

# Conjurer's Neck Spring Newsletter 2015

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## President's Letter

Dear Homeowners,

Spring has finally sprung and we are enjoying the warmer weather! Please take this as an opportunity to clean up, repair and/or improve your property. I frequently receive concerns from homeowners in regards to miscellaneous eyesores (trailors, 4x4 alternative vehicles, tarps, etc.) on people's property. Let's put our best foot forward this Spring!

We would like to welcome some new neighbors to Conjurer's Neck. Your HOA Board has approved the construction of two new homes - one on Creek Point and one on Waterfront Drive. These are fantastic investments for our community!

As always, if you have any questions or concerns, I am only a phone call away (804-895-1961)!

Happy Spring!

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).

<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, 2016
VICE PRESIDENT	Cindy Latham	Oct. 1, 2014 - Sept. 30, 2017
TREASURER	Bobbie Fauber	Oct. 1, 2012 - Sept. 30, 2015
SECRETARY	Pauline Loftis 804-520-6854	Oct. 1, 2011 - Sept. 30, 2015
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	

## Old Brickhouse Dock

### HEADS UP HOMEOWNERS – WE ARE RESEARCHING

The dock is being investigated for repairs and current requirements. It has become a liability. Do we fix it (what will the cost be?) or do we close it down? Fixing it will require a special assessment. We will update as we receive more information concerning the dock. Please call Bob Conklin at 804-895-1961 or email [ConjurersNeck@gmail.com](mailto:ConjurersNeck@gmail.com) if you have any questions, suggestions, or concerns regarding the dock.

## Treasurer's Report

Our 2013 audit from the Rightmeyer Financial Services in Prince George was completed and the outcome was no deficiencies of our financial operations. We would like to thank our Treasurer, Bobbie Fauber.

### 2014-2015 Conjuror's Neck Homeowner's Maintenance Dues\*

Late notifications were sent out the last part of February for delinquent accounts with last chance for payment. **Legal action will be taken if dues are not received.** Violators will get 2 notices/reminders to pay their dues. After the 2 notices with no payment received, legal action will be taken and the homeowner will be responsible for all attorney fees and if not collected, a lien will be placed against their house. PayPal may be used to pay your dues by visiting [www.ConjurersNeck.com](http://www.ConjurersNeck.com)

***\*Please note: Beginning on May 1, delinquent addresses will be posted publicly on our website.***

## Mail Box Posts Update

As stated in the Covenants (Article 5, Section 2, Subsection E), all mailboxes must conform to the guidelines established by the Architectural Control Committee.

Please note that your Board of Directors has researched, tested, negotiated and contracted for the purchase of new mail box posts and mail boxes (black) as required. The deadline is quickly approaching. It is significantly cheaper (less freight charge) to order the last push of 62 units now.

**Your completed order form along with payment must be submitted before April 1, 2015. Questions? Call Bob at 804-895-1961**

## Upcoming Events

- **April 25, 2015:** Community-wide yard sale at the OBH (*\*Please note: This event has been cancelled until further notice due to lack of interest and participation*).
- **June 15, 2015:** MAILBOX PROJECT DEADLINE. All mailboxes must be replaced by June 15, 2015. No exceptions.

### Community Wide Yard Sale at the OBH

**WHEN:** Saturday, April 25 from 8:00 a.m. - 1:00 p.m. (rain date: May 2)

**WHERE:** The Old Brick House (lawn area)

**WHAT:** Rent a large buffet table for \$25 to sell your items

Please email or contact a board member ASAP if you are interested in reserving a table. We need a minimum of 10 tables rented to hold this event.

Payment is due by April 11 (cash or checks made payable to **CNHOA** (Conjurers Neck HOA)).

We will also have an HOA table if you would like to donate items to be sold and/or help volunteer your time helping with this event. We also would appreciate donations of prepackaged snack items such as chips, cookies, etc. or bottled water/soft drinks. Please help and support our Homeowner's Association!

*\*Please note: This event has been cancelled until further notice due to lack of interest and participation.*

### Architectural Control Committee (ACC)

#### **"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 with any questions or 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 Brick House Security and Improvements**

To provide security for the OBH, we will be having additional posts and chains installed at the front of the entrance to the OBH. Also, take a look at our new front-entry Covenants sign that has been refurbished!

### **Upcoming Projects**

- Repair of the Old Brickhouse (OBH) pier and dock
- Increased security of Old Brickhouse grounds and environment
- Replacement and repair of stop signs, speed limit signs, and street corner signs
- Upgrade Old Brickhouse driveway entrance
- Update landscaping of Conjuror's Neck front entrance

### **Renting Your Home**

Homeowners must advise Conjuror's Neck HOA board of their address/phone/information if renting out their Conjuror's Neck home. In addition, Conjuror's Neck homeowners must let us know any time there is a change regarding the rental. You can email us at:

## Old Brick House Foundation

The Old Brick House (OBH) also known as the Kennon House is on the National Historic Resource Register. The OBH is one of the oldest brick structures in the Commonwealth of Virginia (Circa 1685). The Foundation's mission is to educate the public on the history of the structure, the prehistoric native village and to restore, preserve and provide for the perpetual care of the OBH.

Over the last year the OBHF received two Grants from the Cameron Foundation. We have a \$5,000 grant for site development of a pavilion with ADA bathrooms.

In the fall newsletter, we discussed a planned archaeological dig that would be conducted on the OBH grounds as the first step in the design and construction of the pavilion. William & Mary (W&M) finished the dig in February and identified 21 features which impact the type of structure that can be built at the site.

We also had a \$7,500 grant to develop a marketing plan for the site. The Marketing Plan was finished in July 2014 (copies are available upon request).

We have a committee working on an on-site interpretation of the property: as soon as we can develop it, we will present it to the HOA board.

We are planning a special OBHF Board meeting on Friday, May 1st from 6 PM to 8:30 PM. On Sunday, May 3rd, the CH Chamber of Commerce will host a Spring Garden Show at the OBH from 1 to 5 PM.

On Friday May 8th, from 9 AM to 5:30 PM, we will be collecting baked items for the Bake Sale Fundraiser over the Mother's Day week end. We would appreciate your support in preparing baked goods again this year for "our" Bake Sale. Please plan to drop them off at the OBH or call Jim and we will work with you to have them picked up on the 8th.

Thank you for your continued support.

If you have questions please call Jim O'Connell (520-8476).