



Fall Newsletter 2025

Hope your summer went well and now it's time enjoy cooler temps and less people! The Board of Directors recently held their quarterly meeting and here are the updates and some other miscellaneous items.

Financial Report and Lots with Delinquent Dues - we reviewed both reports, discussed our reserves and things look good - especially in the dues' world! In all of the years I have been on the Board it has been rare that we have gotten to this point - only two lot owners are still in arrears!! This is thanks largely to Tina, our Secretary/Treasurer, who has been determined to eliminate the Late Dues Report - way to go Tina! And one of the owners on the delinquent list is the lot we are attempting to foreclose on, and after a bit of a delay by our attorney, the process is finally moving forward. We'll keep you posted on that one in case anyone is interested in the lot sometime in the hopefully not too distant future.

Committee Reports:

Common Areas - as mentioned in email updates, we are "in the cue" for our road work to start and it is tentatively scheduled to start mid-October. As a reminder, there are two projects - one involves road repairs, erosion control, drainage issues, etc. from a little before where the grassy parking area starts to down around the curve toward the pavilion/boat ramp area. The other are repairs, and tar and chipping Alice Alley, Hunt Haven, and Linda Lane. And yes - the annoying speed humps on Pine Harbour Drive will also be repaired! When Heather receives the actual date, I will send out an email to everyone so you can plan accordingly.

Cameras/Internet - as you all know, we are still waiting on Firefly internet. If you are not aware of the reason almost everyone has it but the Cuckoo/Spring Road area that we are a part of - it is because of the railroad tracks down on Kentucky Springs Road. Firefly is awaiting permission from the owner of the tracks to run the cable underneath, which according to what I have read are part of the

Buckingham Branch Railroad network. In addition to the delay affecting those of us who have signed up for Firefly, it is also delaying us installing new cameras down at the pavilion/boat slip area. As mentioned before, the Board decided to replace the not-so-good cameras that were previously installed with an internet-friendly model. Since we are this late in the year already, we are targeting next Spring to get them in place - assuming we finally have Firefly by then!

I also wanted to take this opportunity to thank Fred Biesecker for replacing the worn out stop sign at the end of Hemlock. Thanks so much Fred!

Environmental/New Construction - it continues to be a busy time for the Environmental Control Committee approving new homes, additions, fences, carports, etc. By the look of things around Lake Anna, new houses in here are part of the "norm" for this area and will continue to keep the ECC busy (thanks Chris!). Also, a dead tree was identified on an owner's lot that needs to be removed, and we will continue to keep an eye on other lots having the potential for the same issue. Just a reminder, even though there is an easement you technically own all the way out to the edge of the road, so if there is a tree that becomes a hazard to traffic safety you are responsible for having it removed.

Gate - many of you remember but by the looks of the daily activity report there are still a number of you that seem to forget that between the hours of 5:30-8:30 a.m. and 3:30-6:30 p.m. the gate is being held open to help with commuter traffic flow and school bus activity. Please remind your family, friends, etc. too, because it is amazing how many people still sit there at the keypad calling someone to get in, while the gate sits there wide open. We appreciate that they are trying to do the right thing, but you could make their life easier (and keep traffic flowing) if you remember to tell them about the "Hold Open" period. Besides that, with the exception of a couple Verizon phone line issues, gate things have been going reasonably well - fingers crossed that continues!

We 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. The only thing that needs a bit of improvement is some of you who park along the right (on the way out) need to make sure you are over far enough. In addition, we have been told (and I witnessed)

that some of you who park there are parked at an angle, and the rear end of your vehicle is sticking out into the thru lane. Either way, it is creating a bit of an unsafe exit lane, even causing some to go to the left of the keypad to leave - and that is really unsafe! So please move over a little and straighten out - that will help everyone.

And finally - cigarette butts! It has come to our attention that some people waiting for the bus, stopping to get mail, etc., are leaving their cigarette butts all over that area outside the gate. Please consider this your friendly reminder that the gate area is not your personal ashtray so please refrain from this habit, and leave your butts in the car! 😊

Miscellaneous Updates:

Mailboxes - as some of you are aware there have been increasing problems with the small parcel boxes and their locks (the ones found in the units where our individual resident boxes are). We have been working with the Mineral post office - which is challenging in itself - and are in the process of ordering new locks from our mailbox vendor and getting them installed. That will require coordinating with the post office but hopefully that won't take too long to work out.

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 - those of you who have been reading the newsletters for years know that I always include something about speeders! It typically does not change the behavior of those of you who continuously drive too fast in Pine Harbour, but if it slows down even one of you - it's worth it. And please remind your family members -

both those who live here and those who come to visit - and all of your other guests too. Not sure if it's new people or contractors or who, but I have also heard more complaints about tailgaters lately. When you come flying up behind someone who is doing the 20 mph speed limit, the correct thing to do is slow down, don't ride their ass, and definitely don't pass! Someone just asked for more speedbumps the other day 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 the grassy parking area on the way to the pavilion. It will be rain-or-shine Saturday, October 25th and will start at 2 p.m. and stay "open" until around 4. 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 25th, 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 County website that has more information: <https://www.louisacounty.gov/232/Special-Waste-Programs>

Hope you all have a great fall - still a nice time to enjoy the lake!

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