



# The Powhatan Signal

## *Powhatan Secondary Community Newsletter Spring 2022*

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### **Annual Meeting Notice**

**Date:** Wednesday, March 30, 2022

**Location:** Clubhouse, 201 Charter House Lane

**Time:** 6:00 p.m. Call to Order, Agenda to be announced

The meeting will be in an open format with the committees having informational tables for members to ask questions and sign up to volunteer for 2022 events.

### **Nominations to Serve on the Board of Directors**

The Board of Directors, acting as Nominating Committee- as no volunteers came forward, is requesting interested members of the community in good standing to consider running for a three- year term on the board. There are two positions opening for election. If interested, please complete the Nomination Form attached to the newsletter and submit to the association manager.

The Board meets six times a year to make decisions on items for the Association as required in the governing documents. Volunteering is a great way to become involved in the neighborhood governance!

### **Message from the President**

Spring is on the way, and with it comes new growth and change. People are becoming more active, we see our neighbors out walking and biking again, people are getting their landscaping and spring cleaning done. The community has a “polar plunge” event scheduled at the pool in March in support of Special Olympics. Even if you aren’t interested in jumping into a cold pool, you can donate to support the cause, and several e-blast messages

have been sent about the event and more will follow as it approaches.

We are still looking for new community members to join the PCSA Board of Directors and share their knowledge and expertise in service to our community. The Community Board is small, only 7 members. We need more diverse membership, which is challenging for a Board of our size. We hope those of you with an interest in joining the PCSA Board will contact our manager, Diane Clarcq. Please send an email indicating your interest to [dianec@dodsonpropertymanagement.com](mailto:dianec@dodsonpropertymanagement.com). The Board appreciates interest and engagement by all community members.

On March 8<sup>th</sup>, the JCC Board of Supervisors is planning to review the Fords Village development being planned to go in next door on News Road. The notice of public hearing is linked here and can be found on the JCC Board of Supervisor’s website: [Board of Supervisors Public Hearing Notice \(jamescitycountyva.gov\)](http://www.jamescitycountyva.gov/Board%20of%20Supervisors/Public%20Hearing%20Notice) If you have concerns, we encourage respectful and direct communication with the commission through their website or by attending the session.

The Board will be reviewing the Architectural Review Committee (ARC) guidelines and the application process at our next meeting. There are so many requests in the Spring for all kinds of home renovations, painting, fencing and tree removals. Please make sure your applications are complete to expedite the work of our ARC community volunteers and help prevent delays. ARC guidelines can be found on our website, or full application packages can be requested from property management -[kimberlym@dodsonpropertymanagement.com](mailto:kimberlym@dodsonpropertymanagement.com).

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The Board is looking for community members to volunteer for odd jobs that come up occasionally. It would be prohibitively expensive to hire independent contractors for these types of small jobs. They include anything from sweeping the bridges to minor repairs, changing lightbulbs, spring cleaning of the clubhouse, etc. If we could create a pool of 3-5 people who can occasionally do these things, it would greatly increase our ability to respond to minor maintenance issues. Please indicate your interest by contacting our manager at [dianec@dodsonpropertymanagement.com](mailto:dianec@dodsonpropertymanagement.com).

Thank you for everything you do to keep Powhatan Secondary a wonderful place to live. I am grateful for the opportunity to live in and serve our wonderful community and hope you all have a beautiful spring. Thank you.  
Kevin Fleming – President, PCSA

### **Changes at the Management Company**

Pam Blank and Ed Robbins, owners at Berkeley Realty Property Management, decided to retire and sold their business to Dodson Property Management in Richmond, VA.

The business address and office telephone number remain the same: 150 Strawberry Plains Road, Suite A1, Williamsburg, VA 23188.

Assessment's payments can be made out to the association and mailed to the association bank lockbox (be sure to have your home address on your check) at:

- Powhatan Community Services Association
- P.O. Box 105007
- Atlanta, GA 30348

There will be banking and administrative changes forthcoming in the second half of 2022 and these will be relayed to the residents via email blast (be sure to have your email updated with Dodson) as well as in the summer edition of the newsletter.

### **Architectural Review Committee (ARC) Notes**

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

The ARC is dedicated to assisting the residents in processing their plans for renovations to their home and landscape. The guidelines and forms are available on the website, [www.powhatansecondary.org](http://www.powhatansecondary.org).

The ARC also is tasked with assisting the Board of Directors in the due process of covenant violations in the community. Many of the streets in our community are owned and maintained by VDOT, which is not under the jurisdiction of the association.

James City County has enacted an ordinance regarding Residential Streets and Oversized Vehicles, Trailers & Boats. Please see the ordinance below that prohibits oversized vehicles to include trailers, boats, RV's on VDOT residential streets such as the majority of the streets in our community.

If you have a large item that you have parked on the VDOT owned streets, please make arrangements for to move these items off-site as the PCSA rules and regulations prohibits them on the private streets and all driveways and in street view.

Sec. 13-36.1. - Restricted parking in certain areas.

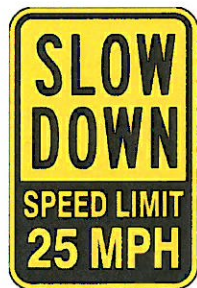
- (a) *Restricted parking.* No person shall park or leave unattended any oversized vehicle on any public highway in any residence district as defined in Code of Virginia, § 46.2-100.
- (b) Oversized vehicles defined. For the purposes of this section, an oversized vehicle is defined as any of the following:
  - (1) Any solid waste collection vehicle, tractor truck or tractor truck/semitrailer or tractor truck/trailer combination, dump truck, concrete mixer truck, and any heavy construction equipment, whether located on the highway or on a truck, trailer, or semitrailer.



- (2) Any trailer or semitrailer, regardless of whether such trailer or semitrailer is attached to another vehicle.
  - (3) Any vehicle with three or more axles.
  - (4) Any recreational vehicle.
  - (5) Any vehicle designed to transport 16 or more passengers including the driver.
- (c) *Exceptions.* The provisions of this section shall not apply to (i) any oversized vehicle when taking on or discharging passengers or when temporarily parked pursuant to the performance of work or service at a particular location or (ii) utility generators located on trailers and being used to power network facilities during a loss of commercial power.

(Ord. No. [66A-77](#), 7-14-20)

### Neighborhood Reminder for Safety



It seems like a simple request, SLOW DOWN and STOP. But this continues to be a major concern in our community. So once again, please observe the 25 MPH speed limit and the Stop Signs posted in the neighborhood. The safety of your fellow neighbors, their children, grandchildren and pets are worthy of your conscientious observance of these rules.

### SOCIAL ACTIVITIES

#### Polar Plunge in the Pool

Due to upgrades, during the off-season, the Powhatan Secondary Pool will remain uncovered this year. For that reason, our Pool Chair suggested we take advantage of this situation and host a Polar Plunge in our community

pool. The Social Committee agreed and began making preparations. Traditionally, a Polar Plunge is associated with the Special Olympics organization. That makes this event a perfect opportunity to have some Winter fun and raise funds for our friends at Special Olympics. The Powhatan Secondary Polar Plunge at the pool will happen on Saturday, March 5<sup>th</sup>. Social time, beginning at 11am, will be a party atmosphere with fire pits, hot dog roasting, s'more building, and cocoa.

There is a good chance that an adult beverage or two may be available. Donations for the Special Olympics will be accepted that day. Cost for the plunge will be \$20 per person and will earn an event shirt. Registration ends February 20<sup>th</sup>.

Every participant is welcome to jump into the icy water in the pool, but there is no requirement to get wet. Come to cheer on the brave souls who do and support our Special Olympic athletes.

#### Spring Fest & Egg Hunt

There is nothing cuter than our youngest residents running across the Louise Pearson Clubhouse lawn in search of Easter eggs. This year's Spring Fest and Egg Hunt will be on Saturday, April 9<sup>th</sup>, at 10 am. The Teeny Tiny Farm will be there with their baby animals too. Plan to be there with your young ones and remember to bring your baskets.

#### Community Wide Yard Sale

Mark your calendar and start cleaning your closets. Powhatan Secondary will host a Community Wide Yard Sale on Saturday, May 14<sup>th</sup>. More information will be sent out via eblast in the coming weeks.

#### Social Committee Help

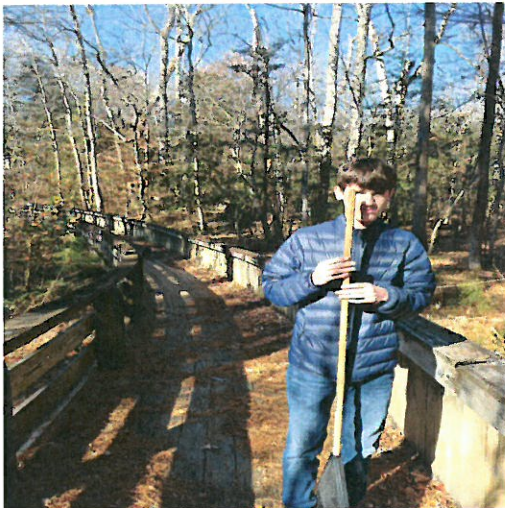
The Powhatan Secondary Social Committee has many fun events planned for the community this year.

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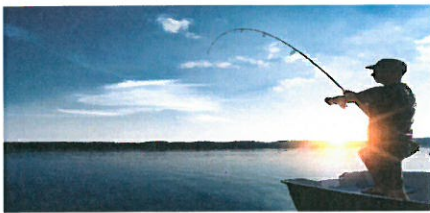
We can always use a few more hands. If you would like to join the committee, please contact us at [powhatansecondary@gmail.com](mailto:powhatansecondary@gmail.com).

### **VOLUNTEER SPOTLIGHT**

Thomas Fleming assisted the community with trail and bridge maintenance this winter. He was met and helped by several other members of the community who regularly walk the area, picking up trash and tidying the trails. Thomas is active in the greater community and serves as a cadet Master Sergeant in the Civil Air Patrol. Thank you, Thomas, for helping keep our community amenities looking their best!



### **FISHING IN OUR PONDS**



The Association adopted rules and regulations for the use of the ponds. Please review and follow the rules and

regulations to ensure a safe environment for residents as well as the wildlife.

### **Fishing**

Fishing on waters in Powhatan Secondary is an activity open only to our residents and their guests. Fishing is allowed only in these four designated areas:

- (1) The docks and shoreline on the south/southeast side of Lake Powhatan (roughly parallel to Monticello Avenue)
- (2) The shorelines of Lake Powhatan and pond two that parallel Powhatan Secondary (Road)
- (3) The isthmus between pond two and pond three.
- (4) The walkway/bridge leading onto the woodland trail from Vintner Court in the Waterford neighborhood.

*“Catch and release” is the required fishing practice in Powhatan Secondary waters. Per the National Park Service definition, this means that, after capture, the fish are unhooked and returned to the water, so the fish are able to remain and reproduce in the ecosystem.*

### **Docks**

The docks on Lake Powhatan are an amenity for residents and their guests only.

### **Watercraft**

Lake Powhatan: Only non-motorized, resident owned, watercraft are allowed.

Pond two and pond three: No watercraft of any kind are allowed.

### **Swimming**

For safety and health reasons, swimming is prohibited in Lake Powhatan, pond two, and pond three.

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## Trails

For the purpose of maintenance, only authorized motor vehicles are allowed on the woodland trails.

Dogs must always be leashed on all Powhatan Secondary trails and common property.

Littering is prohibited. Be sure to remove all fishing line, tackle, hooks from the pond and dock areas to protect wildlife and pets that may be walked in the area.

## 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](http://www.powhatansecondary.org).

Contact Danielle Cooke at 757.229.6810, ext.204 or by email at [daniellec@dodsonpropertymanagement.com](mailto:daniellec@dodsonpropertymanagement.com) for additional details.

## ***Important Contacts for Powhatan Secondary homeowners and residents***

### **Master Association: Dodson Property Management**

- Assessments/money owed to PCSA contact Talaya Spratley, 757-229-6810, ext. 212  
[talayas@dodsonpropertymanagement.com](mailto:talayas@dodsonpropertymanagement.com)
- Clubhouse and multi-use building reservations contact Danielle Cooke, 757-229-6810, ext. 204  
[daniellec@dodsonpropertymanagement.com](mailto:daniellec@dodsonpropertymanagement.com)

- Architectural control/covenant enforcement, all areas, except the sub-associations, contact Kimberly Mills, 757-229-6810, ext. 216  
[kimberleym@dodsonpropertymanagement.com](mailto:kimberleym@dodsonpropertymanagement.com)

### **Sub-association contacts**

- Cromwell Ridge Condo Association –Anna Wilson Hudson/Danielle Cooke, Dodson Property Management, 757-229-6810
- Waterford HOA- Chesapeake Bay Management, 757-706-3019
- Powhatan Place HOA – Anna Wilson Hudson, Dodson Property Management, 757-229-6810
- Powhatan Village HOA – Beth Pryor, Community Partners VA, 757-327-0037

### **Board of Directors**

Kevin Fleming, President  
Mike Fisher, Vice-President  
Jason Villaflor, Secretary  
Dave Banks, Treasurer  
Tuan Henry Vu, Director  
Kathy Varacalli, Director  
Michael Reed, Directors

### **PCSA Committee Chairs**

Michael Fisher, Architectural Review  
Kathy Varacalli, Clubhouse  
Dave Banks, Communications  
Teri Collins & Laura Fisher, Social  
Chris Walls, Pool



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## DAVE'S TESTING

PERFORMING THE ANNUAL JCSA  
BACKFLOW TEST >> \$35.00

BACKFLOW AND WATER METER  
REPAIRS AND REPLACEMENTS

WINTERIZING IRRIGATION  
SYSTEMS IN THE FALL

PLEASE CONTACT DAVE TAYLOR AT (757) 220-8855

Email: [Davestesting4@gmail.com](mailto:Davestesting4@gmail.com)



*Experience = Results*  
**FAITH S. HEINEN**  
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[www.SelWbg.com](http://www.SelWbg.com)



LIZ MOORE  
& ASSOCIATES



**Powhatan Community Services Association Inc. (PCSA)**

150 Strawberry Plains Road, Suite A-1

Williamsburg, VA 23188

(757) 229-6810

**The members of the Board of Directors are elected by the homeowners of the community at the annual meeting. The date of the Annual Meeting is on March 30, 2022 at the clubhouse. If you are interested in having your name on the ballot, and are a member in good standing, please fill out this form and return to the Association Manager, Diane Clarcq\* by March 29, 2022 at 5 p.m. to be on the ballot.**

**NOMINATION FORM FOR BOARD OF DIRECTORS**

Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

\_\_\_\_\_

Qualifications and Experience:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Goals – How I Feel I Can Contribute to the Community:

\_\_\_\_\_  
\_\_\_\_\_

Interests:

\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Name printed: \_\_\_\_\_ Date: \_\_\_\_\_

Thank you for your interest in serving your community!

\*Please return to the association manager, Diane Clarcq, [dianec@dodsonpropertymanagement.com](mailto:dianec@dodsonpropertymanagement.com) or drop off/mail to :PCSA, 150 Strawberry Plains Road Suite A-1, Williamsburg, VA 23188

There is a secure lockbox in front of the office building for after hours/weekend drop off.