



The Powhatan Signal

Powhatan Secondary Newsletter January 2019

Welcome – we are glad you are here!

Important Announcement

2019 Annual Meeting Powhatan Community Services Association

Date:

Tuesday, February 19, 2019

Location:

Louise Pearson Clubhouse of Powhatan Secondary
201 Charter Lane, Williamsburg, VA 23188

Time:

6:00 p.m. registration, meet/mingle with neighbors
6:30 p.m. meeting (board and committee reports,
election, volunteer opportunities, public forum, etc.)
7:30 p.m. adjourn, meet/mingle with neighbors

Meet neighbors, get involved

There are plenty of ways for residents to meet neighbors and get involved in the association and the community.

First, be sure to go to the PCSA website (www.powhatansecondary.org) to stay abreast of all the latest information.

Next, participate on the board and get involved in committee, volunteer and social activities – all are great ways to meet neighbors and get connected. Check the important contacts at the bottom of this letter and reach out to learn more.

In addition, some PCSA homeowners and residents are part of a sub-association in Powhatan Secondary; read about the sub-associations on the website. Each sub-association has more opportunities to become involved and meet neighbors.

With best regards on behalf of the PCSA board,
Alison Carney, secretary

Powhatan Secondary

Powhatan Secondary is a premiere planned community in James City County, just outside the City of Williamsburg. Composed of custom-built single-family homes, cluster homes, townhouses, condominiums, and apartments, the community totals approximately 896 households. With several large, beautiful ponds and a 4.3-acre recreation site including clubhouse, swimming pool, basketball court and playground, we are convenient to Colonial Williamsburg, the James River, world-class golf, Veterans Park and Kidsburg, The College of William and Mary, Jamestown, Yorktown, York River State Park, Busch Gardens, and more, as well as a variety of restaurants and shops.

Important Contacts for Powhatan Secondary homeowners and residents

Master Association: Berkeley Realty Property Management, 757-229-6810, for

- Dues/money owed to PCSA contact Talaya Spratley, ext. 212
- Clubhouse and multi-use building reservations contact Melinda Harris, ext. 220
- Architectural control/covenant enforcement, all areas, except the sub-associations, contact Diane Clarcq, ext. 209

Sub-association contacts

- Cromwell Ridge Condo Association – Bev Frantz, Community Group, 757-345-6400
- Powhatan Place HOA – Ed Robbins, Berkeley Realty Property Management, 757-229-6810
- Powhatan Village HOA – Angela Rawlings, Property Management Association, 757-621-8914
- Waterford HOA – Amy Wygans, Chesapeake Bay Management, 757-534-7751

PCSA Board Members

PCSA Committee Chairs

Teri Collins, President
Frank Varacalli, Architectural Review
Alison Carney, Secretary
Louise Pearson, Clubhouse
Vic Olson, Treasurer
Dave Banks, Communications
Kris MacKenzie
Barbara Moody, Social
Barbara Moody
Chris Walls, Pool (& Swim)

Clubhouse Update and

Some Special Requests for 2019

The Clubhouse has a new alarm system. The old one simply quit working and the PCSA Board contracted with a company to install a new system. As is so often true, the new system has had some true kinks. After a very long month of the system going off without prompting, we are hoping that the system will not be awaking close to the clubhouse homeowners. We do need to thank Teri Collins and her husband for going to the clubhouse more than 30 times in the past month to shut the alarm off. Users will have to pay VERY close attention to the instructions for arming and disarming the system.

The clubhouse committee had the rugs professionally cleaned and the floors buffed of the scratches and marks. We were so pleased and then after an unfortunate usage, the floors will need to be rebuffed. Please when you are renting the clubhouse do NOT DRAG the furniture. If you wish to move the furniture please lift each piece. The stackable chairs are on carriers that can easily move these chairs to the spot where you want them. Please do not drag. Renters are responsible for keeping the clubhouse in perfect order. This MUST not happen again, or we will have to consider going up on the rent or making the deposit a larger amount. Our Clubhouse is one of the best features of our community and we want so to keep it a great place to have meetings and social events for residents of our community.

Special Thanks to John and Joanne Chapman for heading our Holiday Celebration Decorations both the putting up and the taking down of the PCSA community signs as well as the clubhouse. They guide many volunteers from the community and have made the process both efficient and not a burden for any single person.

Updates have been the addition of lanterns for the mantel and some bowls of fabric spheres to replace the tired silk flowers. We will be considering some renovations of the interior for 2020 so if any of you that use the place would like to make suggestions please contact Louise Pearson at louisepearson@cox.net with your ideas.

Architectural Review Committee (ARC) Notes

This continuing segment in the Powhatan Signal is intended to inform homeowners and to highlight recurring issues.

The members of the ARC wish all in the Powhatan Secondary family a happy and healthy New Year. As you consider new projects or improvements to house and yard, please consider meeting with us either at a regularly scheduled session or on-site at your property should you have any questions or concerns. We've reviewed many improvements and may have helpful suggestions or sources.

We noted an increase in the number of news articles focused on short-term rentals, whether through Airbnb or other means. As a reminder, the Covenants state in part that *"No Lot or Living Unit, or any portion thereof, shall be used or occupied by non-owners for transient or hotel purposes or in any event leased for an initial term of less than twelve (12) months."*

The entire section can be found in the Amended and Restated Declaration of Covenants and Restrictions, Article VII Use of Property, Section 7.1. Restrictions, (b) Residential Use, Occupancy and Leases.

Powhatan Community Services Association Needs You!

ADVERTISING IN THE POWHATAN SIGNAL

Would you like to advertise your business to the owners and residents of Powhatan Secondary? Consider an ad in this newsletter as part of your marketing plan! The Powhatan Signal is published four times a year and distributed email to the community and is also placed on the website: www.powhatansecondary.org.

The sizes and pricing are as follows:

Ad Size	Cost per Issue
¼ page ad 3 5/8" W x 4 6/8" H	\$45
½ page ad 7 ½" W x 4 5/8" H	\$70
Full page 7 ½" W x 10" H	\$130

Contact Diane Clarcq at 757.229.6810, ext.209 or by email at dclarcq@berkeley-realty.com for additional details.

Do you have an interest in serving your community where you live? The PCSA Board members are made up of your friends and neighbors who willingly volunteer their time to make sure that our community maintains a strict standard. Please consider being a part of this group of individuals.

There are three open board member positions at this time. Duties include attending bi-monthly meetings, special meetings and Executive sessions; Serve on Special Committees as needed; Attend Board sponsored events whenever possible; Help prepare and pass the PCSA budget; Provide oversight to Berkeley Property Management and maintain the best interests of PCSA homeowners and the community.

If you are interested, please contact Frank Varacalli, PCSA Election Chair at varacalf@gmail.com.

Deadline is January 25, 2019.

Nuisance & Problem Wildlife

How to Prevent or Resolve Conflict with Wildlife

As human populations continue to rise and move into traditional wildlife habitat, human/wildlife contact is becoming more prevalent. This section provides general information and techniques for Virginia property owners when wildlife becomes a problem.

Below are some easy techniques which will usually solve the problem and prevent it from re-occurring:

- If you are feeding wildlife, stop. This will cause them to lose their natural fear of humans.
- Keep trash inside until the morning of trash pick-up or place trash in an animal proof container, such as a metal trashcan with latches on the lids.



ChooseHome member
Maureen Ford

Keep Your Lifestyle and Your Neighbors!

Continue living a full, independent life in Powhatan of Williamsburg Secondary with a comprehensive care program designed to fit your needs as they change as you age.

- ✓ Access to your own Personal Services Coordinator.
- ✓ Helps cover costs of long-term care.



RIVERSIDE
Powered by Riverside and Williamsburg Landing

Join us for a free lunch and learn session 757-578-8898 | choosehome.com

- Do not leave pet food outside; keep pet feeding areas clean.
- Remove bird feeders when problem species, such as bears, have been seen around them.
- Close up all openings under and into your buildings. Animals look for places to den and raise their young-don't give them that opportunity.
- Clear overhanging tree limbs and branches which may be providing wildlife access to structures.
- Clear fallen fruit from around trees.

Pass along this information to your neighbors. If anyone in the neighborhood is feeding wildlife directly, or indirectly, it can cause trouble for everyone.

Reflective tape, lights, or noise sometimes works, but the animals will eventually grow accustomed to these methods, so this is only a temporary solution.

Electric fencing can be very effective in keeping wildlife out of crops, beehives and structures. It is **illegal** in the State of Virginia to trap and relocate an Animal to another area.

If these techniques do not solve the problem, you can contact a licensed trapper or a critter removal service which you can find in your local phone directory or at our website:
<https://www.dgif.virginia.gov/wildlife/nuisance/trappers/>

If you are experiencing a problem with wildlife, please dial our toll-free wildlife conflict helpline at 1-855-571-9003.

Virginia Department of Game and Inland Fisheries: Conserve. Connect. Protect

The Community Trash Program

The Association has been notified of an increase in the rate for trash disposal as landfill fees are increasing and the cost is passed along to the consumer. If you participate in the community trash program, you will receive a notice in March advising of the rate increase in

order to prepare in advance of the invoice that will arrive in late spring.

If you do not participate in the trash program, but wish to explore joining, information is on the website: www.powhatansecondary.org.

2019 ASSESSMENT RATE FOR PCSA

The Board of Directors has approved the 2019 assessment rate for all members of PCSA. The rate will be **\$210.00 per lot for the year** for the homes within Powhatan Secondary.

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:

Powhatan Community Services Association, Inc.
 C/o Berkeley Realty Property Management
 P.O. Box 105007
 Atlanta, GA 30348

Reference Number: You're Association Account Number (located on your statement invoice)

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 have not received your invoice, please contact Berkeley Realty at 757-229-6810 and ask for Talaya Spratley (extension 212).

A REMINDER TO UPDATE MAILING, TELEPHONE, and EMAIL CHANGES TO YOUR ACCOUNT: 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 (email is fine). Information changes to your mailing address, telephone, or email, should be sent to the Association's management office in order to ensure you continue to receive The Powhatan Signal and important announcements and mailings.