

# Conjurer's Neck Spring Newsletter 2016

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## HOA President's Notes

Happy Spring everyone! We have had a busy 2015-2016 fiscal year so far. Here is an updated list of our current projects and items of interest:

- **Spring Cleanup:** Please ensure your property / lot currently meets our minimum lawncare and maintenance standards. For example, bushes must be trimmed, grass must be cut regularly, weeds must be pulled, dead material must be replaced, etc. Our minimum standard was originally adopted to maintain quality and tidiness (manicured) of properties within our community. As we all know, a well-maintained lawn and grounds adds value to your home.
- **Front Entrance/Electric:** For the past two weeks, we have been upgrading and replacing the electrical system at the front entrance of Conjurer's Neck. Industrial lighting, waterproof receptacles, and upgraded sensors have all been changed to meet city code. The new lighting is substantially stronger and able to resist previous vandalism.
- **Front Entrance Landscaping:** With cooperation from our contractor, we will be installing a GREEN tree line (privacy border) starting from the entrance to Conjurer's Neck and ending at Old Brickhouse Lane. A variety of materials will be installed at the center island located at the front entrance. We are also planning to develop the area around the front entrance by adding color/greenery. Our overall objective is to enhance the front entrance area and maintain a manicured, yet low-maintenance environment.
- **Street Traffic Signs:** As you may have noticed, numerous corners within our development have new traffic signs. Some corners received Stop signs and Neighborhood Watch placards. We are currently waiting on the rest of the material to finish up this project. Our objective when we added the new Stop signs was to slow people down and avoid future incidences. Numerous accidents involving vehicles and pedestrians involving bodily harm was the deciding factor in asking the city to approve additional traffic signs.
- **Corner Street Placards:** Street name signage will be installed over the next few weeks. These placards are standardized for all the corners with no maintenance or upkeep necessary. They were designed to be reflective (easier to see at night) and meet the minimum requirement of 3-inch lettering. Much work has been accomplished to clean up the street signs and better label our community for visitors.
- **Neighborhood Watch Program:** With the cooperation of CHPD Officer Sophie B. and your HOA board, we have implemented a Block Captain & Neighborhood Watch program to our community. The first block captain meeting was March 23, where we made introductions and distributed preliminary material. Since then, the community has been divided up into zones and block captains are being assigned to specific addresses. Your block captain should soon be in touch with you to introduce themselves and share with you the program that we have adopted. We feel the Block Captain and

Neighborhood Watch programs are essential when it comes to protecting our assets, property and safety here in Conjuror's Neck.

- **Violations:** This is my "favorite" subject to write about (not really)! Rules regarding trailers, boats and equipment are very clear in the covenants. Unfortunately, some folks think they are above the rules and can do whatever they want. Please note that your HOA board is forced to waste valuable (personally donated) time and money chasing homeowners who refuse to comply with the rules. Although delinquent homeowners make up a small percentage of the 161 homes of Conjuror's Neck, it still has proven to be a time consuming process. We ask that you please comply with the trailer, boat and equipment rules. If you are unclear on these rules, please contact a board member for clarification.

- **Old Brick House:** Your HOA has approached the Old Brick House (OBH) board of directors in fiscal year 2016-2017 to co-fund a project to completely remove the dirt mound in front of the Old Brick House. During the original construction of the Conjuror's Neck development, road waste material was piled in front of the Old Brick House. Due to complications during construction, the pile was left as is, which is why we have a grassy hill there today. An initiative to return the area to its original glory is being investigated. Removal and landscape will be a large undertaking to correct the existing situation. We will keep you posted on any developments.

- **Utility Right of Way/Easement Upgrades:** In the past, it's been common practice that homeowners maintained the shrubbery/trees/bushes around electrical transformer units, phone boxes, cable boxes, natural gas right of ways, and other utility equipment located on their properties. Your HOA board wants us to return to these standards, where each homeowner takes it upon themselves to provide landscaping or white PVC privacy enclosures around utility equipment / eyesores to hide them as best as possible. Utility equipment that should be hidden also includes the current trends of electrical home generators, air conditioning and heat pump units, propane tanks, pool equipment, trash and recycling receptacles all visible from the street. The HOA board will decide what individual homeowners are responsible for providing versus what the HOA will fund and provide. Further details will be forthcoming as we continue to evaluate enhancement and upgrades of our properties.

- **Forms and Approval:** The Conjuror's Neck HOA website ([www.ConjurorsNeck.com](http://www.ConjurorsNeck.com)) has all forms needed for new construction, renovation, color changes and tree removals. The fees and information required are stated on each form. We have simplified and standardized these forms and requirements to make it as easy as possible. It is frustrating when we are notified of trees being removed, projects underway and color scheme changes without prior architectural approval. There is no reason to break the rules and go against the Conjuror's Neck covenants when our approval system is quick and easy! In fact, we have successfully approved over 20 projects without any delays or complications in this past year alone.

- **Final Thoughts:** I am so very proud at the input and response of our community after the recent series of vehicle break-ins and thefts. The number of homeowners who stepped up and got involved in our Block Captain and Neighborhood Watch program has been overwhelming. It's not too late to sign up to get involved in your community, so just let us know if you want to participate. This is a great way to connect with your neighbors to help each other and maintain surveillance over our community. People helping people - it doesn't get much better than that!

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).

POSITION	NAME	TERM ON BOARD
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, 2016
SECRETARY	Pauline Loftis 804-520-6854	Oct. 1, 2011 - Sept. 30, 2016
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	

### **Conjurer's Neck Forms**

Please note that any and all the forms required for property updates, tree removal, paint changes, etc. are located on the ConjurersNeck.com website for your convenience.

### **Architectural Control Committee (ACC)**

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

Before you prepare to make **any** changes to your home and/or property, you must contact the HOA. Also, if you notice any unusual activity within the community (tree removal, construction, etc.) or on a specific Homeowner's property, do not hesitate to contact a Board member or email [ConjurersNeck@gmail.com](mailto:ConjurersNeck@gmail.com) with any questions or concerns (your name will remain anonymous).

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)

Even if we are already aware of the issue you contact us with, we sincerely appreciate our neighbors working together to uphold our covenants. Your communication will help us to maintain the covenants, restrictions and standards of our community!

## List of Recommended Service People

We now have the recommended service people list posted on [www.ConjurersNeck.com](http://www.ConjurersNeck.com)

If you have had a positive experience with a plumber, carpenter, electrician, roofer, etc., and would like to add their name and contact information to our list, please send an email to [ConjurersNeck@gmail.com](mailto:ConjurersNeck@gmail.com).

Please note that this list will not include ratings and the HOA does not endorse the posted companies.

Cindy Latham  
HOA Vice-President

## Please Update Your Information

Please visit [www.ConjurersNeck.com](http://www.ConjurersNeck.com) to update/enroll your email address and other information.

**ATTENTION HOMEOWNERS RENTING OUT HOMES:** Homeowners MUST provide Conjurer's Neck HOA Board with their current address / phone / contact information if renting out their Conjurer's Neck home. In addition, Conjurer'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](mailto:ConjurersNeck@gmail.com).

If you DO NOT have a computer and would like a printed copy of our Newsletter each quarter (and any other important notifications) which is typically sent by email, please give your name, address and phone number to a Board Member so we can keep you up to date.

## Old Brick House Foundation (OBHF)

The Old Brick House (OBH) is on the National Historic Resource Register and is one of the oldest brick structures in the Commonwealth of Virginia (circa 1685). The Home Owners of Conjurer's Neck formed a Foundation 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.

Our next fundraiser is the 2016 Bake Sale at Ft. Clifton Festival, Saturday May 7 from 10:30 am to 5:30 pm and Sunday, May 8 from 10:30 to 5:30 pm. Our booth is the only one selling home baked cookies, pies and cakes for the Mother's Day weekend. The festival is a fantastic community event and good advertisement for the OBHF and Homeowner's Association (HOA). Thanks to membership support, we successfully raised over \$1000 last year. All baked items and donations will be collected at the OBH from 1 to 7 pm on Friday, May 6 at the OBH.

Items or donations may be delivered to our booth on Saturday morning, May 7, if more convenient. We need help to work at our booth on Saturday and Sunday. If you can work for several hours on Saturday or Sunday, please contact Jim O'Connell (520-9476) or Kathy Wilusz (526-8521). If you plan to bake, donate money or work at the booth, please call Jim O'Connell, 520-9476/ [joconnell63@comcast.net](mailto:joconnell63@comcast.net). Thanks for your support.

Please take a moment to visit our website: <http://www.oldbrickhouse.org>