members. We will have a bounce house available for kids to play on during the meeting, as well as an ice cream social for everyone to enjoy!

Non-Compliance with the Covenants

Here are a few examples of how some homeowners are in violation of our covenants:

- **Boats, trailers, campers, and miscellaneous equipment:** You are allowed to have this type of equipment parked on your property for a maximum of 7 consecutive days, twice a year. After that, you will need to stow your equipment out of view in your garage (not in the back of your home).
- **Satellite dishes:** You may not have satellite dishes in your front yard. They need to be discreetly located in your back yard. If you currently have a satellite dish in your front yard, you must relocate it to your back yard.

If a homeowner is found to be in violation of any of our covenants, he or she will receive a violation letter. This letter will state the violation and give a time frame in which the homeowner is to correct the violation. If the violation is not corrected within the given time frame, the homeowner will be charged with a fine. If the homeowner continues to refuse to correct the violation and/or pay the fine, our HOA attorney will begin correspondence and collection procedures to enforce our covenants.

If you are unsure if you are in violation of our covenants, please give Bob a call at: 804-895-1961

Rental Properties

RENTERS: If the house you are renting receives correspondence from the HOA, please pass it on to the owner as soon as possible.

OWNERS: It is the Homeowners (owners of the home) responsibility to tell their renters what to do in accordance to the covenant rules and regulations (ex: cutting the lawn, curb appeal, trimming bushes, exterior maintenance, etc.) and for maintenance of the property. Homeowners must provide the HOA Board with their current address/phone/contact information if renting out their Conjuror's Neck home. In addition, Conjuror's Neck homeowners must also let us know any time there is a change regarding the rental. You can email us at ConjurorsNeck@gmail.com or send us a message on ConjurorsNeck.com

Pet Courtesy

A friendly reminder to please use doggie bags when taking your dogs on a walk. Also, please be considerate of your neighbors if you have a dog that barks often.

Old Brick House Foundation (OBHF)

September 11, 2019, Wednesday at 7:00 pm

Talk & Book signing by Libby McNamee, author of "Susannah's Midnight Ride, the Girl Who Won the American Revolution."

This event is being hosted by Kay Wynn and will be locally published and open to the public. Weather permitting, the event will be held on the Old Brick House grounds.

Architectural Control Committee (ACC) Update

Are you making any changes to your home or property? You must contact the HOA. Please remember that ANY kind of extension (deck, porch, etc.), replacements, exterior paint color changes (shutters, doors, etc.) all require prior approval and permission.

What are the steps? The HOA will direct you to find the fees and forms that are available on our website www.conjurersneck.com, and the ACC (Architectural Control Committee) will do their best to expedite any request and make this process as simple as possible.

If you have any questions about our covenants or are unsure if you need Board approval for a specific project, please contact a Board member or ConjurersNeck@gmail.com

Conjurer's Neck Homeowners' Association's Elected Board of Directors and Board Elected Officers

Members of the Board are elected to a three year term by the homeowners present at the annual Homeowners Association meeting held in the Fall of each year. Ten percent of all lot owners must be present (in our case that means 18 lots represented) and no proxies are allowed per the by-laws of the Association. That's why it is important to make an effort to be present when you hear there is an annual meeting scheduled. Notice of the meeting is usually included on your annual maintenance dues invoice.

Officers of the Association are elected by the members of the Board and serve at the pleasure of the Board for a one year term. Officers are usually elected at the first Board meeting of each new Association year (generally at the October Board meeting).

POSITION	NAME	TERM ON BOARD
PRESIDENT (grounds, security, ACC)	Robert "Bob" M. Conklin 804-895-1961	Oct. 1, 2019 - Sept. 30, 2022
VICE PRESIDENT	Cindy Latham	Oct. 1, 2017 - Sept. 30, 2020
TREASURER	_____	Oct. 1, 2019 - Sept. 30, 2023
SECRETARY	Pauline Loftis	Oct. 1, 2018 - Sept. 30, 2021
HOSPITALITY	_____	Oct. 1, 2019 - Sept. 30, 2022
SPECIAL BOARD MEMBER/ CONSULTANT	Larry Davis	Appointment
EVENT COORDINATOR & SOCIAL MEDIA ADVISOR	Rita Feasenmeyer	Appointment
TRUSTEES	JoAnn Jones Jim O'Connell Chuck Wilusz	