# Fall Newsletter 2026

Hope your summer went well even though we had to endure some serious heat and crazy storms! Hopefully now it's time enjoy cooler temps. The Board of Directors recently held their quarterly meeting and here are the updates and some other miscellaneous items.

**Financial and Dues Report/Boat Slips -** we reviewed both reports, discussed our reserves and things look good. We only have seven lot owners who have not paid so hopefully that number will reduce. We also agreed to continue to charge a late fee for non-payment of dues if not paid by April 1st. The state changed it to 60 days but allowed HOA/POA's to adopt a rule that would continue it to remain at 30 days.

**Committee Reports:**
**Environmental** – thankfully new home construction has slowed down a little bit, so we are going to focus on lot clean-up. Some of you have done just that, and we want to thank you and really appreciate your effort. But there are some other lots that really need some work. Hopefully you know who you are, but if not – we'll be in touch! We have tried to be patient, but a trashy looking lot is not fair to your neighbors so please understand where we are coming from.

**Common Areas** – some of this is going to sound repetitive…because it is! It is amazing how hard it is to find people to do things, and the new parcel/mailboxes have been a victim. We believe we finally have someone to do the concrete work and installation, and as of now they are scheduled to start the week of September 21st. Fingers crossed it happens!

We were notified that the ladder on the dock next to the boat ramp was damaged (thanks Maureen for letting us know!). Obviously someone ran their boat into it but didn't bother to tell us. We have ordered a new one and it will be installed in time for next boating season. We also wanted to thank Greg Myles for hooking us up with the tree guys after the storm. Thanks to them, people were able to get to their boats and the boat ramp over the holiday weekend. I know people really appreciated it Greg, so thanks again.

Cameras – the never-ending saga continues regarding the installation of cameras down by the boat slips. To make a long story short – and believe me you do not want to be swamped with all the details – we actually are making progress! I want to thank Mitch Barnhouse for the incredible amount of time he has spent on this and helping understand what we really require. The Board had a lengthy conversation at our meeting and reviewed the 3 bids that we received and what each provided. We decided on some changes to how large of an area the cameras will cover and a couple of other

things, so have gone back to all of them to see if it will affect their final dollar amount which is not cheap. I can't say exactly when, but I promise we will get these cameras installed!

Boat Slips - after discussion about cameras, internet, etc. down at the boat slips we also voted to increase the slip lease amount from $550 to $600 starting next year. In addition to those expenses, we also need to do some repairs and this increase will help with that.

**Gate** – things were going pretty well until that last big storm, but according to the technician that came out, it blew out a couple things inside the keypad and destroyed the transformer boards. They will be back as soon as possible with replacement parts, and the gate should be back up and running in no time.

If any of you still have a landline, you probably got the letter from Verizon saying that their copper lines are being discontinued. The telephone line the gate uses is just that, so changes will be happening. They will be sending more information toward the end of October, so hopefully we will know more then. For those that like the gate, don't worry – we'll still have it – we just don't know the details yet.

Also want to take this opportunity to thank all the parents, grandparents, etc. that are trying to park correctly while waiting for the bus and a special shout out to those of you who are parking on the inside of the gate – you guys are the best! Please remember not to park in front of the mailboxes, so others can stop and get their mail without causing a traffic jam.

In addition to the "traffic jam" around school bus time, we are also aware of the traffic out front early in the morning when people are leaving for work. The backup from the road into the power plant and data center became ridiculous and made it really hard to get out of Pine Harbour safely. I contacted Chis Cotter, the Cuckoo rep on the county Board of Supervisors, and he assured me Dominion was working on it and that it has improved.

**Website** – for you newer owners, if you haven't already, please check it out. You can find it at https://pineharbourlakeanna.com. There is a lot of good information and thank you to Jo for taking care of it! We have been asked in the past about reserving the pavilion, so we have added a Pavilion Reservation page to the site. If you are interested in reserving it, go to the website and click on More and Pavilion Reservations. This will allow you to send Jo a request and indicate the date and beginning/ending times. We will let everyone know ahead of time if the pavilion is reserved so everyone can respect their privacy and fun!

**Miscellaneous Updates:**

**Campers -** here's your annual reminder that in accordance with the Pine Harbour Restrictions and Covenants, all motor homes, travel trailers and RV's (for those grandfathered in where there is no house on the lot) must be removed from Pine Harbour no later than November 30th (and returned no sooner than March 1st). Thanks for your cooperation.

**Political Signs** – we are approaching election time and want to remind everyone about our rules regarding political signs. As stated in our Covenants, "No sign of any nature whatsoever shall be permitted on any platted residential lot by the owner or agent, except for a name sign not

exceeding twelve (12) inches in height and forty (40) inches in length." Thanks for keeping Pine Harbour a political free zone!

**Slow Down** – I do laugh every time I include this, which is basically almost every newsletter, because those of you that speed in Pine Harbour will probably always speed. It is amazing how fast some of you drive in here! Just the other day one of you came flying around the corner into the 'hood and never stopped for anyone, didn't slow down at all, scared the crap out of those parked there, flew over the speed bump and just kept flying along PH Drive. Was it really that important to get home a couple minutes earlier? Someone again asked for more speedbumps and we know you don't really want that, so JUST SLOW DOWN!!

**Trunk or Treat Day** – we are again going to hold this event down at parking area near the gazebo. It will be on Halloween this year, which is a Saturday! We plan on starting it at 3 p.m. and stay "open" until around 5. If you are going to participate and offer up candy/snacks, etc. feel free to come early to set up/decorate your vehicle. We hope we see a lot of kids this year and everyone has a great time!

**And finally** - just a heads up if you are interested and live in the area. The County is holding its Fall Household Hazardous Waste Day also on Saturday, October 31st, from 8 a.m. - 1 p.m. This allows you to get rid of old electronics in addition to paint, oil, gasoline, pesticides, etc. – all stuff that should not get into the environment. It's held at the Louisa County landfill - here is the link to the website that has more information: https://www.louisacounty.gov/232/Special-Waste-Programs.

Hope you all have a great fall – usually a good time to still enjoy the lake, just be careful of the low water level!

Your Board of Directors,

Terry Schneider, President; Jo Glass, VP & Website;
Tina Smith, Secretary/Treasurer;
Heather Mueller, Common Areas; Chris Burke, Environmental;
Nick Kubyako & Jenny Janson, Members at Large