

# Conjurer's Neck Fall Newsletter 2014

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## President's Letter

Dear Homeowners,

Hello! My name is Bob Conklin and I am proud to serve as your new president of the Conjurer's Neck HOA. I will faithfully administer the business at hand with integrity and accountability. In my professional career, I was known as ultra conservative in fiscal matters and promise to bring those values to your board. I am looking forward to serving the Conjurer's Neck community to the best of my ability.

During our October business meeting, the Conjurer's Neck Homeowners Association (HOA) Board of Directors, we voted in new officers for the fiscal year 2014/2015 (as required by the bylaws). The positions of President and Vice-President have been newly appointed. We welcome Cindy Latham as our new Vice-President. Terms for the Treasurer, Secretary and Hospitality positions have been extended. A new position, Special Board Member/Consultant, has been established and filled by our outgoing president, Larry Davis.

Conjurer's Neck HOA has numerous financial issues concerning maintenance/repair and ongoing month to month upkeep for the next few years. The board has unanimously consented to develop a five-year long term maintenance budget to provide for unexpected homeowners needs and upkeep to common areas. As an example in 2014, the parking area at the Old Brickhouse was in desperate need of repair, but no budget had been projected for this upkeep. We need better planning to ensure monies are set aside for routine - yet necessary - maintenance. Within the concept of a five year plan, expenses can be spread out more cost effectively over longer periods of time. My intent is to be prepared so we can operate more efficiently and better maintain our homeowners assets.

Please feel free to contact me personally with any issues or concerns at 804-895-1961.

Sincerely,

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	

## Leaf Pickup Date

Leaves will begin being picked up by the city on **MONDAY, NOVEMBER 24** and continue through the week with December 5th as the deadline. Please have your leaves out on the curb as soon as possible.

## Treasurer's Report

**2014-2015 Conjuror's Neck Homeowner's Maintenance Dues\* are now past due.**

PayPal may be used to pay your dues by visiting [www.ConjurersNeck.com](http://www.ConjurersNeck.com)

It is disappointing that the board is forced to spend an inordinate amount of time pursuing homeowners who are delinquent on their association fees. Keep in mind that the board consists of volunteers serving our neighbors and community.

**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.

*\*Please note that dues have increased from \$125 to \$130.*

## Mail Box Posts Update

As of the first of November, 105 mailboxes have been delivered and installed. Out of 158 homes, we are almost there and our neighborhood is looking great!

**The supplier has already forewarned us of a price increase in 2015.**

Order forms are available online at [www.conjurersneck.com](http://www.conjurersneck.com) with a basic post kit of \$130. Checks are to be made payable to Conjuror's Neck Homeowners Association. We have had numerous construction jobs in our neighborhood that have been done in a smooth manner and your cooperation is appreciated. Please note that mailbox post replacement is required for you to remain in compliance with the HOA Covenant.

## Architectural Control Committee

### **"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](mailto:ConjurersNeck@gmail.com) 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!

### Upcoming Events

- **November 24:** Leaf Pickup -- Please have your leaves on the street no later than November 24th.
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- **December 24:** Christmas Eve Illumination -- Volunteers needed at the OBH in the afternoon. More information to follow. The city has assured that they will clean up before our Christmas Eve illumination.
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- **Spring 2015:** Community-wide yard sale at the OBH.
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- **June 15, 2015:** MAILBOX PROJECT DEADLINE. All mailboxes must be replaced by June 15, 2015. No exceptions.

### Upcoming Projects

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

### Renting Out Your Home

Homeowners must advise Conjurer's Neck HOA board of their address/phone/information if renting out their Conjurer's Neck home. In addition, Conjurer's Neck homeowners must let us know any time there is a change regarding the rental. You can email us at: [ConjurersNeck@gmail.com](mailto:ConjurersNeck@gmail.com)

## Old Brickhouse Foundation

### HOA vs OBHF

We have new residents who may not understand why we have both an HOA and OBHF (Old Brick House Foundation) Board. The HOA is a private entity and the OBHF is a public entity. In the late 1900(s) the Old Brick House was in bad shape and unsafe for use and the HOA did not have the funds necessary to fix it. Several courses of actions were pursued. The HOA agreed to set up the Old Brick House Foundation to raise public funds to renovate the Brick House. All members of the HOA are members of the OBHF. The only difference is that the OBHF has members who do not live in Conjuror's Neck; this is what makes the OBHF a public entity. It has to be public to qualify for renovation grants and other fund raising events. The OBHF completed a Strategic Marketing Plan that we will provide upon request. We are working to develop an ADA compliant two rest room structure (pavilion) to be located on the south side of the Brick House. We think this would attract more visitors as well as enhance service to all members of the community. We are waiting on approval from the Department of Historic Resources, Richmond to approve the SOW (Scope of Work) for the archaeological dig after which we will ask the HOA to deed the land for this addition to the Foundation.

If you have questions, please call Jim O'Connell (President – OBHF) at 520-9476.

### **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.

Please visit our website: [www.oldbrickhouse.org](http://www.oldbrickhouse.org) to check our wedding schedule and other activities. It is a good place to read the history of the OBH and surrounding land.