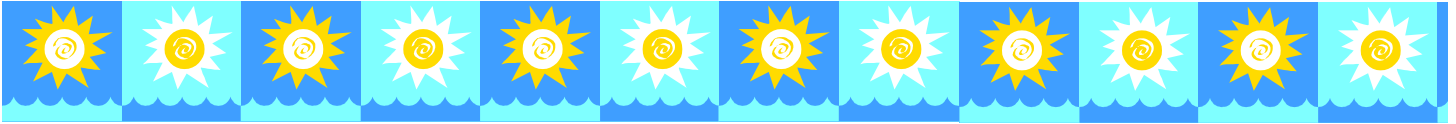




The Powhatan Signal

Powhatan Secondary Newsletter VOL. XXVII NO. 3 July 2015



UPDATE ON RENNICKS POND

As of this writing, PCSA is awaiting bids from at least five contracting companies for the repair phase of the dam at Rennicks Pond. Bids are expected by June 29th. Once received the Board of Directors will meet with the engineering firm of VHB to review the bids and select a contractor for the work. Our target date is to commence field work as soon after the July 4th holiday as possible. Preliminary estimates indicate that the repair phase can take between four to six weeks. Hopefully we are looking to complete this project by mid-August if possible. This time frame is subject to weather delays or other unforeseen circumstance.

It has taken a long time to reach this point and PCSA does recognize the inconvenience this has caused residents and guests. Hopefully this will be remedied in the near future. Thank you for your support and understanding in this matter.

SEE more inside:

Amendment of PCSA Governing DOCs on pg 7

Social News on pg 5

Swim Team and Pool News on pg 3

And much more!

MAILBOX LIGHTING

As most owners are aware all mailboxes for single family homes within Powhatan Secondary are required to have functioning mail box lights that operate daily from dusk until dawn. Many owners have had problems with the 120 volt electric circuit for the mailbox fixture and have experienced difficulty in making effective repairs. The Architectural and Land Preservation Board (the ALPB) has researched the possibility of solar lighting as an alternative. Unfortunately, the ALPB has determined that the solar option does not provide a dependable source of energy to cover the hours of operation and also to handle the necessary light output.

After much research and investigation the ALPB developed a low-voltage lighting option for mail boxes in PCSA. This option was presented to the Board of Directors and subsequently adopted for use by members of PCSA. If you have a mailbox light problem this option may be of interest to you. It is less costly than the 120 volt system originally installed by builders and can be made to fit your existing mail box light without too much difficulty and can be maintained easily after installation. Details are being finalized and will be posted on the community web site www.powhatansecondary.org. Once on the site select the "Our HOA" tab and then click on Architectural and Land Preservation Board.

A model of this system has also been constructed and is available for owners to review. Contact our Association Manager, C.J. Jones at Berkeley Realty for more details. He can be reached at 757-229-6810 ext. 207. His email address is Cjones@berkeley-realty.com.



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Powhatan Secondary Pool News

By Christopher Walls

The Powhatan Secondary Pool has joined the digital revolution! You can now follow POWSECPOOL on Instagram . Go there to check out the transformation from our old, faded green and white color scheme to our vibrant, new red and white motif. Follow us on Twitter @PowSecPool and get daily weather tweets and other updates.

Opening weekend kicked-off on Friday, May 22nd and culminated with a neighborhood-wide open house on Memorial Day. We had members and visitors from all corners of Powhatan Secondary enjoying the beautiful weather at the nicest pool on the peninsula! Lifeguards Sanjay Das and Lorna Van Gheem blew their whistles to officially start the swim season and children who had lined up at the edge of the pool jumped right in and began their summer fun.

As the weekend progressed the weather got warmer and on Memorial Day the pool was teeming with residents of all ages lounging beside or splashing in the pool. Vic Olson declared the 76 degree water "superb!" - his wife Sandra agreed.

Since then it has been more of the same-beautiful weather and great times at the pool- and the Pool committee would love to have you experience it for yourself. If you

If you haven't joined and would like to see what all the excitement and good times are all about please join us Friday, July 4th, for another open house. All residents of Powhatan Secondary are invited to use the pool that day- NO MEMBERSHIP IS REQUIRED! For more information on pool hours and memberships please visit the website <http://powhatansecondary.org/> and click on the pool drop down.

A special thanks to all members of the Pool committee, lifeguards and others who helped get our pool ready for what promises to be another great summer swim season!

See you at the pool!

Chris "Chlorine" Walls, Pool Committee Chairman

Seastars Swim Team Summer Fun at the Pool!

It's that time of year again. The starting horn can be heard on Monday nights signaling the competition has begun!! Our team has swimmers from the ages of 5-18 of all swimming abilities. We have a new coach this season, Conor Cudahy, and we are so lucky to have him. You can get more information by visiting the swim team page on our website: http://powhatansecondary.org/swim_team.php

It's never too late to join the swim team - just come to the pool any morning during practice. We would love to add you to the Seastar Roster!



THE CURB APPEAL CHECKLIST

Roof

A dirty, stained roof makes your entire house look dingy and first impressions are everything! Cleaning your roof will make it look brand new and save you thousands of dollars over replacing.

Windows

According to a survey in Money Magazine, window cleaning is the #1 presale improvement that generates the best return on investment as measured by a higher selling price.

House Wash

This is one of the most cost effective ways to increase the value of your home. A freshly cleaned home can add between \$10,000 and \$15,000 to the resale value of some homes.

Driveways

Concrete stays dirty until properly cleaned using professional detergents and concrete brighteners. Surface cleaning dirty driveways and sidewalks creates instant curb appeal.



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This is not intended to solicit property currently listed for sale.

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Trash & Recycling Totes

Just a reminder that trash and recycling containers must be stored out of sight, except on designated pick up days. With the addition of recycling bins for County recycling, this could pose a problem for residents. Please review your storage arrangements to ensure that BOTH your trash toter and your recycling toter are stored in accordance with the current ALPB requirements. Some owners may elect to expand their existing enclosures. If so, please remember to submit the required application to the ALPB. The application is available on the PCSA website, and also through Berkeley Realty property Management.

Clubhouse Air Conditioning Unit

The air conditioning unit for the community clubhouse failed just in time for the summer reservation rush for our clubhouse facilities. Fortunately, the system was replaced in a timely manner with a minimum of inconvenience to our users. This expense was not part of our annual operating budget, but this component was part of the Association's reserve replacement study. This is a good example of how important a reserve study is to an association community like PCSA, and how important regular contributions are to this study. This process helps to ensure that when such components are in need of replacement the necessary funds are available.

Welcome to the Neighborhood

We would like to WELCOME our newest neighbors!

The Colonies:

Joel & Minnie Morales

Social News

A Middle School Pool Party was held on Sunday, June 14th. There were 35 middle schoolers in attendance. We had to contend with thunder, so the kids did not get a whole lot of time in the pool. They played volleyball and basketball instead, and ate pizza and popsicles. Thank you to lifeguards Molly Jacobs and David Dawnkawski for keeping everyone safe and Leanne Conrad for putting the party together!

The PCSA Annual Picnic will be held on August 16 with a rain date of August 23. Stay tuned to email blasts for more details. Pool will be open to all!



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Member of Williamsburg Area Music Teachers. Previously taught piano in the Boston area and served on the Board of the New England Piano Teachers Association.

For a free introductory session and two free follow-up lessons at my home on Oak Ridge Court, call Nancy at 757-206-1447 or e-mail impresaria@cox.net.



CONSIDER THIS

Presented by Ed Golden, President

Chances are that seniors who remain at home will eventually require assistance with every day tasks. Professional caregivers provide critical services that allow their senior clients to "age in place." Caregivers can assist seniors with bathing and other hygiene matters. They can provide important medication reminders. They can prepare meals and snacks and make sure that their clients drink plenty of fluids to avoid dehydration. The companionship provided by professional caregivers helps keep your loved one from feelings of isolation and loneliness. Transportation to and from medical, religious, and social appointments and events can also be provided by professional caregivers.

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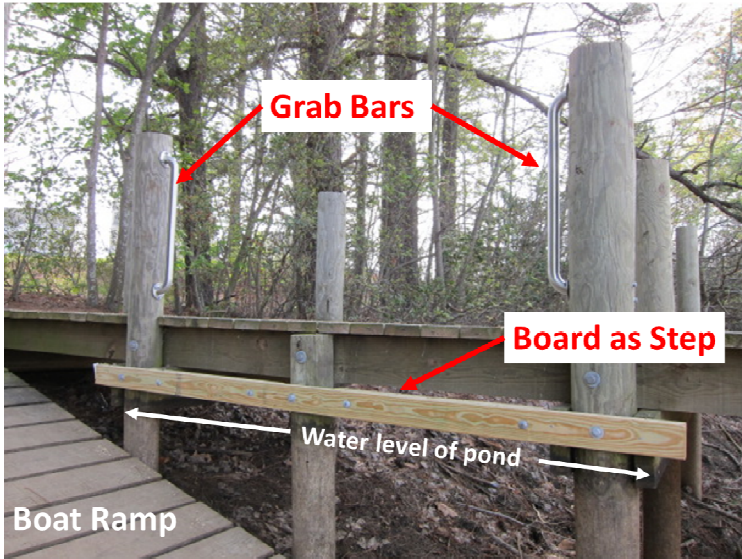
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Common Area Grounds Committee (CAGC)

Submitted by Alan Burkhardt

Since Rennick's Pond has been emptied due the problems with the pond's drain, it was a good time to make improvements to the boat ramp on the pond's dock. In April, the Grounds Committee installed grab bars on the pier posts and a board on the posts to serve as a step for people getting in and out of boats at the ramp. These should make it easier to use the boat ramp.



Picture of improvements made to boat ramp

The grounds committee also did some cleaning in the clubhouse area. This included power washing the front porch of the clubhouse to remove dirt and mildew on the concrete. The concrete floor of the pavilion was likewise power washed to clean it, particularly the edges of the floor where dirt and dark mildew had built up over the years.



The old volleyball net by the clubhouse had broken down and was discarded last fall. A new volleyball net was installed.

AMENDMENT OF PCSA GOVERNING DOCUMENTS

As all property owners, members in Powhatan Secondary are aware that the Association is in the process of amending and updating its governing documents in order to preserve the community standards. This also ensures the rights and privileges of property owners continue into the future. This is a very important matter that concerns ALL property owners in PCSA, whether they own properties in PCSA, or in one of the four sub-associations. If you are a property owner in PCSA, and have not voted, please do so at your earliest opportunity.

PCSA has a special web site, www.powhatansecondary.org/governance, which was established to provide owners with more detailed information on this important subject. This web site contains an FAQ page, and also has all of the proposed governing documents for review. Proxy ratification ballots are also available on this web site, and owners can download them in order to vote.

PCSA's legal counsel has developed a web presentation for members as well. This is a recap of the original presentation made by counsel to the membership last year. To access this web presentation go to:

<https://vimeo.com/124635350>
password: pcsaamend201

The presentation by legal counsel is approximately 40 minutes in length, but provides a wealth of information for members to consider.

In June, there were not enough voting members participating. This special meeting was continued until 7:30 PM August 5, 2015. The location for the continued meeting will be at the PCSA Clubhouse at 201 Charter House Lane, Williamsburg, VA 23188.

Please take the time to preserve your rights as a member of PCSA, and vote on this matter. Remember, in order for the ballot to be valid it must be signed by ALL owners that are on the deed for the property. The ballot with the original signatures must be returned to the Association in care of its managing office:

PCSA
c/o Berkeley Realty Property Management
150 Strawberry Plains Road Suite A-1
Williamsburg, VA 23188

Please note that ballots **cannot** be emailed or faxed. They must be mailed or dropped off to Berkeley with the original signatures of all owners on the property deed.

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>Property Management Association</i> , [Gail Blecher, Tel: 757-646-6247 gail@thinkpma.com]
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]
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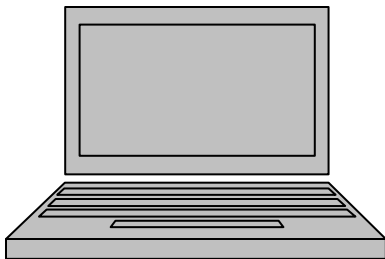
NEXT DEADLINE!

September 5, 2015 is the deadline for all submissions for the Oct-Dec 2015 issue of **The Powhatan Signal**. **THIS IS THE FINAL ISSUE for 2015!** Please mark your calendar!

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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

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Other Members:

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Phil Plante philplante@cox.net
Barbara Moody bgmoody1@yahoo.com

Next PCSA Board of Directors Meeting*
July 21, 2015

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



*Powhatan Community Services Association
Post Office Box 5004
Williamsburg, Virginia 23188-5004*

MARK YOUR CALENDARS

PCSA Annual Picnic

The PCSA Annual Picnic will be held on August 16, with a rain date of August 23. Stay tuned to email blasts for more details.

Pool will be open to all!

LOOK INSIDE FOR . . .

- ◆ **The Powhatan Signal - July—September 2015 Issue**
- ◆ **SeaStars and Pool News**
- ◆ **Pond Update**