



Winter Newsletter 2025

Happy New Year a little belated! Hope everyone had good holidays and let's hope for a good year ahead! As usual this time of year, there is not too much to report but here are the highlights from our December Board of Directors meeting and a couple of miscellaneous items.

Financial Reports and Delinquent Dues: we discussed our Year End Financial Report for 2024 and approved the Annual Budget for 2025. Both are attached if you are interested. We also discussed our current Delinquent Dues Report which at the time of the meeting had 7 owners who had not paid. Previously, a couple of lots were foreclosed on, resold, and now "in the black" and hopefully we can get the same results for some of those who are really delinquent with their dues payment. We are continuing to work with the owners to either get them to pay or possibly sell their lot but if neither happens, we will move ahead with the next steps.

Environmental Control Committee (ECC): not really anything new to report here - just the same ongoing development around Lake Anna which of course, is here in Pine Harbour too. More houses continue to be built, which for some is exciting and for others, not so much. The one constant is that continued growth has kept the ECC busy along with approvals for an addition, new sheds and fences, etc., and with their ongoing efforts to have junk cars removed and campers parked appropriately, in accordance with our Covenants. Thank you guys for all of your hard work!

Common Areas: we are still in the process of replacing our street name signs. As many of you have witnessed that last attempt didn't go so well. We apologize for the error in the font size of the street name - definitely was not the plan! We have since placed another order to correct that mistake and hopefully the new signs will soon arrive and be installed.

The Gate: yay - for once, not really much of anything to say! The gate has actually been working the way it is supposed to. One little glitch is that a couple of people have reported seeing the gate not completely closed - like a gap of about 3 feet or so before it connects with the receiving post. We also noticed that the bottom rail of the gate is starting to show excessive wear and tear and the technician that was recently here thinks there is a connection, so it was decided that we need to have the drive wheel assembly replaced. The parts are on order and installation should happen within the next couple of weeks which hopefully will correct both problems.

For new owners and those of you that apparently forgot, I did want to again remind you about the "Hold Open" that is programmed to keep the gate from closing Monday - Friday from 5:30-8:30 in the morning and 3:30-6:30 in the evening. As I mentioned in the last newsletter, some of you press your remote transmitter before you even turn into Pine Harbour - without seeing if the gate is open or closed - and I get it, but really - are you in that much of a hurry? That area is where you should be slowing down. But even better, according to the activity report, some of you are *still* using your card right there in plain view of the open gate. Again, not necessary during those hours! 😊

Also wanted to take this opportunity to remind everyone that when you receive a call from the gate phone, please verify who it is before you press 9 and allow them entry. You would be surprised (or maybe not) at how many people just enter any number in hopes that whoever they just called will let them in without verifying that they really should be in here. When I review the gate activity reports I am amazed at how many times I see 3-digit entry numbers entered over and over, with them changing just one digit each time in hopes that someone will let them in. Please - for everyone's safety - take the time to answer and verify it's legitimate.

Short Term Rentals - Pine Harbour currently does allow STR's but just a reminder, the County has rules and procedures you must follow. Here is the link to the guidance they have provided and what you need to do:

<https://www.louisacounty.gov/3224/Short-Term-Rental-Ordinance>. If you do participate in STR's, we are required to make sure that you have registered with them, so please do. Thanks!

Annual Dues and Boat Slips - the Annual Dues Invoices will be sent out the end of this month or early February so keep an eye out for them. The dues remained the same at \$425 and should be paid on or before March 1st. Around that same time

we will be sending an email to everyone who currently has a boat slip to determine if they want to continue leasing. If anyone declines, we will then use the waiting list to fill the vacancies. If you would like to be placed on the list for any future openings, please send an email to pineharbourpca@gmail.com. Just keep in mind that the list is really, really long and it will be a while before a slip becomes available.

And finally, we'd like to give a shout out and a huge thank you to Paul Basler for blowing the leaves this past fall in the gate area. It was so appreciated and so nice to have a neighbor like this! And for those of you who did the same in front of your house or on your street, or wherever - thanks for that too! Good neighbors are good to have!

Wishing everyone a good 2025 - your Board of Directors:

Terry Schneider, President; Jo Glass, VP/Website
Tina Smith, Secretary/Treasurer; Phil Duckwitz, ECC
Heather Mueller, Common Areas; Nick Kubyako, Member at Large