

Conjurer's Neck Spring Newsletter 2014

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President's Letter

Dear Homeowners,

I would like to address the role of Homeowners Associations and what they do and don't do. H.O.A.'s work hard to protect the value of properties in their neighborhoods. They accomplish this by working to keep the neighborhood looking attractive, and forbidding anything that detracts from the appearance of the neighborhood, such as lime green paint on a house or broken down vehicles in the yard. In our neighborhood, the H.O.A. does not control speeding, soliciting, or dogs running at large. These are issues that the city controls.

H.O.A.'s are formal legal entities created to maintain common areas. They have the authority to enforce deed restrictions. In our H.O.A., we have Covenants, Conditions & Restrictions (CC&R's) which are issued to each Homeowner. We, the H.O.A. Board, are established to ensure that everyone adheres to the CC&R's in order to maintain the quality and value of the properties involved. I would like to ask each and everyone of you to ***Please Follow the Spirit of the Covenants, Conditions & Restrictions.***

If you need to make any changes to the outside of your house or yard, or have tree work that needs to be done, please contact a Board Member before proceeding in order to seek approval for the changes. We would be more than happy to discuss this with you. This will ensure the value of our investment (homes) and that our neighborhood is protected.

With your cooperation, the Conjurer's Neck Homeowners Association Board of Directors is committed to enforcing the Covenants, Conditions, & Restrictions.

Your Board President,

Larry Davis
President, HOA

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 and security)	Larry Davis	Oct. 1, 2011 - Sept. 30, 2014
VICE PRESIDENT Architectural Control Committee (ACC)	Bob Conklin	Oct. 1, 2013 - Sept. 30, 2016
TREASURER	Bobbie Fauber	Oct. 1, 2013 - Sept. 30, 2016
SECRETARY	Pauline Loftis	Oct. 1, 2011 - Sept. 30, 2014
SOCIAL & WELCOMING	Lewis Fauber	Oct. 1, 2013 - Sept. 30, 2016
TRUSTEES	JoAnn Jones Jim O'Connell Chuck Wilusz	

New Mailbox Posts

The Conjuror's Neck *Homeowners Association Board of Directors* has approved the replacement of our current mail box posts. As part of the covenant-restricted community of Conjuror's Neck, each Homeowner is required to participate in this mail box post replacement program.

We have thoroughly reviewed countless mail box post replacement kits. Our Homeowners Board's objective was to keep it simple and affordable while maintaining a high quality product with an easy installation. Therefore, we have chosen a durable, white over-post PVC post box kit which comes with a 15-year warranty.

The sample kit has been on display since early Spring at the Old Brick House on Waterfront Drive.

Order forms will be placed in your current mail box, but will also be available on our website (www.ConjurersNeck.com) and sent electronically through email.

Please fill out your order form and return it to me with payment as soon as possible. We are looking forward to getting this project started!

Robert M. "Bob" Conklin
Vice-President, ACC
"Happy to serve our neighbors."

Friendly Reminders from the HOA Board

- Watch your speed! Children and families are outside. Look out for walkers and joggers!
- When walking your dogs, please clean up after them and keep them out of your neighbors yard.
- If using the area around the Old Brick House, please remember to clean up your trash.

Colonial Heights City Code 98-6 Animals

All animal owners should exercise proper care and control of their animals to prevent them from becoming a public nuisance. Molesting passerby, biting or attacking any person without provocation on one or more occasions, chasing vehicles, attacking other domestic animals, trespassing upon school grounds, or trespassing upon private property in such manner as to damage property will be deemed a nuisance. Repeated running at large after citation of the owner by any Animal Control Officer or Police Officer shall also be deemed a nuisance.

Reminder: "If in Doubt, Check it Out!"

Before you prepare to make any changes to your home and/or property, please contact the HOA. Also, if you notice any unusual activity, tree removal, construction, etc. on a homeowner's property, do not hesitate to contact a board member or email ConjurersNeck@gmail.com with any concerns.

Whether or not it has been approved by the board, we appreciate our neighbors working together to uphold our covenants. Your communication will help us to maintain the CC&R's and standards of our community.

Old Brickhouse Foundation (OBHF)

Thanks to ALL for your support at our booth at the Ft. Clifton Festival which resulted in our raising over \$735.61 for the OBHF!

OBHF BAKE SALE DONATIONS

Those contributing cash were:

Roger Green, Julia Northcott, JoAn Jones, Bill Smith, Margaret Sheffield, Kim Slagle, Judy Moore

Those contributing baked goods were:

Mary Blakely, Dianne O'Dell, Bill Poorbaugh, Carolyn Brown, Martha Floyd, Charlotte Price, Cindy Haney, Beth Saunders, JoAn Jones, Karen Schenzenbacher, Cindy Latham, Cindy Sumner, Stephanie Little, Velma Tyler, Pauline Loftis, Mary Villepouteaux, Lucia O'Connell, Kathy Wilusz, Aquilina Ong, Nina Long

Those contributing time were:

Cindy Haney, Nina Long, JoAn Jones, Bill Poorbaugh, Cindy Latham, Craig Skalak, Chuck & Kathy Wilusz.

Also, the Board would like to recognize Jim O'Connell for his leadership and untold hours spent in support of this effort. Jim and Dave Kennon were at our booth throughout the event (from set-up to shutdown).

Craig Skalak and the Parks and Rec group did another GREAT job with the Ft. Clifton Festival.

MISSION:

Our mission is to develop programs to educate the public on the history of Conjuror's Neck Field Archaeological District and restore, preserve and provide for perpetual care of the Old Brick House.

The Old Brickhouse is rented for weddings, reunions and all kinds of family social events. Conjuror's Neck Homeowners get a special discounted rental fee. To reserve a date or for more information, please call Jim O'Connell, 520-9476 or e-mail: conelji@comcast.net