



Summer Newsletter 2026

Welcome to summer! We again have some new people so if this is your first newsletter, these are issued after the Annual Meeting and 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 occurred throughout the year. Wishing you all a great summer and stay cool out there!

Annual Meeting: we had a somewhat smaller turnout with a few new people so thank you to all who attended. Tina, our Secretary/Treasurer, reviewed the financial report (attached) and things are looking good. She also shared the status of late dues, and as of that date there were only eight owners who had not paid and one more has paid since. Again, thanks Tina, for your persistence in the collection process! We also talked about the boat slips and of course, the long waiting list. But the good news is that two from the list got one this year! So as I say every summer newsletter, hang in there - your day will come!

Committee Reports:

Chris, who took over last year as the chair of the Environmental Control Committee, gave an update and as always it was a busy year approving new homes, additions, fences, carports, etc. He also discussed the review of lots for trash and unsightly debris and are working with lot owners to get things cleaned up. In addition, we have had some owners who have installed structures that did not obtain the needed approval. Chris is working with them to get that corrected. To all of you, if you are thinking about adding something to your property - a shed, fence, garage, etc. you must get prior approval! This is one case where "it's better asking for forgiveness than permission" does not work. "Better safe than sorry" is a much better approach!

The Common Areas were full of problems this past year too and it has been a really busy one for the Chair, Heather. She gave an update regarding the road repairs (which were completed), and the installation of the new stairs from the gazebo down to the boat ramp area. She also talked about Firefly internet. We are in the process of getting it installed both down by the boat slips and out by the gate. This will allow us to install good cameras by the slips that we can monitor from home, 24/7.

I gave an update about the gate which basically was nothing. Surprisingly it has been operating quite well, and we'll just leave it at that! The "Hold Open" will remain 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 are new to Pine Harbour or might have forgotten - and believe me, some of you have by the looks of my gate activity report! - the hours it is open are Monday thru Friday, from 5:30 - 8:30 a.m. and 3:30 - 6:30 p.m.

Miscellaneous:

Nick is still overseeing the hydrilla treatment project for Freshwater Creek and the cove on the left on your way in from Contrary toward Pine Harbour. He attended a meeting with all the representatives of the thirteen Lake Anna areas to be treated. The Dominion approved treatment is ProcellaCOR, and our cost will be \$3,750. As of now, the treatment is scheduled for the second week in July, but we will give you an exact date when we know for sure.

Election of BOD:

There were no questions for the Question/Answer section so at the conclusion, we jumped right to the election for members of the Board of Directors for 2026 - 2027. The current six members had all agreed to run again and there was a nomination from the floor. Since there were no more than 7 nominees, they were voted in by acclamation. Everyone stayed in their current positions and the new member - Jenny Jenson (thanks Jenny!) - became a Member at Large. The new list is attached with this email and is also on our website:

www.pineharbourlakeanna.com .

Quarterly BOD Meeting: was held June 6th and we did our usual review of the monthly Financial and Late Dues reports. Since the Annual Meeting two more people had paid their dues, and we are down to five unpaid, so we're getting there! 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 gave an update of recent activity, the new houses being built, and the status of lots that still need some cleaning up. We also talked about the road damage that happened during a recent build and us not returning the bond. Which led to a discussion regarding raising the bond money amount due to the increased costs for everything. We decided to increase the amount required to submit from \$2,500 to \$5,000 and will soon be adopting a rule to take care of that.

Heather discussed the new mailboxes for out front. We are having a hard time finding a concrete contractor that will actually show up (it's kind of a small job for most), but still working on it. We also discussed the new stairs that are going to be installed, and they worked out a plan for ordering the materials, which includes a version of Trex to replace the wooden steps. As of now, barring any inclement weather, the work should start July 1st. We also talked about the most recent mowing job which looked like they missed some spots, and she was going to follow up with our contractor. We discussed Firefly and the need to build a box somewhere down in the pavilion area to house the Firefly equipment. Not sure how long it will all take for Firefly to get down there, but we'll stay on it. And in connection with Firefly, we are also working on installing new cameras down there that we can monitor from home as opposed to having to go down there in person.

Failing Buoy Report - we recently received the yearly inspection report from the Department of Wildlife Resources and for the first time in a while, we failed miserably! But thanks to Ed Gerow, our buoy guy, we will be able to pass and retain them. We are only allowed 6 buoys from the beginning of Freshwater Creek to down around the corner just past our boat slips. But when the DWR did their inspection, there were 8 buoys there! And one of the buoys at the entrance was not even legal with the required label with orange markings. So Ed replaced the mismarked one and we have confirmed that Freshwater has removed the two extra. Not sure why whoever added them thought it was a good idea, but it's so not cool. DWR is very sensitive to buoys being installed that they did not approve!

Some Reminders: 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, politics, 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!

Your annual SLOW DOWN and DOG Reminders! -

Between the building contractors, other contractors, and the usual stupid drivers, the speeding in here seems worse than ever. In addition to reminding yourself, please tell your friends, family, contractors, etc. to SLOW DOWN. I doubt many of you do 15 mph (the official speed limit of Pine Harbour!) but you could try harder to stay around 20. Thanks!

And about the dogs?? Nothing has changed and our Covenants do not permit your dogs to run free. So please try really hard to keep your dogs from coming onto neighbors' properties, and running on PH roads without a leash. Remember, when they are off your lot they **must** be on a leash. And here's your annual reminder about barking dogs too. 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!

And one last thing... I want to give a big shout out to Doug and Kim Berkely. They decorated out front and it looks really good. Pictures are on our Facebook page if you want to check them out. Thanks so much guys!!

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, Jenny Janson, Members at Large