

Conjurer's Neck Winter Newsletter 2018

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HOA President's Notes

As we welcome the holiday season once again, we look back fondly on all of the events and progress our community has experienced over the past year. We've had many turnovers of new homeowners and are slowly gaining ground of home values here in Conjurer's Neck. Recent home sales have reflected a stronger market and increased value compared to the last eight years of a depressed home sales market. We're pleased to see the new custom-built homes constructed this year, as we haven't had new constructions in our development for quite some time. Only a few empty lots remain available for new construction and are currently for sale.

RECENT EVENTS:

On October 4th, we had Celebrate Safe Communities and the Conjurer's Neck Homeowners' Association (CNHOA) Annual Board meeting. There were no items of concern for the year. The homeowners' assessment and community is healthy and fiscally sound. We have passed with flying colors for the 5th year in a row in independent audits. For an all-volunteer organization, we should be quite proud of the accomplishments this community has achieved! We have been fortunate and are very thankful of everyone who volunteers their free time.

On Sunday, October 28th, we came together for a successful Fall Neighborhood Cook-Out organized by our Event Coordinator, Rita Feasenmyer. If you weren't able to make it, you missed out on a great event! We enjoyed barbecue and hot dogs along with some delicious desserts made by homeowners. We also had special live music as well as a bounce house and face painting for the kids.

On Saturday, December 1st, the Old Brick House Foundation (OBHF) hosted their annual Christmas Party at the Old Brick House. It was a fun evening of hors d'oeuvres, hot apple cider, and wine. What a great opportunity to tour the Old Brick House exquisitely decorated for the holidays!

UPCOMING EVENTS:

Christmas Eve Illumination Event on Monday, December 24: We look forward to preparing for our annual luminary display. The flyer and an email reminder will be sent out prior to the event. We need everyone's help and some special volunteers to help prepare for this special annual event.

KEEP IT CLEAN! Homeowners have a responsibility to maintain their property, which includes curb appeal. Getting rid of clutter in the driveway, removing visible trashcans, manicuring landscaping, cleaning cobwebs, and power-washing mold and mildew off of home exteriors do wonders for the presentation and value of our homes!

WOOF! We have received multiple complaints regarding animals. This includes unattended dogs, excessive barking, and loose animals. Please respect your neighbors by better controlling and caring for your furry friends.

ENTRANCE COMPLETE! We are pleased to announce that the construction of the front entrance to our neighborhood has been completed. Thank you for your cooperation over the past six months during the restoration of the front entrance with a sturdy custom-made brick sign. All expenses for this project were covered by the insurance company from the driver who unfortunately demolished our original sign earlier this year. We are happy to once again have an entrance we can be proud of to represent our community.

PACKAGES! Sadly, the holidays are also a time where thieves are more likely to steal unattended packages from doorsteps. Help out your neighbor by keeping an eye on any packages you see delivered. Ask a neighbor or friend pick up your packages if you will be gone for an extended period of time. We also encourage you to let your Block Captain know if you are going to be away or out of town so they can be extra vigilant of any suspicious activity near your home.

We wish everyone a safe and joyous holiday season and a healthy, prosperous New Year!

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

Upcoming Events

December 24th, Monday: Christmas Eve Illumination
Rain date is December 31, Monday (New Year's Eve)

Keep it Clean!

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Neighborhood Watch / Block Captain Program

With the holidays approaching, here are a few shopping tips from the Colonial Heights Police Department to help keep you and your family safe. Everyone at CHPD would like to wish you and your Family Happy Holidays and a safe New Year.

1. Don't shop alone at night - It's best to have someone with you when you're shopping in the evening. If you must shop alone at night, park as close to the store as you can, and park in a well-lit area.
2. Put the packages in the trunk of the car - Leaving your bags and packages in your car rather than your trunk is a mistake the offender hopes you make.
3. Take your car keys out of your purse before you leave the store - People who want to rob you or do you harm need you to be distracted so that you can't see them coming. They target women who are distracted by digging around in their purse for their keys.
4. Don't text when you're walking to and from your car - In the same way that hunting for your keys takes your eyes off your surroundings, texting is a signal that you're an easy mark.
5. Try not to use the ATM - In most cases, it's easy for someone to walk up to you or to your car and force you to hand over your money. If you absolutely must have cash, go to the drive-thru teller at your bank.
6. Never leave your purse in the front of a cart - You may think you'll know if someone is bothering your purse, but you won't. There are plenty of offenders who are masters at either grabbing your entire purse or sneaking their hand in to get your wallet. Zip up or close your purse and then put the child seatbelt through the straps. Thieves don't want to deal with someone who makes it hard for them to steal something. They'll move on.
7. No wearing expensive jewelry when you're shopping - For obvious reasons, leave it at home.
8. Try not to carry lots of cash - Every time you check out at a store, there is the potential for an offender to notice cash in your wallet. If you can avoid using cash, it's probably a good idea.
9. Lock your car doors as soon as you're inside - The very first thing you should do when you get in is to lock the doors. Don't put your seatbelt on or start your engine until you've hit the lock button.

If you use private video surveillance at your home or business, please take a moment to read this brief article: [Focus Article](#)

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

Architectural Control (ACC) Update

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, 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

Animal Complaints

We have received multiple complaints regarding animals. This includes unattended dogs, excessive barking, and loose animals. Please respect your neighbors by better controlling and caring for your furry friends.

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 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

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 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	