

Conjurer's Neck Fall Newsletter 2016

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HOA President's Notes

I hope everyone had a great Summer. It's hard to believe we are approaching another holiday season with Thanksgiving and Christmas just around the corner!

Property Presentation: As we enter the Fall season, homeowners' yards should be tended to accordingly and presentable at all times. We still seem to struggle with making it a priority to maintain our yards, bushes, trees, driveways and general clutter. It is very frustrating for me to receive phone calls from homeowners asking me to intercede to have one of their neighbors clean or maintain his or her property. We spent countless hours in October and November cleaning and removing tree material, bushes, shrubs, leaves, etc. from Dunston Point Parkway (our front entrance area). Good first impressions sell homes and keep our community a desirable place to live! Any homeowner whose property backs up to Dunston Point Parkway pays taxes for their property (including the easement), all of which must be kept in order. That being said, ALL homeowners are expected to keep their properties tidy and maintained, as explained in our covenants.

Annual Homeowner's Meeting & Picnic: We were finally able to hold our annual meeting and picnic in October. If you could not attend, we missed you - the pizza and desserts were great! We were able to acquire a quorum and successfully held our annual meeting. You may review the draft of our minutes by visiting the website.

Old Brick House Dedication: We are pleased to announce that the OBH is now a national historical location. The Old Brick House Foundation (OBHF) Board of Directors and invited guests recently dedicated a historical placard, now located on the front lawn of the Old Brick House (OBH) property. Numerous state and local officials were invited to speak at this event and the current OBH president, David Kennon, made a heartwarming presentation of his family tree. It was a proud moment for the Kennon family and members of the OBHF Board of Directors. I would like to extend my sincere appreciation for everyone who has helped prepare our property in support of the presentation — it truly looks astounding! Homeowners may have also noticed the directional sign placed on Dunston Point Parkway, pointing out the location of the OBH. Please feel free to walk about the property and check out the progress.

Halloween Outcome: I want to thank all of our homeowners that participated in Halloween this year for adhering to our safety recommendations. It is estimated that we welcomed between 1,000-2,000 visitors into our community for this event. I counted 558 vehicles while walking our streets between 6-8pm. With homeowners parking in their driveways, it seemed to help with the congestion and encouraged our visitors to park and walk. Very few incidences were reported and I only had to approach 2 individuals to tell them to slow down. It was also apparent that a significant number of homeowners did not participate in giving out treats this year. Thankfully, we seemed to have a safe and a enjoyable Halloween!

Quarter Mile Markers: Conjuror's Neck has received interest from homeowners desiring to have Quarter Mile Markers installed in our community. The markers would be stenciled in yellow and white paint on the burm/curb. The purpose of these markers would be to assist homeowners and guests who are runners, walkers, bicyclists, etc. A program guide (map) which matches up to these markers would also be provided on the website if we decide to move forward with this project. This project would be at no cost to our homeowners. Please take a moment to vote/comment in our brief survey or email ConjurorsNeck@gmail.com. Your vote and comments must be submitted by Monday, December 5th.

Annual Dues: Dues went out at the end of October and are due the end of November. Please contact our treasurer, Bobbie Fauber, or email ConjurorsNeck@gmail.com if you have any questions, concerns, problems, or did not receive your dues statement.

Violations Update: Recently, a homeowner called with concerns of an ongoing violation (adherence to the covenants on property maintenance) and before disclosing the location, I had already guessed who it was. I'm sad to report that we have repeat violators. The rules and covenants of Conjuror's Neck apply to ALL homeowners. I do not play favorites, nor do I bend the rules for anyone. Typically, a short note or a simple phone call fixes the concern. The majority of our homeowners do a great job abiding by our covenants, and it is simply unfair that a handful of homeowners continue to ignore violations and believe our covenants do not apply to them. Conclusively, you must update your mailbox, cut your grass, get the junk out of your driveway, remove the boat trailer and trim your bushes, and abide by the covenants in our community like everyone else! Effective January 1, 2017, your HOA Board will finalize and adopt a "Fines Program." Once this program is in place, there will be financial consequences for violations.

ACC Update: Starting in November, there will be 6 ongoing homeowners' projects in Conjuror's Neck that have been approved, including new backyard fencing, patio installation, building add-ons and landscaping changes. Thank you to our homeowners for following the rules and covenants of our community. As you may know, all of the required forms and information (fees, explanations, requirements, etc.) for changes are available on our website for your convenience.

Crime: Unfortunately, we are still receiving reports from homeowners whose vehicles have been broken in to or rummaged through. During the third week of October on the 700 block of Waterfront Drive, a homeowner discovered monies and property stolen from their car parked in the driveway. HOMEOWNERS: LOCK YOUR CARS, LOCK YOUR GARAGES, LOCK YOUR OUTBUILDINGS, LOCK YOUR DOORS, & SECURE YOUR POOL AREAS! We cannot stress enough how important it is to take these simple safety precautions and stop giving criminals the opportunity to steal and/or trespass here!

Leash Laws: Homeowners don't spend hundreds of thousands of landscaping dollars just for dog owners to blatantly disregard the leash laws. Please contain your dog's poop to your own yard!

Neighborhood Watch Program Update: If you have not yet submitted your contact information to your designated block captain, please turn it in as soon as possible. This is for your safety! Please remember that the Neighborhood Watch Program is only as good as its citizens participation, so we are counting on all of our homeowners to keep a watchful eye and report any suspicious activity.

Littering: Sadly, some homeowners and their dependents have been throwing trash on our streets out of their vehicles. I have spies everywhere! Let me firmly remind homeowners that if I personally catch someone littering, they will be prosecuted!

Christmas Luminaries: Christmas Day is on a Sunday this year, making our annual Christmas Eve luminary event on Saturday, December 24. We will be sending out a flyer with more details, which will also be posted on our website. Weather permitting, all kids and family members are invited and encouraged to come help prepare the luminaries at the Old Brick House on the afternoon of Christmas Eve. Our biggest needs are kids and trucks (to help distribute the luminaries) to make this a successful

and fun community activity. Hot cocoa and light refreshments will be provided at the Old Brick House during the assembly and placement process of the luminaries. This is one of Conjuror's Neck's signature annual events — a beautiful tradition enjoyed by so many homeowners and visitors! Let's hope and pray for cold weather and no rain!

Final Thoughts: As the holidays are quickly approaching, I encourage all of you to have a safe and joyous Thanksgiving, Christmas and New Years!

Robert M. "Bob" Conklin
HOA President

Conjuror'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	

Christmas Eve Illumination

IF YOU CAN HELP:

Please report to the Old Brick House at 1:00 p.m. on Christmas Eve (Saturday, December 24) to prepare and distribute the luminaries. Bring your family to the Old Brick House for a few hours of fun and fellowship with your neighbors. Hot cocoa and light refreshments will be provided! Bring your pick-up truck to help distribute the luminaries (Note: children must be 10 years or older to ride in the bed of a pick-up truck). ANY and ALL help is needed and greatly appreciated!

ALL HOMEOWNERS: Light your luminaries at 5:00 p.m. on Christmas Eve (Saturday, December 24). Help your neighbors by lighting their luminaries if they are unable to. Light any luminaries in your area that may not be lit (near vacant lots, front entrance, etc.). Pick up and dispose of the luminaries in your area on Christmas day (Sunday, December 25).

PLEASE PARK VEHICLES IN YOUR DRIVEWAY ON CHRISTMAS EVE SO WE CAN FULLY ILLUMINATE ALL STREETS

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!

Utility Right of Way/Easement Upgrades

In the past, it's been common practice that homeowners maintained the shrubbery/trees/bushes around electrical transformer units, phone boxes, cable boxes, natural gas right of ways, and other utility equipment located on their properties. Your HOA board wants us to return to these standards, where each homeowner takes it upon themselves to provide landscaping or white PVC privacy enclosures around utility equipment/eyesores to hide them as best as possible. Utility equipment that should be hidden also includes the current trends of electrical home generators, air conditioning and heat pump units, propane tanks, pool equipment, trash and recycling receptacles which are visible from the street. The HOA board will decide what individual homeowners are responsible for providing versus what the HOA will fund and provide. Further details will be forthcoming as we continue to evaluate enhancement and upgrades of our properties. Please send an email to Conjurersneck@gmail.com to request shrubbery around your cable box, phone box or utility equipment located on your property and we will access this in the Fall.

Old Brick House Foundation (OBHF)

The Board of Directors would like to thank everyone who came out on October, 21, 2016 for the dedication for our newly installed Virginia Historic Marker, sponsored by the Virginia Department of Historic Resources. The marker was manufactured by Sewah Studios, Inc. in Marietta, Ohio and will be maintained by the City of Colonial Heights. This has been a yearlong project entitled: Old Brick House (OBH) and Conjuror's Field Indian Settlement Identification Program and supported through a grant by The Cameron Foundation that closed at the end of October. We met our goal to develop an interpretive design and branding logo through a local Illustrator, Tami Traylor. We also met another goal using Tami's expertise to design two (2) interpretive panels which enables us to tell a story, educate and engage the public on preserving the history of the old brick house and recognize the Native American Indians that are a part of Conjuror's Neck's history in the City of Colonial Heights. The panels were manufactured by Hopewell Manufacturing Inc. located in Waynesboro, PA and soon will be available for view upon the grounds of the old brick house. We thank the Home Owner's Association for their ongoing support.

[Click here to read the article from the Progress Index.](#)

Please take a moment to visit our website: <http://www.oldbrickhouse.org>

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.