

# PELHAM'S CROSSING

April 2019 Newsletter

[www.pelhamscrossinghoa.com](http://www.pelhamscrossinghoa.com)

**Greetings!** Spring is here and our long winter is over. Our neighborhood is a real jewel this time of year. All of our pear and cherry blossoms are so beautiful!

**Board Meetings-** Please take a minute to add our meetings to your calendar. The Board will meet again on June 27th and August 27th at Landmarc Real Estate. The annual meeting of homeowners will be October 3rd and the location is TBD. Board meetings are open for any homeowner to attend. Please come join us to see how we conduct business and to share your thoughts.

**Electronic Payment Coupons-** Some homeowners have expressed an interest in electronic payment coupons in lieu of the paper coupon books that are sent out each year. It was suggested that electronic delivery would create financial savings for the Association. The Board took a deep look into this matter and found that these types of notifications are guided by laws which haven't kept up with technology. To transition to electronic notifications would require  $\frac{3}{4}$  of all homeowners to attend the annual meeting and vote in favor of the change. Furthermore, the system to handle electronic notifications would cost far more than the paper coupon books themselves. If you would prefer to no longer receive the paper books, you can sign up for auto-pay through Landmarc Real Estate. Homeowners enrolled in auto-pay will not be sent paper coupon books. Be mindful with auto-pay that you keep a current payment method on file so you don't accidentally fall behind due to an expired credit card or a change in your banking location.

**Entrance Landscaping-** The Board has approved some work to rejuvenate the neighborhood entrances. You will see new landscaping at the monuments on both Benchmark Road and Jim Morris Road in the near future. The Board is also working on an agreement to repair or replace the historic style stacked rail fencing at the Benchmark Road entrance. Our entrance features are fetching and we endeavor to keep them in a condition we can all be proud of.

**Community Yard Sale-** Each year the Association hosts two community yard sales. One in the spring and one in the fall. The intent is to coordinate our yard sales in an effort to attract more customers. The Association will advertise the event on social media and on our website. The spring 2019 community yard sale dates are May 4th and 5th, rain or shine.

**Yard Debris-** Please remember to dispose of any yard waste such as grass clippings or branches at the appropriate Spotsylvania County waste facilities. Do not place any yard waste in the common areas

or around the retention ponds. Your HOA employs landscapers to keep these areas mowed, clean and accessible. Any yard waste they encounter creates extra work which incurs additional cost to the Association.

**Compliance Notifications-** If you receive a compliance notification from Landmarc Real Estate, please act quickly to address the issue so it does not escalate to an appearance before the Board. If you have a circumstance that may necessitate additional time to comply, please reach out to Susan Weston at Landmarc Real Estate. She is exceptionally pleasant and has the flexibility to work with those who communicate a need. Susan's contact information can be found on your compliance notification or at our website in this letters header.

**Two Trees-** The Board has recognized some concern regarding the bylaw that requires homeowners to have two trees established in their front yard. This bylaw is ripe for reconsideration and you may see a modification to this bylaw following the June Board meeting.

**Architectural Review-** With warmer weather, many of us will be outside sprucing up our homes. Please remember that any changes to the exterior appearance of your home must be approved through your Associations Architectural Review Committee. Some examples would include; changing the color of doors or shutters, replacement windows with different grilles, sheds, removal of trees, placement of recreation equipment, changes to your handrails or railings, changes to fencing, and much more. The process is very easy. Visit the HOA website and complete the electronic form. Requests are reviewed quickly. If you don't care for electronic submission, simply contact Susan Weston to walk you through the process. The process is not intended to be a hurdle to your home improvement. It is in place to preserve the style and appearance of the neighborhood as it was designed and to thoughtfully moderate changes as tastes and products evolve. If you are not familiar with our neighborhood's architectural guidelines, they are available as a PDF download at our website under "HOA Documents".

Sincerely,

The Board of Directors

Pelham's Crossing Community Association Inc.