

PELHAM'S CROSSING

April 2018 Newsletter

www.pelhamscrossinghoa.com

It's Spring! We've been shut in for months and we are all eager to get outside. So this newsletter will address many things regarding spring cleanup and typical spring improvements. But first and foremost, Thank you! Thank you to all in our community who have taken the time and effort to keep their properties so beautiful. Our community is creeping up on 20 years old and it hardly looks it. Let's keep showing this pride in our community through all of 2018.

Mailboxes - Most mailboxes in our neighborhood are about 15 years old. They've served us faithfully but many are beyond repair. The bad news is they are due for replacement. The good news is that Mainstreet Mailboxes & More, Inc. out of Manassas fabricates and installs complete mailboxes to the exact specifications of our neighborhood design. If you call them at (703)-753-5521, you can pay by card over the phone and within a few days you will come home to find that a brand new freshly painted post, new box and new numbers have been installed and your old post and box are gone. The cost is about \$175 after tax and you're set for another 15 years. If you choose to repair it yourself, please take care to replicate the detail of the original post and select the correct replacement box, as they do come in similar but incorrect sizes.

Cleaning Siding - Since we live in a wooded area, our homes are prone to mold growth and dirt build up on our siding etc. This is a common reason to receive a letter from Landmarc Real Estate, who handles our community policy compliance. There are many reputable companies who can spruce things up for a fair price. If you collaborate with your neighbors before you call, you can frequently get a better price for multiple houses since they can tackle several jobs without traveling.

Foundation Paint - Most homes in our neighborhood had the foundations hastily painted following construction. There was typically still dirt and clay from construction on the foundations. This resulted in peeling and chipping foundation paint. If you receive this compliance letter from Landmarc Real Estate, do yourself a favor and have the foundation cleaned before repainting. This will ensure the new paint adheres well and the problem will not return. Also ensure that you match the current paint color since exterior color changes require Architectural Review Committee approval.

Basketball Goals - If you have a temporary basketball goal that is used infrequently, please consider storing it out of sight. If you have one that is used frequently, it must be kept in an upright position and kept tidy. Basketball goals also must not impede the right of way on sidewalks and are not allowed in the roadway.

Vinyl Windows - Unfortunately many homeowners are experiencing premature failures of their vinyl windows. Repair or replacement is required in accordance with the community bylaws. If you are experiencing this issue or receive a letter from Landmarc Real Estate regarding this, please contact Michelle Weisbrod. The HOA Board of Directors recognizes that this is an exceptional repair expense and has granted a slightly larger compliance period for this repair. If you are the original owner of the home, you may still be under the warranty period. Take advantage of the warranty if you can. Some warranty information is available on the HOA website at www.pelhamscrossinghoa.com

Shutters - Many homeowners have already tackled their fading shutters. Thank you! If you still have fading shutters to contend with, consider using the warranty that may still be in place. If you don't have a warranty and choose to replace them, be mindful to replace them with the same color. If you choose to paint them, pay careful attention to selecting a color that is an exact match to the original color. Any change in color of the shutters requires approval from the Architectural Review Committee.

Other Items

Yard Sale - Our HOA sponsors a community yard sale twice a year. They are always the first weekends of May and October. May 5th and 6th will be the first sponsored community yard sale for 2018. The HOA will advertise the yard sale in the Free Lance Star. So gather up your clutter and take advantage of the attention our community yard sale draws.

Street Light Changes - Many of you have already noticed that some street lights have been changed over to LED lights. The light fixtures are the property of REC and Dominion Power. They have decided, as a move to be more energy efficient, to replace the mercury vapor lamps with LED lamps once the current mercury vapor bulbs fail. The power company has explained that the LED lamps do not have glass in the fixtures since LED light does not diffuse through glass as well.

Stop Signs - Our community developer installed very nice wooden stop signs at the intersections of our streets. Some have been damaged over the years and VDOT replaced them with standard steel post signs. You may have already noticed that the steel post stop sign at the Benchmark entrance has already been restored to a nice wooden sign. Look in the near future to see the steel post stop signs at Blakely/Napoleon and Schumann/Napoleon also restored to wooden signs.

Website - Our HOA website is managed by a community volunteer. We are working to get it updated very soon. The website is an official source of information for the community. For unofficial, conversational information, another community volunteer has created a Facebook Group. Many of you have already found this group and it is a very useful place for information about power outages, repair contractors, pet sitters and all sorts of other neighborhood specific referrals.

Volunteers - Our community depends on volunteers to function smoothly and keep things up. Whether it is managing our HOA website, serving on the Board of Directors, tending to the garden beds at the entrances or simply picking up trash and debris from the common areas, our neighborhood relies on volunteers. Many of you may remember the block parties and cul-de-sac cookouts of the past. These were organized by volunteers. If you have a desire to participate as a community volunteer or see a need for one, please feel free to contact the Board of Directors through the HOA website contact tab.

Architectural Review Committee (ARC) - What's that? The ARC is a group of community volunteer homeowners who are tasked with reviewing submissions for changes to the exterior appearance of our communities homes. Thinking of changing or removing your handrails, installing or modifying your fence, changing the color of your front door, making a big change to your landscaping? These are just some examples of typical changes that need to first be submitted to the ARC. Our communities architectural guidelines as well as a description of the review process can be found on the HOA website. There you will also find the application for a proposed alteration. Completed applications may be submitted to Michelle Weisbrod with Landmarc Real Estate, who will share them with the ARC. Turnaround times are pretty good. The ARC volunteers are excellent at responding quickly to applications.

Meetings - Our Pelham's Crossing Community Association annual meeting is tentatively scheduled for October 3rd, 2018. Go ahead and pencil it into your calendar. As the time draws nearer, official notice of the meeting will be mailed and you can also check the website for updated time and location information.

Sincerely,

The Board of Directors

Pelham's Crossing Community Association Inc.