



The Powhatan Signal

Powhatan Secondary Newsletter VOL. XXVX NO. 1 January 2013

HAPPY NEW YEAR!

Annual PCSA General Membership Meeting and Election

Before you know it the 2013 annual membership meeting will be here. It is scheduled for Tuesday, **February 19, 2013**, and will be held at the Powhatan Secondary clubhouse. Detailed meeting notices will be sent to all owners of record in January.

Two directors will be completing their terms of office. It is not too early to start thinking of potential candidates for nomination. Kris Mackenzie has agreed to chair the Elections Committee again for the 2013 Annual Meeting and she would welcome volunteers to serve on this committee. If you are interested in serving on this committee or would like to discuss the duties of this committee please contact Kris at 757-229-6411. Your help will be appreciated.

(See page 2 for more details on candidacy)

Powhatan Secondary Holiday Decorations Submitted by Louse Pearson

Many of you have asked our holiday decorations. Decorating is a community event headed by John and Joanne Chapman. Their helpers, all volunteers, vary from year to year but this year they had a small group show up to help Sunday, November 25th. The day began at 8 am at the clubhouse where all the decorations from the attic and storage closet were laid out in the clubhouse. Sign garlands and lights were tested. New Bows as needed were made by Joanne Chapman for each of the 13 signs.

At 12:30 the community volunteers gathered for the hanging of the garlands, wreaths and decorating the clubhouse. John Chapman directed the sign and wreath hanging with Doug MacKenzie and Roy Pearson. Inside the clubhouse Joanne worked on the tree assembling and decorations with the help of Gloria Turner, Kris MacKenzie, Barbara Moody, and Louise Pearson. The window lights and timers were repaired

and set by Jim Moody. Regulating all the light's timers is almost a full time job for Jim as users of the clubhouse often change the settings in spite of the signs requesting they not be changed. Jim is diligent in his oversight and we are most appreciative.

The community says thank you to John and Joanne Chapman for their organization and knowledge. If you are interested in helping with these holiday decorations, then watch for the notice next year and please know your help will be greatly appreciated. (See photos on page 8)

2012 PCSA ANNUAL PICNIC SUMMARY

This year's annual picnic was a great success! Approximately 150 residents showed up for some delicious food, fellowship with neighbors and fun games and activities! The picnic was catered by "By George Catering". As usual, George did a fantastic job in filling the bellies of everyone in attendance. He provided BBQ, hot dogs, coleslaw, potato salad, drinks and cookies.

The children had a fun time in the inflatable obstacle course. One adult resident was challenged by a 15-year-old boy to race the course! That resident, Chris "Strawberries" Walls couldn't turn down the challenge! Believe it or not, "Strawberries" won the contest; taking home evidence (burn marks or "strawberries") of his win on his elbows and knees. Other adults and teens tried their luck at volleyball and croquet. Not such a pretty sight, but fun was had by all.

Meeting new neighbors and/or neighbors from other subdivisions within Powhatan Secondary is always a challenge, but the annual picnic provides a great atmosphere to do so. If you didn't make the annual picnic this year, please do your best to make it next year. You are guaranteed to have a good time!

Powhatan Community Services Association Needs You! Do you have an interest in serving your community where you live? Would you like to be a member of the Board of Directors?

There are two board member positions open for election.

PCSA Board Members Duties

- *Attend bi-monthly meetings, special meetings and Executive sessions.**
- *Serve on Special Committees as needed**
- *Attend Board sponsored events whenever possible**
- *Fulfill a three-year term**
- *Help prepare and pass the PCSA budget**
- *Provide oversight to Berkeley Realty Property Management**
- *Maintain the best interests of PCSA homeowners and the community.**

Timeline

Friday, January 18, 2013 - Nominations close and Petition of Candidacy is due with signatures of (10) PCSA members (homeowners)

Social Event 2012 Summary

Submitted by: Jodi Thamman

The 2012 Halloween party took place Saturday, Oct. 27th. We managed to have the party just before Hurricane Sandy hit. This year's party was a two part event.

The first part from 3:00pm to 4:30pm was for children age 12 and under. New active and competitive games were introduced. An obstacle course with weave poles, hoops and balls was set up. Four children at a time raced the course riding broom sticks made of bamboo. We had games for children age 6 and under such as pin the nose on the pumpkin. Halloween themed craft kits were ordered from the Oriental Trading company. The children were able to choose from a paper plate jack-o-lantern, fall leaf crown, Halloween mask or a spider headband.

The second part from 5:00pm to 6:30 pm was for teens and adults. For this part we used the fire pits and roasted hot dogs, marshmallows, and made s'mores.

The 2012 Annual Holiday Celebration in the theme of "An Old Fashioned Christmas" took place on December 22 from 5:00pm to 7:30pm. Party goers experienced horse-drawn carriage rides, caroling, roasted hot dogs, marshmallows and made s'mores. The kiddies enjoyed Santa's tree ornament workshop.

I want to thank everyone who has participated in our 2012 events. Planning is underway for the 2013 events. Watch your e-mails, and our community billboards for announcements. Visit the Powhatan Secondary website at powhatansecondary.org for a complete listing of our scheduled events.

Attention: we are currently in need of someone to coordinating the 2013 Easter egg hunt. If you are interested in coordinating this event or volunteering to help, please contact Jodi at 345-0636 (PCSASocial@cox.net).



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Board Meeting Overview

Submitted by Jim West, President

The meeting was called to order at 6:30 pm on November 20, 2012.

The September 18, 2012 BOD meeting minutes were approved as submitted

The committees reported the following information:

ALPB – Working on/revising the ALPB Handbook for BOD approval

Social – The Halloween Party was a success. Many children attended and enjoyed the activities. Special thanks to those volunteers who helped make this a successful event. Holiday party is coming up on December 22nd.

Pool and Swim Team – Finishing up financial numbers for the year. Suzanne is working with the PCSA Treasurer and Property Manager on this.

Clubhouse – Busy through the holidays with different events taking place. Working on a list of prioritized items needed for the clubhouse.

Communications – Cost of newsletter continues to increase. Campaign to take place to get residents to sign up for emailed copy in lieu of paper. Since September, 10 new “welcome packets” were distributed. Upgrades to the website. Additional archived documents added. New message boards project continues.

Grounds – Boy Scout project on trail system to begin in December. Picnic Table at Rennick’s Pond repaired. Storm-damaged trees and debris removed from trail system.

Pool Study (Adhoc) – In the infancy stages. Will begin to recruit members soon.

Manager’s Report: Drainage issue on E. Providence Road near Powhatan Pkwy. Contractor called to fix. Keeping an eye on issue. Drainage issue in right of way behind a home on Cold Spring Road. Proposals received. Drainage repair will be alternative to a ground intrusion costing less for the Association.

Treasurer’s Report: Should finish 2012 with a balanced budget.

Old Business: Successful 2012 Annual Picnic Governing documents re-write. Governing documents will not renew in 2014, so the BOD needs to rework them. New laws, amendments, etc. must be written into the new documents. Another meeting will be held to discuss.

Informational campaign begins with January newsletter. Berkeley Property Management agreed to a one year extension of the existing contract. With the governing document re-write upon us, it didn’t provide enough time to research property management companies. Cluster Way repaving project continues. Letters sent to residents advising that the BOD was still getting additional information from vendors. PCSA Treasurer and Property Manager will discuss funding options once vendor have submitted final numbers. Letter will be mailed to the CW residents advising them of the options. Another meeting will be held to discuss. New State-mandated policies are in place. Will put these policies on the website and notice in newsletter of the new policies.

New Business: Would like committee chairs to hold meetings on a regular basis and keep minutes of meetings. Submit minutes to the BOD after each meeting. These will serve as committee reports for the BOD meetings. Discussion and approval of the 2013 budget. Discussion took place over assessments, but the Treasurer was able to produce a balanced budget for 2013.

Communications Committee

Submitted by Phil Plante

Do you get the feeling your neighbors know more about what's happening in Powhatan Secondary than you? Does Bob next door seem to have an inside source on the board? Does Mary across the street know about the next neighborhood party weeks in advance? They must be on the neighborhood email distribution list! Only about half of our residents, 378 to be exact, have shared their email address with us. If you haven't, be sure to go to www.PowhatanSecondary.org, and click the “Join our email list” link on the right-hand side of the home page. Before you know it, you'll be enjoying our newly redesigned, monthly-or-so, neighborhood email updates.

In addition, The Powhatan Signal is going green and saving us a little green at the same time. Starting with the next issue, the Powhatan Signal will be delivered electronically to your inbox unless you tell us otherwise. We'll be using less paper and saving significantly on printing and postage costs. So be sure to visit the website and get your up to date contact information on record. “But the website does not work on my iPad”, you say. That's no longer an excuse. The website is now compatible with all of your mobile devices.

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Offer valid on 4 hour time block of time. Work must be performed by February 28, 2013.

Manager's Corner

Submitted by CJ Jones, Berkeley Realty

2013 ASSESSMENT RATE FOR PCSA

The Board of Directors has approved the 2013 assessment rate for all members of PCSA. The rate will remain \$180.00 per lot for all homes within Powhatan Secondary. Please note that if you own a property in one of the four sub-associations – Powhatan Place, The Villages of Powhatan, Waterford or Cromwell Ridge – this annual assessment is in addition to the fees you pay to your respective sub-association.

If you participate in the community trash program your invoice will include an additional fee for this cost since the trash service program is not covered in the annual assessment. In 2013 the semi-annual fee will be \$70.00 for the first six months. Participants will also receive an invoice for the second half of 2013 sometime in June 2013. If you wish to terminate the trash program please advise the Association in writing before December 28, 2012.

As was the case last year PCSA will be using a statement invoice that will be sent by a company called Southdata. Please make sure that your payments are made payable to the Association not to Southdata or Berkeley Property Management. Just like last year, assessment payments should be mailed to the P. O Box in Atlanta to ensure that you receive credit for your payment in a timely manner. You can also make assessment payments online or by direct pay through your bank. Credit card payments can also be made but there is an additional fee for credit card payments. Payment instructions will be included with your invoice from Southdata.

If you do not receive an invoice by January 10, 2013, please contact Berkeley Realty at 757-229-6810 and ask for Talaya Spratley or C.J. Jones. Please note that assessment notices are mailed to the last address of record filed with the Association. If you have moved or made other changes in your correspondence information you must advise the Association in writing. Information changes should be sent to the Association's management office:

PCSA

c/o Berkeley Realty Property Management, Inc.

150 Strawberry Plains Road Suite A-1

Williamsburg, VA 23188

Fax (757) 229-8208

Email: Cijones@berkeley-realty.com

Powhatan Page Turners

Submitted by Madeline Malarkey

Our own Powhatan Page Turners Book Club is always happy to welcome new members! We meet every five or six weeks at the clubhouse @7:00 on Wednesday nights.

The first meeting of 2013 will be January 9. We will be discussing The Sense of An Ending by Julian Barnes.

If interested in joining, contact Madeline Malarkey @258-0370 or mmalarkey@cox.net, or just attend!

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FREE ESTIMATES

Owner: Lisa Jeffer

Clubhouse Committee

Submitted by Louise Pearson

The Powhatan Secondary Clubhouse Committee is ready for 2013.

With the approval of the HOA Board, the Clubhouse private party usage rate beginning January 1, 2013 is increased to \$50 for a half day and \$90 for a full day rental, with the \$100 deposit remaining the same. This rate change is based on the increase in cost of utilities and general upkeep. A review of similar facilities in the area confirms that even with the rate increase we are still the "best buy in town", as all caterers say when using our facility.

The yearly assessment of the needs of the clubhouse was done, and with the help of the Interior Committee a proposal for some replacement needs for the coming year has been submitted. Once the HOA Board gives final budgetary approval we will proceed with the needed improvements.

In the Clubhouse Committee meeting December 6th, we signed for individual months of review and found that we could use a couple more volunteers for 2013. What this entails is a volunteer doing a walk-through before a private party and making sure the clubhouse is ready for use, then returning after the private party to make sure the user left the facility in good order and left the proper records. This review is what Berkeley Realty Property Management uses to determine if the deposit is to be returned or if repairs need to be made to the facility. This process saves the HOA paying Berkeley Realty Property Managers for two visits per private use, most of which are on weekends.

Anyone interested in working with this committee or just have questions please contact Louise Pearson at 757-229-7438 or louisepearson@cox.net. Louise will be happy to meet with you and answer your questions.

Holiday Decorations Volunteers



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 and Waterford HOA	<i>Chesapeake Bay Management, Inc.</i> , [Megan Getkin, Tel: 757-703-3019]
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 and Waterford HOA	<i>Chesapeake Bay Management, Inc.</i> , [Megan Getkin, Tel: 757-703-3019]

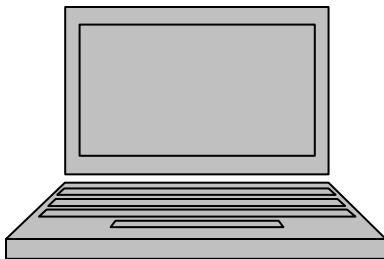
NEXT DEADLINE!

March 8, 2013 is the Deadline for all submissions for the April 2013 issue of The Powhatan Signal. Please mark your calendar!

Have you visited our Website recently?

Always new information!

www.powhatansecondary.org



Nestled among the rolling hills of James City County... Well, you probably know the rest of the story if you have paid a visit. If not, sit back and relax and let your mouse take you on a tour of one of James City County's best kept secrets.

Newsletter

Editor/Publisher Mary Griffith 258-0453

MAILING ADDRESS:

233 Jones Mill Road (Sussex Section)
e-mail: maryg@chocolategifts.com

PCSA BOARD

President: *Jim West* 345-6239
Vice-president: *Jeff Long* 206-1188
Secretary: *Jose Robles* 229-1044*
Treasurer: *Carl Thompson* 903-7843
*non-voting member

Other Members:

John Chapman 565-6011
Chris Phillips 229-8827
Glenda Turner 345-3599

Next PCSA Board of Directors Meeting*
January 15, 2013

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



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MARK YOUR CALENDARS

Annual Meeting: Tuesday, February 19, 2013

The annual meeting will include the election of two directors to the Board of Directors who will serve three year terms each. In addition, the annual meeting is the forum where all of the Association Committees will present their 2012 overview of activities and projects.

See more in Annual Meeting story on page 1.

LOOK INSIDE FOR . . .

- ◆ **The Powhatan Signal - January-March 2013 Issue**
- ◆ **Annual Meeting— Tuesday, February 19, 2013**
- ◆ **Advertisers who support our community**