

PELHAM'S CROSSING

October 2018 Newsletter

www.pelhamscrossinghoa.com

What a wet summer! We really had a nice, warm, and wet summer this year. Kudos to everyone for keeping up with their yards. The grass grew so quickly and kept us all very busy. But on the bright side, all of our yards look green for the fall.

Benefit Cookout- In the summer newsletter, the HOA Board of Directors solicited volunteers to help with a benefit cookout for our unfortunate neighbors who lost their home to fire. Sadly, there were no responses to that solicitation and we were unable to hold the event. It simply is not feasible to facilitate this type of activity without volunteers.

Change in Community Manager- The Pelham's Crossing HOA employs Landmarc Real Estate to manage the daily operations of Community Management. For many years, Michelle Weisbrod has been assigned to Pelham's Crossing by Landmarc as our Community Manager. This summer Landmarc made a change and assigned our account to a new Community Manager, Ryan Hymes. You will now find Mr. Hymes' name at the bottom of any correspondence you receive and he will be our new point of contact, should anyone have questions or concerns. He can be reached at (540)-371-3406 extension 209 or by email at rhymes@e-landmarc.com

Theft and Vandalism- In years past, the summer has had regular occurrences of theft and vandalism. This summer was a marked improvement. Many of you have added security cameras that certainly deter criminal activity. Many of you have participated in sharing information on the Pelham's Crossing Community Facebook group which has also been extremely helpful. Thank you to all who do their part!

Annual HOA Meeting- Our annual HOA meeting was held Wednesday October 3rd. In order to conduct a meeting, at least 10 percent of homeowners must attend in person or by proxy. We did not meet this threshold so the meeting was not conducted. A Pelham's Crossing HOA Board of Directors meeting was held immediately after. Many thanks to those who attended and shared their thoughts and concerns.

Halloween- If you are new to Pelham's Crossing, you will find that Halloween evening is a VERY busy evening in our community. Many of our friends and relatives from the area often come and join our children to trick or treat in our neighborhood. Our sidewalks, street lights and friendly homeowners are quite attractive for this holiday. Please be careful and patient on the roads this Halloween and be prepared with lots of goodies.

Yard Debris- One of the services that is paid for by our HOA dues is the maintenance of the common areas such as the entrances and areas surrounding the retention ponds. Our contractor has reported that yard debris (limbs, grass clippings, etc) has been discarded in those areas and is causing difficulty in maintenance. If they have to take time to remove yard debris, they will charge us for that service. If you have yard debris, you must take it to the landfill for disposal. If you discard it on community property, it will impact all homeowners.

Architectural Review- Please remember that any alterations to the exterior appearance of your home must follow HOA guidelines. This means that before making a change you must submit a proposal to the Architectural Review Committee through Ryan Hymes. This includes changes such as a new color for your front door, removing or changing the banisters on your front porch, installing a new fence or replacing your existing fence with a new style. If you have any questions about a change you are considering, contact Ryan Hymes and he will have the answer or get it for you as soon as possible.

Sincerely,

The Board of Directors

Pelham's Crossing Community Association Inc.