

Pelham's Crossing Community Association, Inc.

PO Box 7268-Fredericksburg, VA 22404-7268

Phone 540-371-3406 / Fax 540-373-2913

September 13, 2013

Dear Homeowner(s):

The Board would like to take this opportunity to thank all of the homeowners this year on the great job of maintaining their yards and property. We had very uncooperative weather this summer. This year there were fewer violations than typical, even with good weather. A lot of owners worked on updating the shutters and the mailbox posts and the community looks great. This indicates that most homeowners are taking pride in their home and property and by doing so improving the value of all of our homes.



On Saturday, 26 October 2013, the HOA will sponsor the fall yard sale from 8:00AM till 1:00 PM (rain or shine).

That same day, October 26, 2013, the HOA Board will sponsor a community family picnic and Halloween costume contest in the Cul- de sac at the end of Francis Court. The party will begin at 3:00 PM with the costume party for the following age groups: 0-2 yrs old, 3-5 yrs old, 6-8 yrs old, 9-10 yrs old and 11-12 yrs old. The picnic will be followed by the costume party so bring a chair and come and enjoy some great food. There will prizes for the best costume in each age group, so come out and meet your neighbors, and board members and enjoy some great food and fun.



Monday 28 October 2013, is the annual Pelham's Crossing Meeting of the Membership. Some of the items on the agenda include the annual financial report, the 2014 budget and the opportunity for the homeowners to address the board directly and meet your neighbors. The meeting should last no more than an hour and there will be a chance for homeowners to win door prizes. Formal meeting notice will be sent out early next month.



Halloween is 31 October 2013, the hours for trick or treating are 6:00 PM to 8:30 PM. Remind your children if the porch light is off please to do not disturb these residences. If you are home and wish to provide treats please turn on the lights so that young children and parents won't trip on items that might be located in the driveway or in lawns.

Miscellaneous Notes:

- 1) We are still receiving complaints about homeowners walking their pets without a leash and **not picking up after their pets**. We would like to remind all pet owners that the county requires pets be on a leash and you are required to clean-up after your pets. So let's all help keep the neighborhood clean.
- 2) All parents please note that children are not allowed to play in the streets, set-up skate board jumps, play basketball or other games, or ride skateboards or bikes in the middle of the street. Drivers in the neighborhood need to watch their speed on our streets. It only takes a few seconds to be distracted and someone can be hurt.
- 3) The community now has posted speed limit signs within the community so please be aware of the 25 MPH speed limits.
- 4) The Board is aware that the trash vendor has started to arrive before 7:00 AM and we have reached out to the vendor and reminded them not to start before 7:00 AM on Wednesday or Saturday. Remember that the trash cans need to be located in the street along the curb and they need to be at least 3 feet apart.
- 5) Just a friendly reminder that there is **NO FISHING or any access allowed** by homeowners in the three storm ponds and or wetlands located in the community. These are active drainage ponds and not for fishing or other activities.
- 6) The Board agreed/voted to no longer require the green diamond at the top of the mailbox finial due to manufacturer changes. If you already have the green finial, please note that you may paint it white or maintain the green diamond. Those homeowners who choose to keep it white will be in compliance so long as mailbox post is well maintained.

Sincerely,

Michael Black, President

Pelhams Crossing Community Association Inc.