

Conjurer's Neck Winter Newsletter 2019

IN THIS ISSUE:

- *HOA President's Notes*
- *Upcoming Events*
- *Neighborhood Watch*
- *Curb Appeal*
- *Architectural Control (ACC) Update*
- *New Officers Elected*
- *Old Brick House Foundation (OBHF)*
- *Non-Compliance with Covenants*
- *Rental Properties*
- *CN Homeowner's Elected Board of Directors & Elected Officers*

HOA President's Notes

We hope everyone enjoyed Thanksgiving! The Board extends warm holiday wishes to all of our homeowners and their families. Christmas is just around the corner and we are excited to see the many festive decorations on display throughout our neighborhood.

As we approach a new year in 2020, I would like to reflect on the events and challenges our community has experienced in 2019. As explained during our annual HOA meeting on September 22, the sentencing hearing for the embezzlement case is scheduled for December 2019. We look forward to recovering our operating computer and documents after the case is closed.

We also held elections during our annual HOA meeting and are pleased to announce our new officers. We welcome aboard Steven Neece as our Treasurer (10/01/19-09/30/23) and Ryan Blair Martin as head of Hospitality (10/01/19-09/30/22).

We are looking forward to holding our annual Christmas Eve Illumination Event in a few weeks. We need the help of our homeowners for this spectacular event to be a success! The flyer for this event and more details on how to help can be found on our website (www.ConjurersNeck.com), as well as in this newsletter below. We anticipate the leaves to be cleaned up before this event takes place on Christmas Eve to avoid a fire hazard.

Keep in mind that although the holiday season is filled with comfort and joy, it can also be a prime time for thieves to take action. Please consider sharing with a trusted neighbor or your block captain if you are planning to be away from your home for an extended time so they can keep an eye on your home (if you don't know who your block captain is, please email ConjurersNeck@gmail.com). Also, remember to be vigilant of any packages you are expecting to be delivered and try to bring them in promptly or have a neighbor hold them for you.

As you may have noticed, we have just received and installed our newly modified granite front entrance sign. We are excited for our homeowners to enjoy our new sign for many years to come.

As with all changes in seasons, we need to take additional care to ensure our properties are in order and maintain curb appeal as required in our covenants. We understand that things can get hectic during this busy time of year, but please do not overlook the clutter that may be accumulating around your property. This not only includes the front and side yards of your property but the back yard as well. As a friendly reminder, trash cans and recycling bins should be stored out of sight. Also, window A/C units are NOT permitted in our covenants and are a violation. If you ever have a question if something violates the covenants (either with your property or a neighbor's), please do not hesitate to contact us so we can help make things right!

Continuing on the subject of curb appeal, we would like to remind homeowners of the landscaping requirements. The front/sides of your home must be tastefully adorned with plants and trees. Our standard is \$1,500 in plants and trees material. An example of where a homeowner would be violating this covenant is if the homeowner cleaned out all existing landscaping material without replacing it with new trees, plants, bushes, etc. If you need help with our Architectural Control Committee (ACC) and covenant requirements, please contact us. We would be happy to help!

If you need a recommendation for a contractor (landscaping, locksmith, pest control, etc.), don't forget to check out our resident-recommended contractor list on our website under the Homeowners page. Please note this list is a community service provided by our residents and is not endorsed by the Conjurers Neck HOA Board. If you have a contractor you would like to recommend, email ConjurersNeck@gmail.com so we can add them to the list.

We wish you all a peaceful holiday season and a blessed new year!

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

Upcoming Events

CHRISTMAS EVE ILLUMINATION

Tuesday, December 24

Annual Dues Payments (\$155) are now past due and being accepted through PayPal at ConjurersNeck.com or by mailing/dropping off a check.

Neighborhood Watch / Block Captain Program

As the holidays are approaching, please remember to lock packages in your trunk and park in well-lit areas. Also, while you are out in public places, please be aware of "Juice Jacking." This is a new way that scammers are trying to obtain your personal information if you plug in your cell phone at USB charging stations in public places. These public USB stations could be loaded with malware from criminals looking to steal your identity, banking information, and your money. You will see these USB stations in most public places, such as airports, malls, and hospitals.

This is a growing cyber threat that can affect your smartphones, tablets, and computers. Obtaining your personal information once you have plugged your device into a USB charging station takes less than one minute. Viruses could then be transferred to your device, which would then start exporting sensitive data and passwords directly to the scammers.

The way to avoid this would be to use your own charging cord to your device and plug it into a wall outlet. Usually, there is a computer concealed within the charging kiosk that is designed to pair with smartphones once they are plugged in. This allows the rogue computer to access all of the information that is stored on your electronic device, such as passwords to email accounts, address books, photos,

and text messages. These computers can also do a full backup of your device, which can then be accessed wirelessly by the scammer.

Always be aware of your surroundings. As a reminder of being vigilant, please remember that the Colonial Heights Police Department participates in "Operation Public Eye." If you or your business has security cameras and would like to register your cameras with our department, you can go to the city webpage, click on "police department," look to the left of the screen and click on to "Register your residential/business camera system" and complete and submit the information back to me. You can access the form here as well:

<https://citycolhghts.wufoo.com/forms/zhtyhot0ra143p/>

The police department will not be able to view any videos or have access to any security device unless you as the owner physically share a recorded video with a police officer. This program is designed to let the police department know who has a camera that may have captured a crime or suspicious activity that occurred in your neighborhood. An example would be if several car break-ins occur in your neighborhood, the responding officer may notice you have a security camera and may ask if you captured this incident on your device. It would then be your decision to review the video. If anyone has any further questions feel free to call me at 520-9318.

Also, if you purchase anything online and want to safely meet the seller locally in the city to complete the transaction, we have two "Safe Zone Exchange" locations in Colonial Heights. There is one located at the Colonial Heights Police Department (100-A Highland Ave) at the front of the building in the parking lot. There are two parking spaces marked with a "Safe Exchange Zone" sign. The other location is in the parking lot of the Courthouse (550 Boulevard) on the northside (Wawa side) of the building. There are two marked parking spaces with yellow signs for "Safe Exchange Zone." Please have a happy and safe holiday season and Happy 2020.

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

Curb Appeal

We would like to kindly remind all homeowners of the required landscaping and maintenance standards as indicated in our covenants:

- well-maintained lawn
 - lawn mowed regularly
 - debris and brush removed
- shrubbery and trees should be trimmed/maintained
- dead trees should be removed (note: dead trees do not require prior approval for removal)
- exterior facade maintenance
 - shutters to be installed correctly
 - stow away/hide from view all trash cans, recycling bins, toys, miscellaneous junk
- driveway maintenance
 - blacktop and concrete driveways should be patched, painted, or sealed
 - gravel driveways should be weed-free
- no clutter should be visible on your property or lot

Architectural Control Committee (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

New Officers Elected

We are pleased to welcome Treasurer, Steven Neece (10/01/19-09/30/23) & Head of Hospitality, Ryan Blair Martin (10/01/19-09/30/22). Elections were held during our annual HOA meeting on September 22, 2019. We are looking forward to having their help in making our community the best it can be!

Old Brick House Foundation (OBHF)

Upcoming Events in 2020:

- **January 26:** Fundraising Show – Featuring: Bak N Da Day – Swift Creek Mill – 2:30 p.m.
- **February 28:** Progressive Dinner – More to come.
- **May 9-10:** Fort Clifton Festival

Non-Compliance with the Covenants

Here are a few examples of how some homeowners are in violation of our covenants:

- **Boats, trailers, campers, and miscellaneous equipment:** You are allowed to have this type of equipment parked on your property for a maximum of 7 consecutive days, twice a year. After that, you will need to stow your equipment out of view in your garage (not in the back of your home).
- **Satellite dishes:** You may not have satellite dishes in your front yard. They need to be discreetly located in your back yard. If you currently have a satellite dish in your front yard, you must relocate it to your back yard.

If a homeowner is found to be in violation of any of our covenants, he or she will receive a violation letter. This letter will state the violation and give a time frame in which the homeowner is to correct the violation. If the violation is not corrected within the given time frame, the homeowner will be charged with a fine. If the homeowner continues to refuse to correct the violation and/or pay the fine, our HOA attorney will begin correspondence and collection procedures to enforce our covenants.

Rental Properties

RENTERS: If the house you are renting receives correspondence from the HOA, please pass it on to the owner as soon as possible.

OWNERS: It is the Homeowners (owners of the home) responsibility to tell their renters what to do in accordance to the covenant rules and regulations (ex: cutting the lawn, curb appeal, trimming bushes, exterior maintenance, etc.) and for maintenance of the property. 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 or send us a message on ConjurersNeck.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, 2019 - Sept. 30, 2022
VICE PRESIDENT	Cindy Latham	Oct. 1, 2017 - Sept. 30, 2020
TREASURER	Steven Neece	Oct. 1, 2019 - Sept. 30, 2023
SECRETARY	Pauline Loftis	Oct. 1, 2018 - Sept. 30, 2021
HOSPITALITY	Ryan Blair Martin	Oct. 1, 2019 - Sept. 30, 2022
SPECIAL BOARD MEMBER/ CONSULTANT	Larry Davis	Appointment
EVENT COORDINATOR & SOCIAL MEDIA ADVISOR	Rita Feasenmeyer	Appointment
TRUSTEES	JoAnn Jones Jim O'Connell Chuck Wilusz	