

Conjurer's Neck Summer Newsletter 2017

IN THIS ISSUE:

- *HOA President's Notes*
- *Upcoming Events*
- *HOA Dues*
- *Keep it Clean!*
- *A Note from our Event Coordinator & Social Media Advisor*
- *Architectural Control Committee (ACC)*
- *Old Brick House Foundation*
- *Neighborhood Watch/Block Captain Notes from CHPD*
- *Fire Pits*
- *Fines Program*
- *Full Open Disclosure*
- *Dog Complaints*
- *Additional Notes*
- *Conjurer's Neck Homeowners' Elected Board of Directors & Elected Officers*

HOA President's Notes

I hope everyone is having a great Summer! Please don't forget to secure your house when you go out of town or on vacation. For additional security, we encourage you to let your Block Captain and neighbors know if you will be out of town, as part of our Neighborhood Watch program.

PROPERTY PRESENTATION: A friendly reminder that any signs on your property are in violation of the covenants. This includes advertising signs and marketing signs (ex: mosquito/terminator signs, lawn fertilizer signs, ads for businesses doing work at your home, etc). Please keep in mind that we do have a minimal standard for curb appeal. It's frustrating to have to knock on people's doors and ask them to clean the exterior of their homes, prune their bushes, trim their grass, etc. When it comes to landscaping, our covenants require all shrubbery (bushes, trees, grasses, brush, etc.) to be a minimum of 10 feet from the curb. All homeowners are expected to keep the exterior of their homes and property tidy and maintained - this includes back yards (as explained in the covenants). We especially encourage homeowners who live on Dunston Point Parkway to be extra vigilant of the appearance of their back yards, as they are exposed to the main road.

RESISTANT HOMEOWNERS: Please be aware that steep legal fees will be sent to homeowners who refuse to comply with our covenant requirements. All homeowners who live in Conjurer's Neck are required to abide by our covenants. For example, boats with trailers are to be GARAGED ONLY (NOT parked in your back yard/behind your house and NOT simply covered up with tarps). There is also a homeowner who refuses to comply with our updated mailbox and post requirement even though the deadline for completion of this project has long since passed. We have been upfront about our plans to legally enforce the covenants, so please be aware that when the HOA board is forced to spend \$2,000-5,000+ in legal ramifications, we will not be entertaining complaints.

The Old Brick House Foundation (OBHF) will receive a residual check for the proceeds of the garage sale held on June 3rd of \$241 for expenses incurred for moving the memoriam. Homeowners are encouraged to stay involved with the OBHF through our website and their site (OldBrickHouse.org). A lot of good work has been accomplished by the OBHF.

ACC Update: There have been 2 new land purchases in Conjurer's Neck over the last 3 months and ground breaking will begin this year. Please remember that ANY kind of extension (deck, porch, etc.), replacements, exterior paint color changes (shutters, doors, etc.) all require prior approval and permission. Forms and fees are available on our website and the ACC architectural committee will do their best to expedite any request and make this process as simple as possible.

SOCIAL MEMBERSHIP MISREPRESENTATION: There has been some confusion over a company soliciting a social membership website/forum for our community. Please be aware that we have no affiliation with this and do not enforce it. The Conjuror's Neck HOA is its own entity required by the covenants and by laws and is maintained accordingly. Please don't be fooled into joining something we have nothing to do with. If you have any questions, please email or call one of your board members. At this time, Conjuror's Neck has one official website (www.ConjurersNeck.com), one official Facebook page, and one official email account (ConjurersNeck@gmail.com).

DEAD TREES: With the hurricane season upon us, please be mindful of any dead trees on your property and have them removed immediately as a safety precaution. Dead trees do not require prior permission or an ACC form for removal; however, a courtesy call or an email would be much appreciated.

EARTH DAY: We had a successful time celebrating Earth Day in our community! We took 4 loads of brush debris to the city dump. We had numerous volunteers, with a couple of trucks and trailers. Thank you to everyone who helped and participated!

Please enjoy the rest of your Summer and stay safe! I look forward to seeing you at our annual homeowner's meeting in September.

Sincerely,
Robert M. "Bob" Conklin
HOA President

Upcoming Events

SEPTEMBER 12: Annual Homeowner's Meeting

OCTOBER 3: Celebrate Safe Communities (details to follow)

OCTOBER 1-31: Annual Dues Payment (\$145)

HOA Dues

HOA Dues are \$145 this year and are due beginning October 1st (deadline: October 31, 2017). Dues may be paid online or by check (made out to: CN HOA) and may be dropped off or mailed to Bob Conklin's house: 200 Woodbridge Road, Colonial Heights, VA 23834. PayPal is now available on our website under our new "Payments" page, so dues may be paid online through PayPal.

We encourage homeowners to be timely, as there will be a penalty charged for any dues received after October 31, 2017.

Keep it Clean!

Despite our best efforts at making it known that we do not tolerate littering, we continue to see it throughout our neighborhood. Please respect our community by disposing of trash in a proper trash receptacle and not on our property. If you see anyone littering, please contact us immediately!

A Note from our Event Coordinator & Social Media Advisor

Thank you to the neighbors that participated in the "Yard Sale" fundraiser on June 10th. If you didn't stop by or participate, you missed a delightful day enjoyed on the grounds of the Brick House overlooking the river. The vendors that participated offered some great products and there was a variety of items available for all.

This was a great opportunity to run into some of the homeowners. Thanks to our neighbors Cindy Shortlidge and Blair Martin for the donation of water.

Funds raised were donated to the Old Brick House Foundation. This foundation is the heart that keeps the Old Brick House properly maintained. The costs of preserving the property makes every donation vital. Our neighborhood is fortunate to possess a nationally recognized historical landmark in our own backyard.

Events on the radar will be the upcoming Annual Homeowner's Meeting on September 12th. Your attendance is important for we must have a quorum, which is required by the Homeowner's Association By-Laws. Pizza will be served.

On October 3rd, our city will be celebrating "Celebrate Safe Communities." The Conjuror's Neck HOA is happy to announce that Conjuror's Neck will be participating this year. While we are in the planning stages, help is needed with the food and children's activities.

Summer is in full swing. We have many children riding bikes and citizens walking in the neighborhood. Please be mindful of the 25 MPH Speed Limit.

Please "like" our new Facebook page: Conjuror's Neck Subdivision Colonial Heights Virginia
Wishing everyone a wonderful summer!

Regards,
Rita Feasenmyer

Architectural Control Committee (ACC)

Pre-inspection: If you are planning to sell your house or already have your house for sale, make certain you have contacted a HOA board member to do a pre-inspection in order to have a smooth transition and make certain your home is in compliance with the covenants. You may view this pre-inspection Home checklist on our website under forms for ACC members or HOA Board members.

And also, if you plan to make any changes at all to your home whether it's changing the color of your shutters or cutting down a tree, please contact a Board member or you may send an email to ConjurersNeck@gmail.com or visit the website for the forms and submit a request.

Thank you,
Larry Davis
ACC

Old Brick House Foundation (OBFH)

Gravestone Preservation

Work continues to preserve the three gravestones by relocating them adjacent to the house and incorporating a memorial garden. Dr. Chris Stevenson and three volunteers worked on site Memorial Day weekend to conduct an archeological dig for the new locations. 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!

OBHF Annual Meeting

We have scheduled an annual meeting for Sunday 17 September 2017 at 2 PM on site. All Conjuror's Neck HOA members are encouraged to attend.

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/OBFHFoundation>

Neighborhood Watch/Block Captain Notes from CHPD

I want to take this opportunity to introduce myself to you. My name is Scott Whirley and I will be taking over your Neighborhood Watch and the police department's Crime Prevention and Accreditation Department from newly promoted Sargent Kyle Sexton. I look forward to meeting everyone in person on August 23, 2017 at the neighborhood watch meeting. I have been in law enforcement for 20 years. I started my career as a jail officer at Riverside Regional Jail in 1997 and I worked there for 4 years before I became a police officer in the City of Petersburg. I worked as a police officer in Petersburg for about 4 years before becoming a police officer in the City of Colonial Heights in 2004. I am a crime scene tech with our department. I am also on our departments Major Accident Investigation Team. On this team I along with five other officers investigate major car crashes that involve fatalities or significant damages. Before accepting my new assignment as the Crime Prevention/Accreditation Officer I had been assigned as the school resource officer at Colonial Heights Middle School for the last eight years and I was just promoted to the rank of Career Officer. I am looking forward to working with each and every one of you as I learn my new position. Please feel free to contact me with any questions or concerns.

Scott Whirley 804-520-9318
Law Enforcement Services Division
Accreditation/Crime Prevention
Colonial Heights Police Department

Fire Pits

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.

Fines Program

Here is a reminder of how our fines program works:

- 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.

Full Open Disclosure

As a reminder, your HOA Board's 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.

Dog Complaints

We continue to 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 (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!

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	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	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	