



Winter Newsletter 2026

Happy New Year! Hope you all enjoyed the holidays and wishing everyone a healthy and happy 2026. Here are the highlights from our December Board of Directors meeting and some miscellaneous items.

Financial Reports and Delinquent Dues: we discussed our Year End Financial Report for 2025 and approved the Annual Budget for 2026. Both are attached if you are interested. We also discussed our current Delinquent Dues Report which only has two owners who have not paid. As mentioned in the past, we have been trying to work with our attorney's office to foreclose on one of those lots, but getting any guidance from them has turned into a bit of a challenge. I did want to mention though, that the fact that we only have two owners who are delinquent is a huge testament to how much work Tina Smith, our Secretary/Treasurer, has put into the dues collection process. It has been years - if ever - that we only had that few. And thank you to all of you who pay your dues on time - it is much appreciated!

Common Areas: as most of you know, we are still waiting on Firefly, but they have been in here regularly installing the cable from the road to homes that signed up for it. With a little luck the issue with the railroad will soon be resolved and we can join the other happy Firefly customers!

The recent road work turned out really well, and they even created a graveled area in front of the gazebo that will help with parking, etc. We are planning to do the remaining roads, but are trying to schedule them based on the new houses being built. Hopefully that will slow down a bit, and we can get all of the Pine Harbour roads looking good in the not too distant future.

As mentioned in the last newsletter, due to jammed locks, missing keys, etc. we were forced to procure and replace the locking system in all of the parcel mailboxes - both big and small. We had to coordinate with the postmaster - who actually came out to oversee the project and provided access to the boxes - and

even though there were a few glitches, we got it done. Big thanks to everyone that helped! Due to the increase in homeowners, we also plan to install an additional resident box and another parcel box too. We are waiting on an estimate for the installation of the concrete pads, but will probably wait until early spring to have them put in place.

And once again, thanks to all the guys that did the awesome job blowing leaves down in the pavilion/gazebo/parking area. It looks so good! And speaking of that area - just a heads up. There are a few boards that need to be replaced on the stairs that go from near the gazebo down to the pavement. There are cones blocking both ends, so please refrain from using that stairway until we can get that taken care of.

Environmental Control Committee (ECC): same old - same old! As mentioned in the road work update, more new houses continue to be built, which is the way of the world in the Lake Anna area. As a result, the continued growth has kept the ECC busy approving new homes, along with responding to requests for installation of carports, fences, etc. Thank you Chris for all of your hard work!

The Gate: yay - once again, not really much of anything to say. Fingers crossed it continues to cooperate! But this is a good opportunity to remind of you a couple of things, or for you new people - bring it to your attention.

Due to the amount of traffic and the wear and tear it creates on the gate, the "Hold Open" is popular and will continue. As a reminder, the gate is programmed to keep it from closing Monday - Friday from 5:30-8:30 in the morning and 3:30-6:30 in the evening. 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. While I appreciate that they are trying to do the right thing, you could make both of your lives easier if you remember to tell them about the "Hold Open" periods. And hopefully this will also discourage those of you who you are *still* using your card right there in plain view of the open gate (which I see when I review the activity report). Again, not necessary during those hours! 😊

I wasn't going to include this again, but since it continues to happen, I thought I would just copy this paragraph from a previous newsletter: *"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." Thanks!

We have continued to receive complaints about the parking out front during school bus times, especially in the evening. Some are about where parents, etc. are parking and some are about people picking up their mail. For those of you there to get your mail, maybe you could help a little bit. First, while school is in session if at all possible please avoid going up there for your mail from about 3:30 - 4:30. That should leave you enough other hours in the day to get your mail and it would alleviate some of the congestion. If you are on your way home and stopping on the way in, please pull down as far as you can - not necessarily right in front of your mailbox. When traffic backs up there out to the road, it creates a safety issue for everyone. At the same time, anyone there for the school buses should not park in front of the mailboxes. Most of you have been really good about that, but if you are new in here and did not know the "rule" - here is your heads up! Thanks to all of you that are trying to make it safer for everyone.

Appearance of Your Lot - we have received an increase in the number of comments/complaints about the appearance of some lots throughout the neighborhood. We would like to remind everyone that as stated in our Covenants: "No stripped down, partially wrecked, inoperable or junk vehicles or parts thereof shall be permitted to be parked or place for more than seven (7) days consecutively on any street or roadway or lot." In addition, there are some lots that could use a bit of clean-up. **Again per our Covenants:** " All lots, whether occupied or not, shall at all times be maintained in such manner as to prevent them from becoming unsightly by reason of unattractive growth or vegetation or the accumulation of rubbish or debris thereon. Should any lot owner fail to maintain the improvements or premises situated on the lot in a manner consistent with these restrictions, the Association shall have the authority, through its employees and agents, to enter upon the premises and repair, maintain, and restore the property and improvements to the exterior of the structures and on other improvements thereon. Any such repair and maintenance costs shall be added to and become part of the annual charge to which such lot is subject." In addition, if you are not in compliance with any of the above, you can also be removed from the gate keypad directory and not allowed to use the boat ramp/pavilion areas. We don't like to have to enforce that rule, so hopefully this

will be enough to encourage those of you with a messy yard to clean it up. We really appreciate everyone who tries to make our community more attractive!

Annual Dues and Boat Slips - the Annual Dues Invoices will be sent out in 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 Tina 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 pineharbourpoa@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 - I am compelled to include my usual please abide by our 15 mph speed limit plea - or at least keep it to under 20. I continue to receive complaints, and I doubt the worst offenders will care but here you go:

SLOW DOWN SLOW DOWN SLOW DOWN SLOW DOWN SLOW DOWN

Wishing everyone a good 2026 - your Board of Directors:

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