



# The Powhatan Signal

Powhatan Secondary Newsletter VOL. XXVII NO. 4 October 2015



## ASSESSMENT PAYMENTS

Did you know that you have options for making your assessment payments? You can mail payments, arrange for direct payments to be made through your bank, or go online to Smartstreet and make a credit card payment or set up automatic payments. Each of these options has some limitations that you should take into consideration. Mailed payments can get lost or delayed, which can affect your payment record, and possibly result in late fees or interest – remember payments are not credited until they are received, not the date they are postmarked. Automatic payment arrangements through your individual bank or even the Association's bank, Smartstreet, are usually set up for a finite period, and the arrangements will need to be renewed periodically. And of course, credit card payments come with a fee cost.

However, there is an option available to members of PCSA that has none of these limitations. This option is called **ACH Debit**, and is available through Berkeley Realty Property Management.

*The benefits of this option?* No fee involved, no mailing or other time constraints, and no periodic renewal required. Members can sign up one time through Berkeley Realty Property Management, and authorize payments to be made when due, on or about the ninth of the month the payment is due. This applies to any regular payment, assessments, trash service, etc. Best of all there is no renewal period. You can initiate this authorization one time, and it will continue in effect until you cancel the authorization. Many members who travel, or are frequently away on business find this option very useful. Remember you as the member of PCSA are the only one who can authorize this service, and you retain the right to cancel at any time. For more information please contact Berkeley Realty Property Management at 757-229-6810, ext. 212. Talaya Spratley will be glad to help.

## RENNICKS POND DAM UPDATE

The dam pipe line replacement project is completed! This project has been nine months in the making, and has required a lot of time and effort on the part of the governing Board of Directors. Much of the work related to this project required not only the physical repairs, but also field testing and evaluation updates to bring the certification process for this dam into compliance with current requirements by the state Department of Conservation and Recreation. Many individuals have invested significant time and effort – the President of PCSA, Jim West; Lloyd Ward with ECS Engineering; Steve Romeo with VHB Engineering; Prism Contracting and their sub-contractors; representatives from JCC Stormwater – Darryl Cook and Pat Menichino; representatives from VDOT; JCC Environmental – Scott Thomas; JCC Emergency Services Kate Hale; Bander Smith Contracting from Richmond; Chris Kuhn with Stantec Engineering, and numerous others. **A very special thank you** to the governing Board of Directors for PCSA who made the time and effort to attend several meetings during this project to make decisions, review contractor proposals, and engineering reports related to this project. **Most of all, thanks to all of the community residents for their patience and support during this extended period.** It has not been easy to make plans around street closures, and live with a detour that hampered residents and visitors alike. Likewise, residents who live close to the lake have also experienced machine noise and other unusual activity. Thank you all for the part you played in this project, and for your sense of community spirit!

## DOG WALKING

Do you need a caring walker for your best friend(s)?

I love dogs & walking and I'm within 10 minutes of Powhatan Secondary.

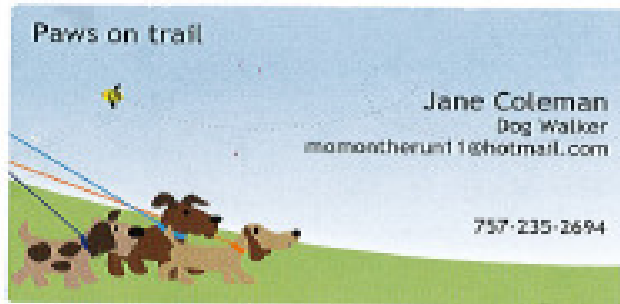
I'm available 7 days a week, licensed & experienced.

Please call 757-235-2694

Or email momontherun11

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Jane Coleman



## Annual Picnic

Sponsored by the Board of Directors for the entire Powhatan Secondary Community, the Annual Picnic was held Sunday, August 16, from 12:30 to 3:30 at the Clubhouse. The event was well attended and the day proved to be a beautiful.

Rocco's Smokehouse Grill did an outstanding job of preparing picnic style food, and there was plenty for all to enjoy. This was the first time using Rocco to do the catering and all seemed to be quite pleased with the quality of food.

The music was supplied by our neighbor, Peter Scarola. As always, he did a wonderful job of playing music for all different age groups to enjoy.

The pool was open for all residents to enjoy. Our lifeguards were very welcoming and all the children and adults seemed to have a good time.

This event provided an opportunity for residents to gather in a relaxed atmosphere, and for new residents to have the opportunity to meet neighbors. A big thank you to the Board, especially Barbara Moody, and Jim West, as well as clubhouse committee members, for all their hard work in making sure that the event ran so smoothly.



## Powhatan Secondary Pool News

by Christopher Walls, Pool Committee Chair

Just as Labor Day ends the summer for school age children everywhere, it also ends the daily excitement at the Powhatan Secondary Pool. We had a great summer for swimmers, parents, and guests, and are already planning for next year!

We said good-bye, and good luck to graduating guards Sanjay Das, Tori Bennett, Jesse Shaner as well as Head Guard Davis Wood. Their contributions to the pool, and its members are greatly appreciated.

We welcomed David Dawnkaski as the new Head Guard for the balance of the 2015 season, and look forward to his leadership next year as well.

A successful season would not be possible without all our members—their support for the pool, the committee, and overwhelmingly positive feedback. The pool committee has some ideas for next year, and we can't wait for you to learn about them!

Lastly I would like thank the Pool Committee for all of its efforts which began in January of this year as we planned our opening work day, furniture repair, and purchases to upgrade the look of the pool.

Enjoy your Fall, Winter and Spring, and we'll see you at the pool next year!

## Seastars Swim Team

### What a Great Summer

by Kim Squire Seastar Swim Team Secretary

This was a great season for the Seastars Swim Team. We had a fabulous new head coach, Conor Cudahy, and three terrific assistant coaches, Colin Wright, David Dawnkaski, and Lorna Van Gheem. We had 84 swimmers ages 5 - 18.

Not only did we swim hard and have a great swim season, but we had lots of other fun too! We enjoyed Spirit Nights at Sticks, Sweet Frog, Sno-to-Go and Rita's. We had a team pancake breakfast and even made special flip flops to wear to show our team spirit! The season ended with a super fun awards banquet where every swimmer received a special "paper plate" award for their hard work, dedication, or other special skill!! We also capped off the night with a parent, coach, swimmer relay. Since I am a parent, I'll say the parents won, but the truth is no one really kept track with all the fun we were having, and the parents really never had a chance!!!

So for anyone who wants to enjoy a fun recreational activity, have fun with neighborhood friends and improve your swimming skills, come on out next year and JOIN THE SEASTARS! Watch for signs and emails coming out next April!



# 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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## **SPECIAL ASSESSMENT ACTION & ANNUAL ASSESSMENT RATE FOR 2016**

The Board of Directors for PCSA has approved a special assessment action for all members of PCSA. The special assessment will be \$200.00 per lot and will be due effective January 1, 2016, along with the 2016 annual assessment. Approved payment options include: 1) pay the entire amount in full when due, or 2) Pay \$100.00 January 1, 2016, and pay \$100.00 July 1, 2016. Members can also pay the entire amount BEFORE the due date, if desired.

In addition, the governing Board for PCSA has approved an increase for the annual assessment for 2016. This annual assessment will be \$210.00. This is the first assessment increase for PCSA since it was founded.

Both of these decisions were made by the PCSA Board in order to meet the funding obligations for the dam pipeline repair project. As noted in earlier communications, the funding will be done through the Association's existing capital reserve replacement along with a short term bank loan. The special assessment funds and the 2016 assessment increase will be used to retire the bank loan and replenish the Association's reserve fund.

### **CLUBHOUSE CODE CHANGE**

Please note that effective October 1, 2015, there will be a new clubhouse code programmed for the front door. If you have booked the clubhouse for a reservation after that date, please contact Berkeley Realty Property Management for the new code. Call Stephanie Fose—229-6810, ext. 211 or CJ Jones at ext. 207.

### **Clubhouse Committee**

The Clubhouse Committee members are pleased to have additional volunteers. Thank you, Dot and Don Pulaski, Minnie Morales, and Anna Lind, for stepping up to help. The committee members inspect the clubhouse before and after each paid usage to make sure that the facility is in good condition. This committee's activity saves the community much money by doing these inspections on a volunteer basis. Interested? Please call Louise Pearson at 757-229-7438 or send an e-mail to: [louisepearson@cox.net](mailto:louisepearson@cox.net)

Update on the Clubhouse includes a thorough cleaning of the windows, power washing the exterior, and end of the summer cleaning of the rugs. We have received many positive comments on the wonderful new kitchen. The new heating and cooling system, which had to be replaced, is working great.

## **Social News**

The annual Halloween Party is October 25, 2015.

Come join us for an afternoon of fun! Last year's Trunk or Treat was such a success that the Girl Scouts want to sponsor another one! Participation open to all of PCSA--bring your cars to the clubhouse parking lot between 10am-12pm to decorate them, and let the fun begin at 12pm and lasting until 2pm. Those participating will bring treats to hand out to the children--let's have a preview of their costumes. Any questions please contact Barbara Moody at [bgmoody1@yahoo.com](mailto:bgmoody1@yahoo.com)

### **Sleigh Bells and Carriage Rides – A New Tradition in Powhatan Secondary**

Every December there is one evening when the residents near to the Clubhouse look out their windows and see a marvelous sight. Two beautiful silvery white draft horses pulling a wooden carriage decorated with garland and silver bells. The carriage is full of Powhatan secondary residents and their guests, joyfully singing the traditional Christmas carol, Jingle Bells. It is all part of our traditional community holiday party.

The White House Carriage Company, from Richmond, Virginia, provides horse-drawn carriage rides throughout the neighborhood surrounding the clubhouse. The wagon comparably carries eight full-size adults. Fire pits are set up outside of the clubhouse to mimic a bonfire and provide the perfect location for our guests to roast hot dogs and make s'mores. Holiday cookies, hot chocolate, hot apple cider, and egg nog are all available for our partygoers. The children enjoy craft making with the elves at Santa's Tree Ornament Workshop.

The event has become a favorite in the community with many residents anxiously awaiting its annual return. This year's party will take place on **Sunday, December 13, 2015**, from 4:30 PM to 7:00 PM. Because of our limited number of volunteers we ask that all children under the age of 12 be accompanied by an adult. All activities are free to Powhatan Secondary residents and their guests. Residents must be in good standing with PCSA. Watch for our reminder signs and make plans to come out, and join in the fun.

We need volunteers. If you would like to help, please contact Jodi Thamman at either [PCSASocial@cox.net](mailto:PCSASocial@cox.net), or call 345-0636 (home) 645-5397 (cell).

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## FROM A DISTANCE

*Presented by Ed Golden, President*

Do you have a senior loved one who is living alone and requires your assistance, but who lives at a distance from you? If you are unable to physically be there for him or her, call us. A phone consultation with you and a visit with the senior can serve to determine which professional care-giving services would be most beneficial. Whether it is simply for companionship, keeping the home environment clean and fall-proof, transporting and accompanying your loved one to appointments and events, or grocery shopping and meal preparation, an individualized care-giving schedule will allow your loved one to remain independent and live at home for as long as possible. In fact, an in-home caregiver can help you and your loved one whether you live nearby or far away.

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## DISPOSAL OF DOG WASTE

While it is very much appreciated when responsible owners pick up after their pets, it is equally important that the waste be disposed of properly. Recent complaints seem to be in the area of Powhatan Secondary near the dam and picnic areas. Please make sure that you pick up after your pet, and that you properly dispose of the waste material.

We have a group of volunteers who make a concerted effort to make sure our doggie bag stations are stocked with disposable bags. Please take advantage of these stations, and use them to pick up after your pet. Your cooperation will be appreciated by your fellow owners who have to pick up after careless owners.

## MAILBOX LIGHTING

If you are continuing to have problems with your mailbox lighting, please refer to the July 2015 PCSA newsletter (available on the Association's web site ([www.powhatansecondary.org](http://www.powhatansecondary.org)), or contact our Association Manager, CJ Jones at 757-229-6810, ext. 207. Mailbox lighting is required in PCSA, and a new low voltage option is available. Unfortunately solar fixtures have not been approved for use by the Architectural and Land Preservation Board (ALPB).

## TRASH CONTAINERS

There has been a noticeable improvement in the storage of trash and recycling containers. Your efforts are appreciated! 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. Both containers should be stored out of sight except on designated pick up days. 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 web site or through Berkeley Realty.

## COMMON AREA GROUNDS PROJECT

This past summer PCSA experienced some tree damage along the Berkeley section of the trails system behind the stacked block dam. Rather than pay to have the limbs removed we opted to have them chipped into a pile along this trail in hopes of using the chips to fill in some boggy areas. We are looking for a few volunteers who would like to donate a few hours to spread these chips along the trail system. If you are willing to help please contact C.J. Jones at 757-229-6810 ext. 207 and leave a voice message with your contact information. Thank you.

## AMENDMENT OF PCSA GOVERNING DOCUMENTS

As all property owners members in Powhatan Secondary are aware, the Association is in the process of amending and updating its governing documents in order to preserve the community standards and also to ensure 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](http://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 August there were not enough voting members participating. This special meeting has been continued until 7:30 PM October 8, 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. There must be 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]
“ “ “ “ Powhatan Village HOA and Waterford HOA	<i>Property Management Association</i> , [Gail Blecher, Tel: 757-646-6247 gail@thinkpma.com]

### **NEXT DEADLINE!**

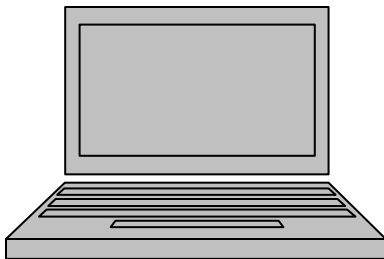
**December 1, 2015** is the deadline for all submissions for the Jan-March 2016 issue of **The Powhatan Signal**.

**Please mark your calendar!**

### **Have you visited our Website recently?**

Always new information!

[www.powhatansecondary.org](http://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 [j-cwest@cox.net](mailto:j-cwest@cox.net)  
VP: Kathleen Nichols [fictreader@yahoo.com](mailto:fictreader@yahoo.com)  
Secretary: Teri Collins [tc10050@aol.com](mailto:tc10050@aol.com)  
Treasurer: Kris MacKenzie [kmack825@gmail.com](mailto:kmack825@gmail.com)

#### **Other Members:**

Carson Saunders [carson\\_saunders@yahoo.com](mailto:carson_saunders@yahoo.com)  
Phil Plante [philplante@cox.net](mailto:philplante@cox.net)  
Barbara Moody [bgmoody1@yahoo.com](mailto:bgmoody1@yahoo.com)

**Next PCSA Board of Directors Meeting\***  
**November 17, 2015**

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





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### **LOOK INSIDE FOR . . .**

- ◆ **The Powhatan Signal - October—December 2015 Issue**
- ◆ **SeaStars and Pool Wrap-up**
- ◆ **PCSA Assessments— due dates and amounts**