

# Conjurer's Neck Fall Newsletter 2018

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## HOA President's Notes

Summer is slowly coming to an end and September days are here. We have some exciting events planned and other news to share with our homeowners. Also, because of recent sales and new construction, market value is slowly creeping up in our community. This is encouraging news.

**Celebrate Safe Communities Night will be Tuesday, October 2nd at the Old Brick House.** Pizza will be provided and homeowners are welcome to participate and bring a side dish or dessert. Our annual homeowner's meeting will be from 6:30-7:00 with the Old Brick house Foundation meeting afterward. See our schedule listed below.. Our Neighborhood Cookout will be on Sunday, October 28th at 4:00pm. Bring the family for fun, food and games! More information to follow. Halloween is around the corner and while we have those in our community who will participate in passing out candy, there are also a number of Homeowners that will not participate. Lights can be turned on at 6:00pm and turned off accordingly or when out of candy.

**Front gate entrance update:** We are on track with the insurance covering the cost of all the repairs. Many thanks to everyone driving safely while the construction is on going. We are waiting on the granite sign at this time but everything should be completed long before Thanksgiving. Thank you for your patience.

**Landscaping \$1500 Minimum:** All landscaping should be well groomed and well mulched. There are some properties that have not adhered to the \$1500.landscaping minimum. We need to keep these property values up and landscaping is a critical part of any community. In the next few months we will be evaluating each property to see what needs improvement and if in need of corrections, we will put a notice in your mailbox beginning January, 2019.

Sincerely,  
Robert M. "Bob" Conklin, HOA President

## Upcoming Events

**October 2, Tues.** Celebrate Safe Communities Night & HOA Annual Meeting at the Old Brick House

**October 28, Sun.** Neighborhood Cook-out at the Old Brick House

## Celebrate Safe Communities & Annual HOA Meeting

### Schedule of Events:

**5:30-6:30PM** - Homeowner Attendance Sign-in\* (Please let us know when signing in if you wish to speak or address a specific topic during the meeting)

**530-7:00PM** - Pizza and beverages provided (Homeowners are welcome to bring a dessert or a side dish to share)

**6:30-7:00PM** - HOA Meeting

*\*A minimum of 20 homeowners must be in attendance at the meeting to prevent rescheduling. Minutes from last year's annual meeting will be available to review on our website.*

## HOA Dues

For planning purposes, our fiscal year begins October 1, 2018 with September 30, 2019 as the end of the fiscal year.

**HOA Dues will be \$150 per year.**

**Deadline to pay:** October 1, 2018 Statements will be sent out the first week of September.

Dues can be paid through PayPal (on ConjurersNeck.com) or by check made out to Conjurers Neck HOA and mailed to our Treasurer:

*Bobbie Fauber  
106 Indian Rock Court  
Colonial Heights, VA 23834*

## Event Coordinator & Social Media Advisor

### SAVE THE DATE!!

The HOA is planning a fall neighborhood cook-out on Sunday, October 28th. This is going to be a family friendly event. Activities are being planned for the children and adults alike. This will be held at the Old Brick House and we need volunteers for the committee. Please contact Rita Feasenmyer at [ritafeas@gmail.com](mailto:ritafeas@gmail.com) or 804-337-0905. We want this to be FUN for everyone and what better way to get to know your neighbors!

Regards,  
Rita Feasenmyer  
*Event Coordinator & Social Media Advisor*

## Violation Procedure & Fines Program

There are still homeowners that do not comply with the covenants.

### Here are a few listed examples:

**Abandoned vehicles with expired tags/registration.** If not taken care of, these will be towed away at the owner's expense.

**Satellite dishes are not allowed in the front yard.** They need to be discreet and moved from the front.

**Trailors or Boats** should be in the garage only and can only be parked outside 7 days per calendar year.

**Clutter or accumulated items** should not be at the end of the driveway.

**Wear and tear/maintenance and repair:** shutters falling down, windows missing grate, power washing, mold, needed coat of paint, etc. Also, removal of dead trees, cutting back bushes, etc.

### As a reminder, these are the steps when in violation:

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.

## Neighborhood Watch/Block Captain Notes from CHPD

As a reminder, school is back in session. Please be aware of school buses making frequent stops to pick up and drop off students. Make sure you are doing the posted 25 mph in school zones and pay close attention to children crossing the street. We also have a few events on schedule. On October 2, 2018 from 5-8 pm the city will host the Celebrate Safe Communities event. There will be an event from 5:30 – 7:30 pm at the Old Brick House to celebrate this event. On Saturday October 6, 2018 from 9:00 am – 12:00 pm Home Depot on Conduit Rd will host a first responder event along with a kids work shop. There will be first responder vehicles and several activities for kids. On Saturday October 20 from 11:00 am – 2:00 pm local artist Henry Kidd will host an art show for local first responders. There will be silent auctions for artwork done by Mr. Kidd with proceeds going to local first responders. On Saturday October 27, 2018 from 10:00 am – 2:00 pm we will have our fall national drug takeback event in the parking lot of Toys R Us. There will also be a free child safety seat installation booth as well. Remember that no needles or sharps are accepted. On Wednesday October 31, 2018 the Parks and Recreation Department will host Halloween in the Park at Floral Hill Park. I am unsure of the time of this event at this time. Anyone that wants to attend can call parks and rec at 520-9390 for the time. Thanks for your continued support.

Thank you,  
Career Officer H.S. Whirley III  
*Law Enforcement Services Division  
Accreditation/Crime Prevention  
Colonial Heights Police Department*

## Rental Properties

**Attention Homeowners renting out homes:** Homeowners are responsible for maintaining and up keeping their properties. Homeowners must provide the HOA Board with their current address/phone/contact information if renting out their Conjurers Neck Home. In addition, Conjurers Neck Homeowners must also let us know any time there is a change regarding the rental. You can email us at [ConjurersNeck@gmail.com](mailto:ConjurersNeck@gmail.com)

## Architectural Control Committee (ACC)

**"IF IN DOUBT, CHECK IT OUT!"**

### **Are you making any changes to your home or property?**

You must contact the HOA. Please remember that ANY kind of extension (deck, porch, etc.), replacements, exterior paint color changes (shutters, doors, etc.) all require prior approval and permission.

**What are the steps?** The HOA will direct you to find the fees and forms that are available on our website [www.conjurersneck.com](http://www.conjurersneck.com), and the ACC (Architectural Control Committee) will do their best to expedite any request and make this process as simple as possible.

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](mailto:ConjurersNeck@gmail.com)

## **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).

<b>POSITION</b>	<b>NAME</b>	<b>TERM ON BOARD</b>
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	