

Conjurer's Neck Winter Newsletter 2016

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HOA President's Notes

Dear Homeowners,

I would like to wish you a belated Merry Christmas and a joyous, wonderful New Year! The Conjurer's Neck HOA is off to a bang and ready to ring in 2016! This Fall, our Annual Homeowner's Board meeting reviewed the prior year's business and discussed our upcoming projects. The projects for 2015-2016 are listed below.

Front Entrance Clean-up and Upgrade

-As of January 2016, a survey company was hired to identify our property at the front entrance. Conjurer's Neck shares borders with the Kennon Point HOA, White Bank Landing, and the City of Colonial Heights Right of Way.

Violation Letters

Homeowners were notified in writing of their community violations. Some of these violations included having boats, trailers, and utility trailers on the property, as well as storing equipment and unsightly junk in the back yard. Many lots are also in need of major clean up and maintenance.

Street Signs

-All stop, speed, and street signs will be upgraded to all the same size, color and design. The street signs are being made to replace the current painted signs. The objective is low or no maintenance and easy cleaning. Keep watch for these new installations!

Non-Developed Lot Owners

- Please clean, cut, trim, and remove debris. The 10 or so undeveloped lots look increasingly worse as time goes by. Property that is clean and manicured sells!
- Please keep the front, sides, and back of your property clean and free of junk.
- Note: We do have appearance and landscape standards within our community.*

Old Brick House

- Last Fall, the Old Brick House Foundation President, David Kennon, and CN HOA President, Bob Conklin, collaborated to review and discuss the current and future business at hand for the Old Brick House property.
- Both parties have agreed to organize a letter of understanding to clarify who is responsible for current and future financial obligations.
- The Old Brick House Foundation website will update any Homeowners on issues and upcoming meetings and events. You can visit the website at: www.oldbrickhouse.org

Robert M. "Bob" Conklin
HOA President

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, 2013 - Sept. 30, 2016
VICE PRESIDENT	Cindy Latham	Oct. 1, 2014 - Sept. 30, 2017
TREASURER	Bobbie Fauber	Oct. 1, 2012 - Sept. 30, 2016
SECRETARY	Pauline Loftis 804-520-6854	Oct. 1, 2011 - Sept. 30, 2016
SOCIAL & WELCOMING	Lewis Fauber	Oct. 1, 2013 - Sept. 30, 2016
SPECIAL BOARD MEMBER/ CONSULTANT	Larry Davis	Oct. 1, 2014 - TBA
TRUSTEES	JoAnn Jones Jim O'Connell Chuck Wilusz	

Please Sign Up to be a Block Captain

Conjurer's Neck HOA Block Captain Responsibilities

The purpose of having block captains is to promote communication and increase security within our community. Each block captain will be responsible for an assigned number of surrounding neighbors (ex: the neighbors living on your block/street or nearby).

Each block captain will be the contact for activity announcements and emergency notifications, as well as be a link to the HOA Board for Homeowner questions. Of course, a Homeowner can go directly to a Board member at any time. However, some Homeowners may be more comfortable talking to a neighbor (block captain) rather than a Board member.

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What do Block Captains do?

- Serve as a representative of the Conjuror's Neck HOA and welcome new families to our community
- Notify the Board when a household moves to or from their area
- Notify the Board when a household has a death in the family
- Provide any information or flyers from the HOA Board to their neighbors
- Gather email contacts if neighbors wish to be placed on our e-mail list, which includes newsletters and notifications of issues in the community
- Contact neighbors to solicit support for Conjuror's Neck HOA activities

This would NOT be a huge commitment and there are no monthly meetings.

This would qualify our community for appropriate signage (ex: Neighborhood Watch) and is a great way to get to know our neighbors!

Delinquent Homeowners

2015-2016 Homeowner's membership dues were to be paid on or before December 28, 2015.

- Invoices and return envelopes with a postage stamp were provided to expedite payments.
- As of January 8, 2016, numerous payments are outstanding.
- Please pay your current fees OR any outstanding fees as soon as possible.
- These monies will be the financial source for all of our upcoming projects and upgrades. These funds will be used to better our community.

It's your community and your money, so let's get the job done!

To pay, please make a check payable to Conjuror's Neck HOA and give to our Treasurer, Bobbie Fauber (106 Indian Rock Ct.)

PayPal Users

WE NO LONGER OFFER PAYPAL as a means to pay your annual dues. Unfortunately, the participation was not sufficient to operate the site cost effectively.

To pay your dues, please make a check payable to Conjuror's Neck HOA and give to our Treasurer, Bobbie Fauber (106 Indian Rock Ct.)

Architectural Control Committee (ACC)

"IF IN DOUBT, CHECK IT OUT!"

Before you prepare to make **any** changes to your home and/or property, you must contact the HOA. Also, if you notice any unusual activity within the community (tree removal, construction, etc.) or on a specific Homeowner's property, do not hesitate to contact a Board member or email ConjurersNeck@gmail.com with any questions or concerns (your name will remain anonymous).

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

Even if we are already aware of the issue you contact us with, we sincerely appreciate our neighbors working together to uphold our covenants. Your communication will help us to maintain the covenants, restrictions and standards of our community!

List of Recommended Service People

We are off to a good start with our community list of recommended home repair contractors. If you have had a positive experience with a plumber, carpenter, electrician, roofer, etc., we would like to put their name on the Conjuror's Neck website's list of recommended service providers.

Send the company name and contact information of your recommendation(s) to ConjurersNeck@gmail.com. We plan on posting the list to the website soon.

Please note that this list will not include ratings and the HOA does not endorse the posted companies.

Cindy Latham
HOA Vice-President

Please Update Your Information

Please visit www.ConjurersNeck.com to update/enroll your email address and other information.

ATTENTION HOMEOWNERS RENTING OUT HOMES: Homeowners MUST provide Conjuror's Neck 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 ConjurersNeck@gmail.com.

If you DO NOT have a computer and would like a printed copy of our Newsletter each quarter (and any other important notifications) which is typically sent by email, please give your name, address and phone number to a Board Member so we can keep you up to date.

Old Brick House Foundation (OBHF)

The Old Brick House (OBH), also known as the Kennon House, is on the National Historic Resource Register. The OBH is one of the oldest brick structures in the Commonwealth of Virginia (Circa 1685). The Foundation's mission is to educate the public on the history of the structure, the prehistoric native village and to restore, preserve and provide for the perpetual care of the OBH.

We want to wish all a Happy New Year!! 2015 was a good year for the Foundation. Thanks to two good fundraisers and a \$9,000 Cameron Foundation grant for signage. We lost a valuable Board Member. Roger Green lost his battle against cancer and the Chamber of Commerce and the CH Kiwanis Club are working on an memorial for him We will participate in memorial developments. Our current staffing for Officers Follows:

President: Dave Kennon, **Vice President:** Chuck Wilusz, **Secretary:** Debbie Levenson, **Treasurer:** Kay Wynn

Board Members: Jim O'Connell, Bill Poorbaugh, Laurel Scott ,George Schanzenbacher and Charlotte Price

If you have questions please call Jim O'Connell (520-9476). Please take a moment to visit our website: <http://www.oldbrickhouse.org>