

Focus on Fernbrook

A NEWSLETTER FOR THE FERNBROOK COMMUNITY

Winter 2009

www.fernbrook.net

Editor Dee Cox

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Hello Neighbors,

I hope everyone had a wonderful holiday season. The neighborhood looked very festive with decorations and lights.

Thank you to all homeowners that attended the annual meeting in October. At this meeting we elected two new Board members. Welcome, Andrew Foret and Dan Gasink. Electing new members meant saying good-bye to Tim Lauth and Buddy League. Both Tim and Buddy devoted many years of time and service to the Board. We thank you for all your hard work! Following the elections, the Board appointed the following positions: Elizabeth Boyle, President; Andy Foret, Vice President; Dee Cox, Treasurer; Lesley Atkinson, Secretary; Dan Gasink, Member At-Large.

As discussed at meetings and in the newsletters, we have contracted Berkeley Reality to perform quarterly neighborhood-wide covenant reviews. This was in response to complaints from homeowners regarding covenant enforcement. The first review was completed in November and letters were sent to those homeowners with violations. We had a great response to the notices and thank all the homeowners that promptly complied with the notices.

As previously discussed, dues will increase for this fiscal year to \$132. Annual assessments will be sent in February. Due to the tight budget and the costs associated with issuing multiple assessment letters, only one notice will be sent to homeowners this year. We ask that you remit your dues by April 1 to avoid late payment fines.



Fernbrook Calendar

February 20th – Dues sent out

February 28th – BMP Cleanup party!
(**March 7th** Rain Date)

March 10th – Meeting 7:30 p.m. Grace
Covenant Presbyterian Church, Jamestown Rd.

April 1st – Deadline for payment of dues

The Board anticipates the need to raise dues again for the 2010 fiscal year. Unfortunately, the lack of dues increase for six years left the Association with an unreasonable budget. Additionally, the BMP has required large expenditures to bring the Association into compliance with state and local regulations, and will continue to require funds to meet these maintenance requirements. The cost of increase in all categories such as utilities, insurance, and postage has also necessitated the increase in dues.

While we cannot control the increases in costs, you can help by volunteering your time and service to the Association. Katharine Purrington will no longer be able

to serve as our bookkeeper and administrative assistant. Katharine's work was integral to maintaining a well-functioning association. We are looking for volunteers to assist with these duties. We may have to investigate using a management company if we cannot secure individuals to take-over these functions.

The BMP has become over-grown again and we can cut some expenses by removing brush and small trees. The Board is organizing volunteers to help perform maintenance in the BMP. Dan Joyner has graciously volunteered to lead the clean-up. The clean-up is scheduled for Saturday, February 28, with a rain date of March 7. The clean-up begins at 10 AM and lunch will be served. Please contact Dan Joyner or any Board member if you are able to volunteer.

The removal of larger growth will still need to be contracted to professionals.

Finally, please consider signing up for our new eNewsletter. This will help reduce our paper and postage expenses. Please refer to the sign-up information within this newsletter.

Our next meeting is Tuesday, March 10 at 7:30 PM Grace Covenant Presbyterian Church. Meetings are held on the second Tuesday of every other month. Please check the website for details on meetings, corporate documents and other neighborhood information. If you are interested in volunteering, please contact a Board member.

Sincerely,
Elizabeth Boyle



The annual assessment notices will be mailed on or about February 20, 2009.

The assessment for this fiscal year is **One Hundred and Thirty-Two Dollars (\$132.00)**.

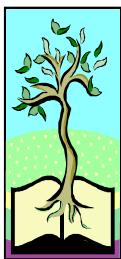
Payment is required by April 1 to avoid late charges.

In previous years, multiple requests for dues were sent to homeowners. However, this year only one notice will be sent to each homeowner. Late charges will begin on April 1 without any additional notices or grace period.

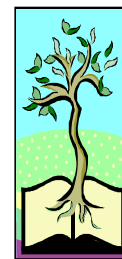
It is necessary that we receive all assessments on a timely basis as our 2009 budget is very tight and we need the funds to pay our obligations.

If there is a particular reason why anyone cannot pay his/her assessment by April 1, 2009, please contact a Board member before March 6.





Know your BMP:



The way stormwater is managed has a direct affect on the health and stability of streams, the primary receptacles of stormwater runoff. Land development brings with it more impervious (nonporous) surface which increases the amount of runoff.

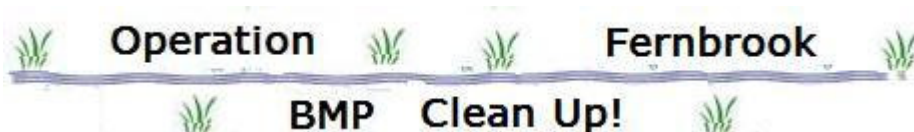
Despite everyone's best efforts to protect the natural environment from the effects of development, our streams still suffer from excess erosion, sedimentation, and pollution. One way of controlling increased runoff is to build stormwater management facilities.

Stormwater management (SWM) typically involves ponds. A pond intercepts the runoff before it reaches a stream.

Some SWM ponds control not only the quantity of runoff but also the quality of runoff. In such cases, the SWM ponds are called BMP ponds. BMPs, or *Best Management Practices*, are techniques to manage runoff in ways that reduce water pollution.

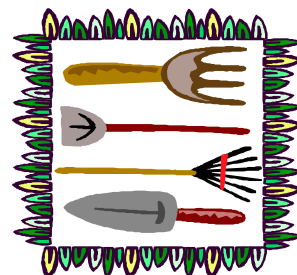


It's up to us to take care of our BMP



Calling all neighbors! Calling all neighbors!
Put on your gloves and grab your rakes, shovels, weed eaters, and chainsaws and...

Come on over to the
1st annual BMP cleanup party!
Date: February 28th 10AM
(rain date March 7th 10AM)
Once the work is done...**PICNIC!**



We need your help!
Contact: Dan Joyner 220-4826 (6PM-9PM)



Garden HearSay Radio Program

Listen to horticultural questions and answers on WHRV 89.5 fm with Jim Orband and Cathy Lewis.

The HearSay Gardening Show can be heard the third Wednesday of each month. Listen in from 12:00 p.m. until 1:00 p.m. Programming is subject to interruption for current news updates. The latest in gardening topics will be discussed and you are invited to call in with your questions, 440-2665.






Welcome to the new addition!

Samuel Grable – 09/30/08
Suzanne Grable & Michael Hyman
2849 Jonas Profit



Welcome to our newest neighbors!

Paul & Adrienne Foster
2788 Jonas Profit; 564-9820
Alex '98, Morgan '01



You are invited to
WHR
(WomenHeart of Hampton Roads)
A **Support Network** for
women with heart disease

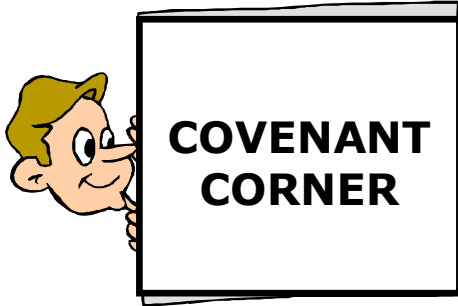
First Monday of Every Month
7pm
Williamsburg Room
(next to the cafeteria)
Sentara Williamsburg Regional
Medical Center
100 Sentara Circle
Williamsburg, VA 23188

For more information, contact Cindy Steger
at womenheart@aol.com

Gain Experience!!!!  **Add to your resume!!!!**

Volunteer HOA Administrator
Duties include bookkeeping and general administrative tasks.

Contact Katharine Purrington for details (253-2601)



This new section is the first in a series of articles to help homeowners understand the covenants. This first article addresses the Property Restrictions, Article V, Sections 1-3, of the Declaration of Covenants, Conditions and Restrictions.

Section 1. Land Use and Building Type. No Lot shall be used except for residential purposes; provided, however, this shall in no way restrict the Common Area Lots being used for their intended purposes. No additional, adjacent or connected buildings to house additional persons for rent or other purposes will be permitted.

Your home is to be used only by you and your family as a residence. In addition, additional connecting space or an out-building for the purpose of adding rental property is not permitted. In all cases, any addition or property alteration must be approved by the Architectural Review Committee. The anticipated use must be stated.

Section 2. No businesses shall be conducted from these residences or on these lots wherein any evidence of said business is visible from without the residence. This includes signs, marked vehicles, equipment and materials. Neither may any home business generate a stream of traffic to constitute a nuisance to the neighbors. Model and sales trailers in the initial development stages will be permitted.

Any home business that you conduct shall not be obvious or visible in any way. Signs or other identifying equipment or materials, either on your house, property, or vehicles, is not permitted. Traffic that creates a problem for the neighborhood or for your neighbors is also prohibited.

Section 3 No lots may be subdivided, except lot lines adjustments may be permitted provided the total number of lots is not increased.

You and your neighbor may adjust your property line if for some reason it is a viable solution to a problem between you and your neighbor. Lots cannot be subdivided and the number of lots in the neighborhood cannot be increased. It is recommended you consider this with caution and consult an attorney. Any change to lot lines needs to be cleared with the Architectural Review Committee. All other county and legal requirements would need to be met.



Please watch your speed when driving through the neighborhood.



Please pay attention to stop signs and be sure to STOP before continuing.

Now Available – Focus on Fernbrook *eNewsletter*

Help save your Association time and money by signing up for an electronic version of your neighborhood newsletter! Starting with our next newsletter, you will have the option of receiving your newsletter via email. To sign-up, please send an email to **dtvr23-newsletter@yahoo.com** and include **your last name, street address and email address.**

You will need Adobe Acrobat Reader to view, print and save your eNewsletter. If you don't already have Adobe, you can download it *FREE* at several internet sites, including www.download.com.



Still want a paper copy of the newsletter?

No problem! Your eNewsletter will be sent as an attachment. Launch the attachment and print the newsletter.



Don't want your email address seen by everyone?

No problem! The eNewsletter will be sent blind copy (bcc), which means no one on the email can see or access your email address.



Worried about lots of emails and spam?

No problem! The Association will not release your email address. Your email address will only be used for the eNewsletter and important/emergency neighborhood announcements.

Copies of the Covenants, the Bylaws, and policies, as well as archives of the meeting minutes (two years) and newsletters can be found at www.fernbrook.net