

Conjurer's Neck Spring Newsletter 2017

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HOA President's Notes

What an unpredictable Winter we have been having. Punxsutawney Phil did certainly see his shadow! I hope everyone is ready for Spring!

Property Presentation: Let's clear the clutter! With Spring right around the corner, most properties are in need of housecleaning. Remember, we do have a minimal standard for curb appeal. You may also need to power-wash your siding, trim your bushes and trees, remove excess junk (preferably not just to your back yard!). Reminder: ALL HOMEOWNERS are expected to keep their properties tidy and maintained, as explained in our covenants.

Old Brick House Foundation - Upcoming Fundraiser (May 13-14): The OBHF is busy preparing for its annual Ft. Clifton weekend fundraiser. Typically, our homeowners generously contribute baked goods and pastries to be sold at the Ft. Clifton festivities. Again this year, we encourage our homeowners to support the activities in any way they can. For example, by volunteering, providing baked goods, or donating money to the OBHF to operate and maintain the facilities. Additional information and details will be provide within this newsletter.

Annual Dues Update: The HOA Board of Directors has contracted with our existing banking institution BB&T here in Colonial Heights to provide a link on our website in the future so that fees and dues can be paid directly to the bank. This will eliminate extensive time and money to provide statements, return envelopes and stamps accordingly. BB&T is in the final stages of finishing the software to accomplish this service. We are excited to offer this electronic option to those who prefer an alternate way to pay their dues. More information to follow.

ACC Update: As of January 2017, new construction of a 2000+ square foot home has been approved for Kennon Court. The future homeowners are local folks who are looking forward to breaking ground within the next few weeks. The house and its design will be an asset to our community and a beautiful addition to our neighborhood.

Dead Trees: I recently received an email from a homeowner concerned about dead trees on private property. Please be aware that it is the land owner's responsibility and liability to maintain their property. If a tree poses a safety hazard, by all means, please request permission to remove it. The forms available on the website are only for the removal of live trees. Dead trees do not require permission by form, but as a courtesy, please notify us before removal by email or by calling a Board member.

Full Open Disclosure: As a reminder, your HOA board financial records, operating books and scheduled meetings are not withheld from homeowners. Come one, come all! Our budgets are prepared annually, and our income structure is anticipated by existing homes and investment

properties. At no time has it ever been a concern or issue that a homeowner would not be provided an answer to any reasonable request.

Earth Day Cleanup is Saturday, April 22 from 8am - 3pm: Your HOA will provide volunteers to haul away yard debris from your property (leaves, sticks, brush, clippings, etc.) to the city facility. We will be working with the local boy scout troop and numerous homeowner volunteers with access to trailers. Put your yard debris on the street in front of your property to be loaded on to trailers free of charge. PLEASE NO LARGE BRANCHES! Please have your yard debris out on the street before 3pm. Happy Earth Day!

Neighborhood Watch Update: Our quarterly Neighborhood Watch meeting was held on January 24 in which we updated all our block captains with important information and introduced our new city-provided point of contact: Sr. Officer S.K.Sexton, CHPD. Officer Sexton has provided valuable information and safety tips in our newsletter.

Crime Watch Reminder - ALL HOMEOWNERS: LOCK YOUR CARS, LOCK YOUR GARAGES, LOCK YOUR OUTBUILDINGS, LOCK YOUR DOORS, & SECURE YOUR POOL AREAS!

Dog Complaints: I continually receive calls from homeowners about dogs incessantly barking and running loose throughout the neighborhood. The city codes are very clear on habitual barking and dogs running at large ([click here to view](#)). If you have a concern, please call the non-emergency number (804-530-9300) to file a complaint, or submit a complaint through the City of Colonial Heights' website by [clicking here](#) (you will need to create a free account if you don't already have one). When filing a complaint, provide the address of the offender and the homeowner's name if possible. The city does ticket and fine dog owners that blatantly disregard the city code. Please keep your furry family members safe and your neighbors happy by abiding by the city codes!

Littering Update: I am sad to report that some homeowners and their dependents continue to throw trash on our streets, especially from out of their own vehicles. Authorities have been notified of this consistent abuse and thankfully, numerous people that are regular walkers have been voluntarily cleaning up after these offenders. It is distressing that some people feel it is acceptable to use our streets as trashcans.

Fines Program: As of January 1, 2017, our HOA has adopted an "HOA Violation System." You will find the details in the newsletter below. We are aware that most of our homeowners are covenant-abiding citizens. However, a small group of homeowners continue to cause problems for everyone (including themselves) by ignoring the covenants, trailer rules, boat rules, maintenance & upkeep rules, etc. This will no longer be tolerated. One of the biggest problems the HOA board has faced in the past is the inability to successfully enforce violations. Personally, I have always felt that we don't need more rules in place, we just need everyone to cooperate with the rules. Unfortunately, the small percentage of homeowners who continually ignore the covenants have forced the HOA board to seek legal action and set this fines program into motion.

Fire Pits: Many homeowners have burning permits and fire pit facilities on their property. As a reminder, it is ok to burn as long as you have a city-issued permit and an appropriately built fire pit ([click here to view city codes on fire permits](#)). It is understandable to call the fire department if you suspect a destructive fire or hazard, but first please be sure the fire is not coming from a fire pit safely burning.

Final Thoughts: We would like to welcome and congratulate Rita Feasenmyer (206 Comstock Drive) on being appointed as an advisor to the HOA Board on January 25, 2017. Rita is looking forward to providing her input to our community by coordinating upcoming events and increasing our social media presence (an official Facebook page is in the works). Please make note of her comments below in our newsletter.

Sincerely,
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, 2019
VICE PRESIDENT	Cindy Latham	Oct. 1, 2014 - Sept. 30, 2017
TREASURER	Bobbie Fauber	Oct. 1, 2012 - Sept. 30, 2018
SECRETARY	Pauline Loftis 804-520-6854	Oct. 1, 2011 - Sept. 30, 2019
SOCIAL & WELCOMING	Lewis Fauber	Oct. 1, 2013 - Sept. 30, 2019
SPECIAL BOARD MEMBER/ CONSULTANT	Larry Davis	Oct. 1, 2014 - TBA
EVENT COORDINATOR & SOCIAL MEDIA ADVISOR	Rita Feasenmeyer	Jan. 25, 2017 - TBA
TRUSTEES	JoAnn Jones Jim O'Connell Chuck Wilusz	

Fines Program

As mentioned in the President's notes above, here is how our new fines program will work:

1. Homeowner will be notified in writing of his/her covenant violation and given a time frame in which to correct the violation.
2. If the violation is not rectified within the specified time frame, the homeowner will be charged with a fine.
3. If the homeowner refuses to correct the violation and/or pay the fine, our HOA attorney will begin correspondence and collection procedures to enforce the covenants.

A Note from our New Advisor

Dear Homeowners,

It is my pleasure to be serving on the Conjuror's Neck Homeowners Association. My role with the HOA will be to plan functions that will benefit the neighborhood and strengthen your relationships with your neighbors.

Last year, we formed a Community Neighborhood Watch Program. If you have been contacted by a block captain, please provide them your information in order to be updated on any potential issues that could affect your safety or belongings. While this is an exclusive neighborhood, it is still public property. In January, we welcomed Sr. Officer S. K. "Kyle" Sexton, as our new Crime Prevention officer with the Colonial Heights Police Department.

While we are still waiting for the Spring to truly settle in, events are being planned throughout the Summer and through the end of the year!

Our first event will be the neighborhood cleanup. If you have branches and debris and no way to haul it, our HOA president will be touring the neighborhood with a truck and trailer and will pick up the items and discard them. This is scheduled for Saturday, April 22.

The next event will be the Conjurors Neck Community Yard and Bake Sale on June 3rd, which will be held at the Old Brick House. This is going to be lots of fun!!! Details will be disseminated on a separate flyer (click to view flyer), and I'm looking forward to having lots of volunteers and meeting all of the homeowners!

We are working on other events, but as a homeowner in this great neighborhood, I'm asking for you to share your ideas!

Kindest Regards,
Rita Feasenmyer

Neighborhood Watch/Block Captain Notes from CHPD

Important Safety Tips & Notes from Sr. Officer S.K. Sexton, CHPD

With Spring around the corner, the Colonial Heights Police Department is excited for an eagerly awaited break from the cold. With that in mind, there are a few things to consider as the warmer temperatures approach.

1. Be sure to secure your vehicles by rolling your windows up and locking your doors. It is always best to leave valuable and/or sensitive items at home or keep them with you at all times. On those occasions when you have no choice but to leave items in your vehicle, do your best to secure them in your trunk or conceal them in your vehicle when you're not around.
2. In keeping with the first consideration, securing your home is just as important. Be sure to lock your doors and secure your windows when you leave your home. This should be done if you're heading to work for the day or just making a quick trip to the grocery store. Also, be sure to check your exterior lighting, such as your flood and porch lights.
3. Now that the holidays have passed, it's a good idea to record the serial numbers, model numbers, and photographs of valuable items and recent purchases. Many people intend to do this but never

seem to get around to it. Having a comprehensive list of those valuable and/or sensitive items makes dealing with certain stressful situations much easier.

4. Seasonal changes tend to bring about new businesses, donation requests, and other solicitations. Though many may be legitimate, an equal or greater number may be fraudulent. Scams are ever present in our society and it is important for everyone to remember that it only takes a few moments to verify the legitimacy of whatever is being offered, sold, etc. Be especially aware of phone scams and always use caution when choosing to answer the door when you don't know the visitor.
5. With warmer weather approaching, take a few moments to speak with your children about safety. Discuss the dangers of speaking to strangers, playing in the street, and the importance of adhering to curfew and family plans, etc. For teenagers, be sure to have a discussion about drugs and alcohol. They need to be aware of the dangers associated with not just use, but being around those who may be in possession of such items, especially in their vehicle. Providing updates as to their location, maintaining a charged cell phone and a full gas tank are also very important

In conclusion, much of what has been discussed here are common sense safety and security approaches. Criminal acts are largely crimes of opportunity and preventing those opportunities can go a long way. Maintaining a regular dialogue with your children is always beneficial.

Sr. Officer S.K. Sexton, CHPD

Old Brick House Foundation (OBHF)

Ft. Clifton Festival OBHF Bake Sale Fundraiser: May 13-14, 2017

Our biggest fundraising opportunity of the year!

Come out to the festival, enjoy a wide variety of arts, crafts, music, Civil War reenactors, and FOOD! Stop by our booth and pick up some desserts for yourself, friends, or family, or just to chat and catch up with what's going on at the Old Brick House. Interested in talking about genealogy? We're game!

We'll be looking for donations of baked goods, which should be brought to Chuck and Kathy Wilusz's house at 407 Waterfront Dr, Colonial Heights between the hours of 12-7 PM on May 12. Contact us if there are special considerations; we'll work it out.

We'll also be looking for volunteers willing to help with site setup and breakdown, and for manning the booth 10:30 am-5:30 pm Saturday and Sunday. Contact us if you are available and willing.

On-site Interpretive Panels, Gravestone Preservation

We now have installed two historical interpretive panels which explain most of what we know of the history of the house and the Conjuror's Neck Archaeological district.

We are also working to preserve the three gravestones by relocating them adjacent to the house and incorporating a memorial garden. The oldest gravestone was made for the firstborn son of Richard and Elizabeth (Worsham) Kennon, Richard, who passed away in March of 1688 before his fourth birthday.

Donations

There are a variety of ways to make donations to the Old Brick House Foundation to help us maintain the property. One of our goals is to build a base support group who are willing to donate a nominal amount on a monthly basis to cover basic utilities and administrative fees for the organization (state corporation, etc.). We now have a PayPal account, which makes it easy for those who desire to use electronic methods.

Also, for any of you who use Amazon for shopping, we are registered with the Amazon Smile program – smile.amazon.com – which returns .05% of your eligible purchases to the charity of your choice. All you have to do is go to the Amazon Smile website, login in with your Amazon account information, select Old Brick House Foundation as your charity of choice, and enjoy your shopping experience! Every penny helps!

Gratitude!

We appreciate all of the help and assistance of our Conjuror's Neck neighbors, and look forward to working with you all to help make this the best community it can be! Please check out our website and Facebook pages:

- oldbrickhouse.org
- <https://www.facebook.com/OBHFoundation>

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!

Additional Notes

- Please visit www.ConjurersNeck.com to update your email 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 access to a computer and would like a printed copy of our Newsletter (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.