



## *Summer Newsletter 2025*

Welcome to summer! We again have some new people so if this is your first newsletter, these are issued after every quarterly Board of Directors (BOD) meeting. We hope it continues to be an informative way to share what happened at meetings and other events that occur throughout the year. For those who did not attend the Annual Meeting, we'll start with that first and then report on the recent BOD meeting.

**Annual Meeting:** we had a typical turnout with a few new people so thank you to all who attended. We reviewed the financial report (attached) and things are looking good. We also shared the status of late dues, and as of that date there were only eight owners who had not paid. Thanks Tina, for your diligence in collecting the dues! We also talked about the boat slips and the long waiting list. There was only one new lease issued this year but one is better than none so hang in there - your day will come!

### **Committee Reports:**

Phil Duckwitz gave an update of the activities of the Environmental Control Committee, and it was a busy year approving new homes, additions, fences, carports, etc. As mentioned in the Spring Newsletter, Phil has resigned, and I'd like to take this time to again thank him for all of his hard work. The last few years have been some of the busiest the ECC has seen and participating on this committee is often challenging. So thanks Phil!

Overseeing the Common Areas was loaded with challenges too, and Heather gave an update including a new handrail leading to the boat slips was installed, road signs were all corrected/replaced, a new mowing company was hired. Because we "were between mowers" the area where we have the meeting needed to be mowed and one of our neighbors - Norm Edwards - graciously offered to take care of it. So I want to throw out a quick thanks to Norm. Neighbors like him are keepers! Heather also discussed the road work that needs to be done, and that we are in the process of working with the contractors.

And of course, we talked about the gate but there really wasn't much to say which is the best thing - as they say, no news is good news! We decided to keep the "Hold Open" in place even though school is out for the year. There are enough commuters that benefit

from it being open, and any reduction on wear and tear is worth it. A reminder to those of you who might have "forgotten" - the hours it's open are Monday - Friday, 5:30 - 8:30 a.m. and 3:30 - 6:30 p.m.

### **New Business:**

Nick is overseeing and explained the hydrilla treatment project for Freshwater Creek, that is being coordinated by Freshwater Estates, the community on the other side of the creek. Dominion Energy (who as you know oversees everything involving Lake Anna) has approved one company to work with the Lake Anna Advisory Committee who is working with communities that have been affected by hydrilla. One owner asked if Dominion would pay and while we doubt it, Nick is following up on that. Pine Harbour is not scheduled until next year, but Freshwater Estates is one of the community's receiving treatment over the next few months. The actual date has yet to be determined but as soon as Nick is notified, we will pass that information along.

### **General Questions & Answers:**

During the general question/answer period owners commented on the number of people who continue to speed and drive recklessly. Between the building contractors, some new residents, and the usual stupid drivers, everyone agreed the number of speeders seems worse than ever. Those of you who have been reading these newsletters for years, you know this is always addressed in some form, so here is this quarter's reminder: In addition to reminding yourself, please tell your friends, family, contractors, etc. to SLOW DOWN. For all of you Nascar wannabees, wish you would drive as slowly as you have learned this rule!

We received a request that we allow school buses to enter Pine Harbour and there was much discussion and differing opinions about having them come into the community. Heather is looking into it but because we do not have state-maintained roads it has never been allowed in the past. And if for some reason now it is, before we make any changes you will all be able to provide input and we will conduct a vote if necessary.

We again discussed the future road work, and heard a number of comments/complaints about a couple of the speed bumps on Pine Harbour Drive. They are included in our request to the roadwork contractor and hopefully will be taken care of in the not-too-distant future.

At the end of the meeting Matt Dierberg (thanks Matt) made us aware of two pretty good size holes next to the docks on the right side of the boat ramp facing the water (these are the holes mentioned in the email sent to everyone May 4<sup>th</sup>). Heather attempted to fill them with concrete mix but that didn't work so we are looking into the best way to repair

the area. One contractor suggested we install like a sea wall or something similar, so we are pursuing that.

At the conclusion of the meeting, we held the election for members of the Board of Directors. Since there were no more than 7 nominees, they were voted in by acclamation. Everyone stayed in their current positions and Chris Burke took over the ECC. I previously sent you the updated BOD list (in the same May 4<sup>th</sup> email mentioned above) and you can find the same information on our website: [www.pineharbourlakeanna.com](http://www.pineharbourlakeanna.com).

**Quarterly BOD Meeting:** was held June 7th and as always, we reviewed the monthly Financial and Late Dues reports. Since the Annual Meeting three more people had paid their dues, and we are down to five unpaid - the lowest amount in years! Because of a change in the State regulations regarding when you can foreclose, the amount owed must exceed \$5,000, which put a hold on some of the lots we were working on. But we do have one who meets the criteria, and we will attempt to move forward with foreclosure proceedings. Also, we would like to remind everyone that any owners (and their relatives, guests, or tenants) whose dues are not paid **in full** *are not allowed to use any part of the Recreation Area* (pavilion, boat ramp, boat slips, etc.). Also, no use of any Pine Harbour roads is allowed for things like jogging, bike-riding, riding around on a golf cart, etc.

Chris Burke, the new ECC Chair, gave an update of recent activity and of course, more new houses continue to be built here! We then spent the majority of the meeting discussing road work/repairs. Heather gave us an update about where we are at, and we discussed what roads should be included in the next round of repairs. As a result of all the new homes being built, we have to wait on paving certain roads until the use of big equipment is finished. As soon as we have it all figured out, we will let you know as to what roads and when it is happening. Thanks for your patience!

**Some Miscellaneous Items:** we want to remind everyone about our Facebook group that we created for Pine Harbour to share events, problems, questions, etc. with your neighbors. It is called Pine Harbour LKA Members/Residents and when you get to the page, click on Join Group. That will take you to the two questions you must answer and then an Admin will review it. If it's all good, your membership will be approved, and you can start posting. And we are serious in the rules about no drama, hate speech, bullying, or ads. If any of that occurs, you will be deleted from the group.

**Boat Slips** - again, with so many new people, we thought it would be a good idea to include a reminder about using the temporary slips. In accordance with our "Rules Governing Boat Slips, Boat Ramp and Adjacent Recreational Areas" slips 15 and 16 and the outsides of 16 and 19 are available for temporary use by Association members in good standing. These docks are available on a first-come, first-serve basis and boats can be docked for a maximum of two consecutive nights at a time in any of the temporary locations. Moving a

boat from one temporary dock to another does not re-start the 2-day clock! Docking the boat overnight does not guarantee that the slip will remain available the next day. When the slip is empty, the slip becomes available to all members. Jet Skis should not use one of the temporary slips, but instead should be tied up in the area between the boat slip walkway and the shoreline. Boats parked for more than 2 consecutive nights may be towed or removed by the Association at the member's expense. If you have a legitimate reason that your boat cannot be removed, please let one of the Board members know. If we do not hear from you, the boat could be towed. Also, renters can launch their boat but are not allowed to use **any** of the slips - including the temporary - and their boats will be towed if discovered in one of them. Owners - please make sure your tenants know about this!

### **And Some Final Reminders -**

- please remember to check your culvert pipes at the end of your driveway and clean them out if necessary. We noticed with the last few storms that some have still not been cleaned, are no longer draining, and causing excessive run-off onto the road.

- this is directed at any of you that are currently or planning to rent out your house in Pine Harbour for a period of less than 30 days (that is considered by Louisa County as a Short-Term Rental (STR)). A number of regulations have been put in place by the County which you must follow to remain an STR owner. Also, the second link below includes Q&A's for those of you who might have a complaint about a rental. Along with registering with the County regarding your STR, their regs also require you to provide the PH POA with the same information. In addition, there are a number of other things you must do to continue short term renting, like pay a transient tax, include specific information in your rental agreement, etc., so please check out these links and follow their rules accordingly. Thanks! [Short-Term Rental | Louisa County, VA](#) and [STR Neighbor FAQs | Louisa County, VA](#)

- and please remember that our Covenants do not permit your dogs to run free. We continue to receive complaints regarding dogs coming onto neighbors' properties, and running on PH roads without a leash, so we would like to remind you that when they are off your lot they **must** be on a leash. And here's your annual reminder about barking dogs too. Another common complaint. Just because they might not bother you (or you aren't home and don't hear them), that's not always the case for your neighbors. Please try and keep that in mind. Thanks!

Hope you all have a great summer - your Board of Directors:

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