

# PELHAM'S CROSSING

February 2019 Newsletter

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

**Greetings!** What a roller coaster ride the weather has been this winter! We hope 2019 is shaping up to be a nice year for you and your families.

**Seasonal Decorations-** This years holiday decorations were spectacular! Our neighborhood looked so nice in December with all of the decor. Since we are now knee deep into February, we ask that all seasonal decorations such as lights, inflatables, wicker deer, etc. be taken down and stored away.

**Change in Community Manager-** The Pelham's Crossing HOA employs Landmarc Real Estate to manage the business of the HOA. They have made a change to our account manager and have selected Susan Weston to service our community. Susan Weston is your point of contact for all community related issues. Susan Weston can be reached at (540)-371-3406 ext. 202 or via email at [sweston@e-landmarc.com](mailto:sweston@e-landmarc.com)

**Violation Letters-** If you have received a violation letter from Landmarc, please do not hesitate to reach out and discuss it with Susan Weston. Many of the violations are impractical to address in the cold weather or perhaps you have another issue that would justify extended time to address the violation. Simply send an email or make a call to Susan and discuss the matter. The timelines for violation notices, hearings and fines are set in the bylaws but can be given extensions when necessary. Please don't ignore the notices. If you need time, it only takes a phone call or email. The HOA Board of Directors would prefer to come to an equitable resolution instead of mounting fines or requiring an appearance before the Board.

**Pet waste-** Please, always remember to pick up your pet waste. We have so many wonderful pets in our neighborhood and it's just part of the responsibility.

**Solicitation-** We have heard your complaints about solicitation in the neighborhood and have created an online form at **pelhamscrossinghoa.com** where you can submit information about unlawful solicitation. Susan Weston will receive the information that you submit and will reach out to the solicitors and demand they cease. If they do not, the reports of solicitation will be used to bolster required action by the Spotsylvania County Sheriff's office. Take a moment to check out the form and get familiar with the requested information.

**HOA Website-** We are very lucky to have a new volunteer to maintain our community website, **pelhamscrossinghoa.com**. The site is now updated with all of the latest meeting minutes, newsletters, BOD information and much more. You can access the HOA Constitution and Bylaws (including Architectural guidelines), the 2019 meeting schedule and information that is helpful when replacing your windows, shutters or mailbox. The website is also where you would submit a request to alter the exterior appearance of your home for ARC review. And, as mentioned above, you can submit reports of unlawful solicitation. Thank you Cody for all of your hard work to make the site so useful to our community!

**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 Susan Weston via the form at **pelhamscrossinghoa.com**. 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 Susan Weston and she will have the answer or get it for you as soon as possible.

Sincerely,

The Board of Directors

Pelham's Crossing Community Association Inc.