



# The Powhatan Signal

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*Powhatan Secondary Newsletter VOL. XXVX NO. 1 April 2013*

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## Spring Is Here!

### **IMPORTANT INFORMATION ON THE REWRITING OF PCSA'S GOVERNING DOCUMENTS**

**Submitted by: Jim West, President**

PCSA's declaration is the contract that binds every owner in Powhatan Secondary to be a member of PCSA and to pay assessments and abide by the covenants, restrictions and architectural standards that keep this a sought after planned community and protect our quality of life and property values. Without the Declaration, we would be just another subdivision and would not be able to maintain our common property like our recreational facilities, drainage ponds, and landscaped open spaces.

PCSA's declaration is now over 30 years old. It very much needs to be amended to bring it up to current standards and laws. Like with physical facilities, our documents were not drafted to last forever. They have served us well but compared to modern documents, they are now obsolete. They need to be updated and spruced up. But most importantly, we need to ensure that they don't expire because that would be devastating to our community.

Unlike most declarations that automatically renew into perpetuity, our declaration was drafted with an expiration date and that date is not far off.

Faced with this upcoming expiration date, the PCSA board needed to make a decision. Should we undertake the cost and expense and expend volunteer time just to extend an outdated declaration or should we spend a little more money and invest in updating and modernizing our declaration so that it reflects current best practices and laws that have gone into effect since 1981 and gives us a document that will serve us well for coming decades?

Ultimately, after weighing the options and interviewing a number of attorneys, we came to the conclusion that we would not be living up to our obligations as board members and would not be serving our community if

we took the least expensive way out and only worked to obtain member approval of an extension of the existing antiquated declaration. It became very clear to us, as stewards of this community, that we needed to plan for the future and keep the big picture in mind. By updating and restating our governing documents, we cut down on the amount of future attorney time needed to constantly reconcile our old documents with current law. We also put our best foot forward by adopting a new and improved set of documents that meet or exceed those of other planned communities here locally.

So... we are going to need your help. We can't accomplish the amending and restating without the written consent of at least 75% of our members. That is not 75% of a quorum but instead 75% of all lot owners in Powhatan Secondary. It can be done but it will take boots on the ground to get the word out and ensure that owners are confident and understand and accept the proposed changes embodied in the amended documents.

We very much seek your involvement and input into this process. To this end, we will notify you once we have drafts ready for your review and we invite the membership to comment. We will have at least one informational meeting with the attorney at which the amended documents will be summarized and you can ask questions and provide input and comments. Ultimately, we will seek your approval of the final documents. To keep costs as low as possible for the association, we ask that you look for the final approval package and sign and return the consents as quickly as possible.

**Thank you in advance for helping us to accomplish this most important goal.**

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## PCSA Election Committee Report

Submitted by: Kris McKenzie

A special thanks to the Election Committee- Louise Pearson, Teri Collins, Joanne Chapman for all the hard work in finding three (3) terrific candidates for the open Board positions. Jim West served as the PCSA Board liaison.

Unfortunately, there were only two (2) Board positions open. **Glenda Turner** and **Diane Joyner** were voted in at the Annual Meeting. **John Wells** will fill an open board slate due to a resignation of a Board member, Chris Phillips. Thank you to Chris for all his hard work.

The best of luck to all three candidates – and the committee can feel good knowing that their hard work paid off. Thank you again!

The PCSA Board members did a great job in putting together a terrific presentation at the Annual Meeting – kudos to all!

## Powhatan Secondary Needs You

Submitted by: Louise Pearson

You live in a wonderful community! We have the best young people, great Moms and Dads and a grand accumulation of retired folks. In the past we have hosted events and so many stepped up to help out with each and every activity. However, recently the load has been shouldered by just a few. Today, we are in great need of volunteers of all ages to help out with these events.

\*We need a person or persons willing to help organize our social events. This does not mean someone to do all the work, just a good overseer. It may mean just organizing one event. Fresh ideas and enthusiastic leaders are needed!

\*Powhatan Secondary needs young parents and young people to help out at our social events; things like running a game, cooking hot dogs, or helping to setup. Recently, it has been many of the same people and over time, these folks need a break. Like many other things in life, it's time to pass the torch! Without volunteers, we will not be able to have the social events we have been known to have in the past. These events include:

Easter Egg Hunt  
End of the Year Teen Party  
Summer Ice Cream Socials  
4<sup>th</sup> of July Parade  
Halloween  
Holiday Event Party

If you can help out with any of these Social Events, please send an email to Jodi Thamman at [PCSASocial@cox.net](mailto:PCSASocial@cox.net).

In addition to our Social Committee, the following committees are always looking for volunteers:

- Writers for the Powhatan Signal - [maryq@chocolategifts.com](mailto:maryq@chocolategifts.com)
- Helpers for the Swim Team - [dcmr129@cox.net](mailto:dcmr129@cox.net)
- Overseers for the Clubhouse - [louisepearson@cox.net](mailto:louisepearson@cox.net)
- Workers for Communication Committee - [philplante@cox.net](mailto:philplante@cox.net)
- ♦ Workers for Grounds Committee – [jeff99long@gmail.com](mailto:jeff99long@gmail.com)

Please notify any committee contact above or Louise Pearson if you are willing to help out Powhatan Secondary in any of these areas. Louise Pearson can be reached at 229-7438 or 757-652-1166 or [louisepearson@cox.net](mailto:louisepearson@cox.net). We look forward to hearing from you.

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## Powhatan Secondary Pool News

2012 was an exciting season for the Powhatan Secondary pool. We kicked off the season with a new pump and a resurfaced bottom of the pool. The old surface had outlasted its projected life and the new coating was sparkling white and smooth on the toes. The larger shade tents were a big hit and provided additional space to get out of the sun or enjoy a picnic lunch. We look forward to enjoying the start of the upcoming pool season. Pool dues and membership fees are on the website at [www.powhatansecondary.org](http://www.powhatansecondary.org).

We had many returning guards and a few new faces for 2012. I want to congratulate our guards who left for college in the fall: Olivia Freeland, Sid Hall, Patrick Kelly, Mitch Owens and Christian Shaner. We are very fortunate to live in a neighborhood that has such a great group of young people who take pride in working for their neighborhood pool. Logan Evans will be head guard for the 2013 season and we are lucky to have Devan Freeland, Lauren Owens, Stephen Erwin, Dan McKay Roberts, Davis Wood and Ryan Satira returning for this summer as well. Guard certification classes are filling up quickly, so if you are interested in guarding for the 2013 season please sign up soon. Applications for employment can be found on the website at [www.powhatansecondary.org](http://www.powhatansecondary.org) and can be mailed to the PO Box listed there as well. Interviews will be held in April so get them in soon.

It has been a privilege to serve our community the last four seasons as pool manager. I have met some wonderful people, worked with some great kids and learned WAY more than expected about pumps, motors, chemicals, water and teenagers! I had an amazing committee to support me through the years that I could never have done it without. My sincerest thank you to Letty Arbogast, Susanne Esch, Dawn Broker, Jim Lynch and Andrea Freeland. Now that all of our children are older and teenagers themselves, it is time to pass the torch to a new committee with younger children and fresh excitement. Please welcome Melissa Dickinson as the new pool manager. She will be forming her committee with Chris Walls, Karen Quinlan, Dawn Broker, Mary Phillips and I will be staying on for one season as Swim Team/Pool liaison to help with the transition. I am excited for the new and fresh ideas she will bring to the pool and look forward to lounging on the pool deck now that I have "retired"!

Please be sure to take advantage of our link on the website to learn all things about the pool. Members enjoy opportunities to be on the swim team, to have private lessons, to enjoy lap swim before opening hours, affordable private party pool rentals and much more. We have one of the nicest, most affordable pools in town, so if you are not currently a member please come check us out at our Open House -

Memorial Day, Monday, May 27th. All PCSA residents are welcome on that Monday as well as July 4th. Looking forward to the kickoff of the 2013 pool season from 4pm - 8pm on Friday, May 24th! See you on deck!

## 2013 Swim Team Registration

Families: Plan to come to our annual Open Registration for the Powhatan Secondary Seastars Swim Team on Thursday April 25, 2013 from 5:00 PM to 7:00 PM at the Powhatan Secondary Clubhouse.

As a reminder, swim team membership is open to all children in the Powhatan Secondary community whose families are current PCSA Pool Members in good standing. All children between the ages of 5-18 years of age as of June 10, 2013 who can comfortably swim the length of the 25m pool without assistance are encouraged to join. Children under the age of 5 who would like to join the swim team, will be evaluated by the coaching staff on a case by case basis. Children unable to swim the required length of the pool are strongly encouraged to take swim lessons. Please see the pool website for more information on swim lessons offered at our pool.

For the 2013 season the dues will be as follows (the required insurance fee has been rolled into the dues fee):

\$85.00	for the first child
\$75.00	for the second child
\$60.00	for the third child
\$ 5.00	for the each successive child

Checks can be made out payable to:  
Powhatan Secondary Seastars.

There will be a representative from the pool committee accepting Initiation and/or Annual Membership Dues for those needing to do so prior to joining the swim team.

## Board Meeting Overview

Submitted by Jim West, President

**ALPB** – Doug MacKenzie advised that the ALPB Committee had been busy reviewing the ALPB Handbook and presented recommendations for the Board's approval. The Board approved the recommended changes.

**SOCIAL** – Jodi Thamman was not present at this meeting. Board members who attended the holiday celebration advised that it was well-attended and appeared to be a successful event.

**POOL** – Cindy Satira advised the Board that she was stepping down in her role as the Pool Committee's Chair and Pool Manager. She introduced Melissa Dickinson as the new Pool Committee Chair.

The ADA rule governing handicap access to the pool was briefly discussed, as there has been some concern with a new rule that may have the pool purchasing a handicap lift. The Pool Committee is waiting to see what the ruling will be for private pools not open to the public. Melissa will keep the Board posted on this.

**CLUBHOUSE** – Louise Pearson provided the Board with quotes and priorities for replacement items needed inside the Clubhouse. She briefed the Board on the number of rentals the clubhouse had since the last meeting and also presented the year-end numbers.

**COMMUNICATIONS** – Phil Plante gave the Board an update on the message boards. Phil worked diligently to get detailed drawings and quotes from a couple of sign companies regarding the installation of three new message boards at the Berkeley Section entrance, the entrance at Powhatan Secondary Road and News Road as well as the entrance to the Rennick's Pond area.

The Communication Committee continues to encourage residents to sign up to receive the Powhatan Signal electronically. This effort has been met with a positive response.

Since November 2012, nine new homeowner welcome packets were distributed.

Two additions to the website have been made. One is that a link has been added for residents to update their information. The second is "The Benefits of Living in Powhatan Secondary" document has been added to the documents tab.

**ELECTIONS** – Louise Pearson advised the Board that only one candidate had submitted their paper work to run for one of the two vacancies. She asked

for the Board to provide the committee with any names of potential candidates.

**GROUNDS** – Jeff Long was unavailable for this meeting. A discussion of the rejuvenation of certain planting areas around some of the monuments took place. In some areas, the plantings look terrible. John Chapman advised that the soil in those locations is not conducive to certain plants and that the soil should probably be replaced.

CJ provided an update on the Eagle Scout trail project. Additional information was provided on some of the trail projections. There are a couple of foot bridges on the Colonies Section of the trail which need a better ramp on each side of the bridges. CJ was asked to get quotes on installing crush and run gravel. It was mentioned that since the Eagle Scout project was also using crush and run gravel, it would be a good idea to get a quote for all three locations. Perhaps a bulk purchase would save the Association money.

The railings at the Stacked Block Dam need repair. CJ was asked to get proposals.

Powhatan Parkway's aggregate sidewalk is in need of repair. CJ met with a couple of contractors who each advised that an engineering company should be hired to evaluate the scope of the project before any work is done. CJ has contacted a couple of engineering companies to meet him at the site.

Cluster Way repaving project: CJ Jones was asked to prepare and send a letter to Cluster Way residents regarding the repair work needed. A meeting date was set for February 26<sup>th</sup>, 2013 at 7:00 pm in the Clubhouse.

**POOL ADHOC** – Glenda Turner advised the Board that she met with Cindy Satira and Andrea Freeland as a start to this committee. She further advised that a study needed to be conducted in an effort to provide the pool with a long-range plan of operation. The study would include operational, administrative and equipment repair/replacement costs over the next 10 to 20 years. Jim Kelly, a long-time resident of Powhatan Secondary, provided the pool with their initial study. This study served the pool very well over the years, and it was suggested that the Pool Adhoc Committee ask Jim for his assistance in this new study.

**MANAGER'S REPORT** – CJ Jones advised that James City County Police did not have an update on the 2012 vandalism to a couple of the entrance monuments.

**TREASURER'S REPORT** – Carl Thompson reviewed the 2012 budget and budget expenditures, and pointed out that our variance from the planned budget was approximately \$4,000 or 2% of the total budget.

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(continued Board Meeting Overview from page 6)

Aged Receivables, predominantly trash collection dues, has significantly been reduced.

Carl Thompson proposed that the Board change the current per capita method of payment to Berkeley Realty for the management of the trash service to a set fee method. The PCSA would pay Berkeley Realty a flat rate every six month billing cycle for the collection of dues on 370 residences, rather than paying a per capita rate per residence. The trash service rates for the homeowners will not change.

**OLD BUSINESS** – Jim West advised that a public education campaign needed to be launched to inform Powhatan Secondary residents of the need to rewrite the Association's governing documents. Jose Roble suggested contacting the Association's attorney about creating talking points. The property management contract was set to expire in 2012, but a decision was made by the Board to extend the current contract agreement with Berkeley Property Management for another year until an adhoc committee could be formed to search for the best property management company. This includes Berkeley Property Management.

### Manager's Corner

Submitted by CJ Jones, Berkeley Realty

### MAILBOX MAINTENANCE

The Architectural and Land Preservation Board for PCSA would like to remind all members of PCSA that the ALPB Handbook does have mailbox standards to assist members in maintaining their mail boxes.

Recent tours of the community have revealed that some owners need to make repairs or renovations before they become an expensive project. A little maintenance can help protect your investment. The ALPB will be using door hangers to notify owners of noted maintenance. If you need assistance with locating parts or material please contact our community manager, Berkeley Realty at 757-229-6810, select extension 207 for C.J. Jones.



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## Newly Elected Board Members

Glenda Turner:



Diane Joyner:



Jim Wells:



### **2013 DIRECTORS' AWARD**

Mr. Joe Kendra was the recipient of the 2013 Director's Award at our annual meeting in February. Joe and his wife Monika moved into the community in 1993. Joe completed over 27 years with the U.S. Army followed by ten years as a contractor supporting the Department of Defense. Before retiring, Monika was the general manager of the GNC in Monticello Marketplace for over twelve years. Having served at Fort Monroe and lived in Newport News they were not strangers to the peninsula area and planned to eventually retire in the Williamsburg area. Joe and Monika will celebrate their fortieth wedding anniversary this year. They have two daughters and four grandchildren. They both enjoy living in PCSA and really like the neighborhood's population age diversity. In addition to volunteering, Joe enjoys boating, saltwater fishing, and model railroading. Joe and Monika are working hard at being fulltime grandparents.

### **Communication Committee**

Submitted by: Phil Plante

Thanks to all of our residents who shared their contact information with us either through the website, along with their annual dues, or via our neighborhood watch block captains. With over 800 homes in the neighborhood, email is the quickest, most cost-effective way to communicate with all of you. If you still need to get on our email list, please visit [www.PowhatanSecondary.org](http://www.PowhatanSecondary.org) and click the "Join our email list!" link on the right hand side of the page.

## Powhatan Secondary Concerns & Who to Contact

<u>Issue</u>	<u>Contact</u>
Dues/monies owed to <i>PCSA</i>	<i>Berkeley Realty Property Mgmt</i> [CJ Jones, Tel: 229-6810]
Clubhouse & Multi-Use Bldg Reservations	<i>Berkeley Realty Property Mgmt</i> [CJ Jones, Tel: 229-6810]
<u>Sub-Associations:</u>	
Dues/monies owed to Cromwell Ridge Condo Assn	<i>Community Group</i> [Gina Combs, Tel: 873-1800, x-306]
“ “ “ “ Powhatan Place HOA	<i>Berkeley Realty Property Mgmt</i> [Ed Robbins Tel: 229-6810]
“ “ “ “ Powhatan Village HOA <u>and</u> Waterford HOA	<i>Chesapeake Bay Management, Inc.</i> , [Megan Getkin, Tel: 757-706-3019]
Architectural control and covenant enforcement for all areas <u>except</u> the four sub-associations (as noted above)	<i>Berkeley Realty Property Mgmt</i> [CJ Jones, Tel: 229-6810]
Architectural control and covenant enforcement for Sub-Associations:	
Cromwell Ridge Condo Assn	<i>Community Group</i> [Gina Combs, Tel: 873-1800, x-306]
Powhatan Place HOA	<i>Berkeley Realty Property Mgmt</i> [Ed Robbins Tel: 229-6810]
Powhatan Village HOA <u>and</u> Waterford HOA	<i>Chesapeake Bay Management, Inc.</i> , [Megan Getkin, Tel: 757-706-3019]

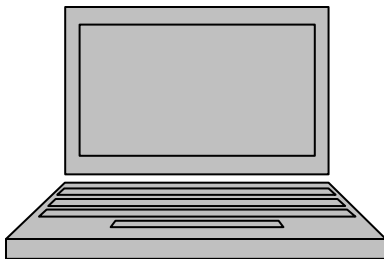
### **NEXT DEADLINE!**

**June 3, 2013** is the Deadline for all submissions  
for the July 2013 issue of *The Powhatan Signal*.  
Please mark your calendar!

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### **PCSA BOARD**

President: *Jim West* 345-6239  
Vice-president: *Jeff Long* 206-1188  
Secretary: *John Wells* 903-4131 \*  
Treasurer: *Carl Thompson* 903-7843  
\*non-voting member

#### **Other Members:**

*John Chapman* 565-6011  
*Diane Joyner* 258-5922  
*Glenda Turner* 345-3599

**Next PCSA Board of Directors Meeting\***  
**May 21, 2013**

*\*Any PCSA member may attend. Meetings are held at  
the Clubhouse at 6:30 P.M.*



*Powhatan Community Services Association  
Post Office Box 5004  
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### **LOOK INSIDE FOR . . .**

- ◆ **The Powhatan Signal - April—June 2013 Issue**
- ◆ **Important Rewrite of PCSA's Governing Documents**
- ◆ **Advertisers who support our community**