

PELHAM'S CROSSING

March 3, 2017
NEWS LETTER

www.pelhamscrossinghoa.com

Greetings from the Board:

It is hard to believe spring is officially just around the corner with the mild winter we have had. With the warm weather comes more homeowners, children and pets out and about in the neighborhood. We are asking that homeowners remember that we continue to have several reports of speeding cars in the community. Please keep in mind and ask that your family and friends abide by the speed limit of 25 mph when driving in the community. Slower would be even better!!!! It's very easy to get distracted and we ask that you be alert and watch for stopped school buses and children walking to and from bus stops.

Spring Cleaning: Time to think about preparing your home for the warmer weather. Please begin to clean up the fall and winter plant beds and prepare the grass areas. Remove dead potted plants, remove old plant material and replenish mulch. Look around the house for areas that may need power washing. Check your windows (vinyl wrap), screens, shutters for fading and siding for any storm damage or needed repairs or paint. Please work to touch up paint on your mailbox. If you need a replacement post, please visit the web site or call Michelle at Landmarc at 540-371-3406 x 212.

Street Lights: If you see a street light out or any of the entrance feature lights out please contact Michelle at Landmarc to place a work order with VA Power. The repairs typically take 6-10 business days.

The Cannon: Please keep children off of the cannon – this is a priceless wood piece of civil war memorabilia that the HOA maintains. It is not replaceable and it is not for play.

Basketball Hoops and Children at Play: Also, as a reminder portable basketball hoops are not allowed to be placed in the streets or blocking any sidewalks. This adds to the problem of navigating in the community. The through-traffic does not always follow the 25 mph speed limit and it only takes a second for an accident to happen. Sidewalks are for pedestrian traffic and should not be blocked by hoops causing homeowners to walk in the streets where cars are unable to see them properly.

Yard Sale: The next yard sale will be held on May 6, 2017. Last year during the yard sale month of May and October we only had 12 homes that decided to hold a yard sale, which really is not cost effective for the HOA to sponsor with that level of participation, so we will give it one more try and then determine if the HOA will continue holding a community yard sale.

When to Call the Local Authority: If you witness suspicious behavior in the community, wandering pets, speeding or cars parked illegally please report it to the Spotsylvania Sheriff Department. While they may not be able to identify or catch the culprit, it allows them to be aware of areas where issues are occurring. Also, we need to help each other by keeping an eye on your neighbor's property if you know that they are gone for any amount of time.

Architectural Review: Please remember if you are making any changes to your home or property you must get prior approval. Please submit an Application along with back up materials on your project, change or addition to the Architectural Review Committee prior to beginning your project. This includes any and all exterior changes. The application and additional information regarding the process can be found at www.pelhamscrossinghoa.com. The application can be submitted directly on line as well.

We are looking to add to the ARC Committee. If you are interested in joining the ARC Committee please contact Michelle Weisbrod at mweisbrod@e-landmarc.com. Or at 540-371-3406 x212. The Committee is a virtual committee that reviews the applications via email for community continuity and adherence to the ARC Guidelines.

The next board meeting is scheduled for March 27th, 2017 at 7:00 PM at Landmarc Real Estate. At the beginning of each meeting there is a homeowner forum. Please feel free to join us.

On behalf of the Board of Directors,

Mike Black

Board President