

Conjurer's Neck Summer Newsletter 2016

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HOA President's Notes

I hope everyone is having a great Summer. Please take precautions in this time of significant heat and safeguard your animals and yourself.

Property Presentation: Homeowners' yards should be tended to accordingly and presentable at all times. I'm sad to say that even though this information is clearly stated in the covenants, I still find myself having to continually contact homeowners to remind them to care for their yards and property. A very basic, simple requirement for individual property upkeep was implemented years ago in Conjurers' Neck. This requires homeowners' properties to be maintained, including items such as shrubbery, driveways, lawns, trimming, and trashcan placement. This also prohibits eyesores which are visible from the street (ex: wood piles, assorted junk, toys, kiddie pools, etc.). Please adhere to the covenants when maintaining your property and contact me if there are any concerns in regards to your own property or a neighbor's property.

Front Entrance Update: Thank you for your patience during the update of our front entrance. The update process is complete with the exception of a comprehensive sprinkler/watering system. The contractor bids that the HOA received were far too expensive and did not meet our requirements. Our objective is to install a simple, maintenance-free system that will last at least 10 years. Until an irrigation system is installed, we will be watering the landscaping by hand.

Street Traffic Signs Update: As you may have noticed, numerous corners within our development have been updated with new traffic signs. Some corners received "Stop" signs and "Neighborhood Watch" placards. Colonial Heights Police Department (CHPD) is aware of these new signs within our community and will be on alert for any drivers violating the speed limit (25 MPH or less) and ignoring "Stop" signs. Our community safety is a priority, so that our children can play in the streets and our guests and owners can walk about the development without fear of being hurt. Your compliance with our "Stop" signs and traffic laws is a must in order to keep our neighborhood safe.

Corner Street Placard Update: All corner street signs have been installed as of July 2016. The project is complete with the exception of a few minor adjustments. We have had many compliments on the readability due to increased size and how well the placards glow at night. Homeowners with signage in or around their right of way/property are asked to please maintain the area around these white PVC poles.

Neighborhood Watch Program Update: We have fully implemented a Block Captain & Neighborhood Watch program within our community. In June, a quarterly coordination meeting with the CHPD representative was held where we reviewed the responsibilities of each assigned Block Captain and alternates. If you have not yet been contacted by your Block Captain, please be expected for him/her to come over and introduce themselves and explain their role in our Neighborhood Watch Program. The HOA Board of Directors is incredibly proud with the phenomenal response we have received and especially for the 15 homeowners who have stepped up to participate as Block Captains. However, please remember that the Neighborhood Watch Program is only as good as its citizens participation.

Crime: This past Spring, Conjuror's Neck had an influx of vehicle break-ins, which have continued to occur as recently as the 23rd of July (in which a computer was stolen from the front seat of a homeowner's vehicle parked on the street in front of their home). In addition, we have had reports of vandalism on people's property and/or vehicles. Homeowners: PLEASE LOCK YOUR CARS, LOCK YOUR GARAGES, LOCK YOUR OUTBUILDINGS, LOCK YOUR DOORS, & SECURE YOUR POOL AREAS. Stop giving hoodlums the opportunity to steal and/or trespass here.

Political Signs: I am glad that our homeowners are excited and involved in the political process to elect a new president. However, political signage (just like other signage) has always been and will always be a covenant violation. NO POLITICAL SIGNS, LOCAL SIGNS, OR SIGNS OF ANY KIND ARE PERMITTED on your property. Signage should not appear on any part of your yard, back porch, windows, etc. We have city councilmen, state representatives, local sheriff and more that are homeowners here, all of which were elected with no signage anywhere to be found in Conjuror's Neck. Our policy of no signs has been violated especially during this election cycle. Any signs displayed on your property will be removed and will not be returned.

Violations Update: Although this topic comes up frequently, it must continue to be addressed due to non-compliance. 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. We politely ask again that you comply with the trailer, boat and equipment rules. Please note that your HOA Board is forced to waste valuable (personally donated) time and money continuously contacting homeowners who refuse to abide by the rules. In 2016-2017, your HOA Board will finalize and adopt a new Fines Program, which means there will be financial consequences for violations. For instance, a boat with trailer parked in the driveway or on your property and visible from the street, if exceeding the 7-day maximum will have, for example, a \$100 violation fine and each additional day the violation is not corrected, the fine amount will increase. We were left with no choice but to implement this program due to the amount of violations that have continued to occur without corrections from homeowners.

ACC Update: At the end of June, I was surprised to see a construction group breaking ground to install a patio on a homeowner's property. There was no prior approval, submission of application, phone call or heads up requesting this work to be done. The crew was forced to stop work and evacuate the property at the homeowner's expense. When asked if they were aware of our firm approval process for having work like this done, the owner told me that their neighbor installed his own patio without approval and that it is "not a big deal." Please be aware that our Architectural Control Committee is what keeps our community organized and limits any outlandish, obscure structures and eyesores for your personal benefit and property value. Remember, this community is filled with right of ways, extensive easements and environmental requirements which must be obeyed. As a Conjuror's Neck homeowner, you have signed an agreement to adhere to these covenants. Any forms needed for the approval process can be found on our website at ConjurorsNeck.com

Elections for Board Members in September, 2016: Our special projects coordinator, Larry Davis, is heading up the compliance committee in preparation for filling any open positions in September 2016. Numerous board members positions will be up for rotation. If you have any interest in serving on a committee or a position, contact Larry Davis at 524-2420 or send an email to: ConjurorsNeck@gmail.com

Annual Homeowner's Meeting & Picnic - Tuesday, Sept. 2b7 at 5:30pm: Your HOA Board of Directors has decided to keep things simple this year and combine a picnic with our annual required meeting. The HOA will be providing table, chairs, utensils, paper products, beverages, and a meat entree. Please RSVP on the website to bring salads, side dishes, and desserts accordingly. The required annual board meeting will be brief. We will review the past year's accomplishments and special recognition for all the hard work that has been donated over the past year. Most importantly, I want to express my appreciation to all the Block Captains that have stepped up to serve our community.

Annual Dues: We are planning on mailing 2016-2017 annual dues statements in early September. Dues should be paid in full by October 2016. Conjurer's Neck has welcomed many new homeowners and renters since 2015-2016. If you do not receive your annual statement, please contact us (through the website or email) so it can be addressed. At times, there are discrepancies with homeowners' email/mail addresses which can cause statements to be delayed. Please help us to help you!

Old Brick House Land Survey: For many years, the exact property lines for Conjurer's Neck HOA, OBHF, and Kennon Point HOA have been unknown. A land survey team has completed the outside property perimeter and OBH inside property perimeter on the estate. Permanent markers are being installed for any future needs, whether it's for construction or landscaping/mowing requirements. The property lines will be clearly marked.

Final Thoughts: With all of the projects we have undertaken and successfully accomplished in 2015 and 2016, I cannot forget to thank our HOA Board of Directors and other volunteers who have provided their time, equipment and dedication to improve and upgrade our community. So much work has been accomplished and we are not done yet! Great job, everybody! Thank you so very much!!

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 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. 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!

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 which are 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. Please send an email to Conjurersneck@gmail.com to request shrubbery around your cable box, phone box or utility equipment located on your property and we will access this in the Fall.

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. Thanks for your support.

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

Annual Homeowner's Meeting & Picnic

Tuesday, September 27 at 5:30pm

Your HOA Board of Directors has decided to keep things simple this year and combine a picnic with our annual required meeting. The HOA will be providing table, chairs, utensils, paper products, beverages, and a meat entrée.

Please RSVP on our website with what you plan to bring (salad, side dish, dessert, etc.). You can also RSVP by emailing ConjurersNeck@gmail.com with your name, number of people attending, and food item you plan to bring.

The required annual board meeting will be brief. We will review the past year's accomplishments and special recognition for all the hard work that has been donated over the past year. Most importantly, I want to express my appreciation to all the Block Captains that have stepped up to serve our community.

Please Update Your Information

Please visit 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.

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.