



## *Fall Newsletter 2024*

Hope your summer went well and now it's time enjoy some fall foliage, football, 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, and things look pretty good. The number of properties with unpaid dues is not too bad and we have decided to start the foreclosure procedure on one lot without a house which as you have witnessed with us in the past, is a lengthy process. We will keep you posted!

**Common Areas** - we are still in the process of replacing our street name signs which turned out to be a bit more complicated than we originally thought. Louisa County used to take care of them for free, but those days are over! We are now pursuing it on our own (but in accordance with the County rules regarding signs) and hopefully we will get them taken care of in the not-too-distant future.

Speaking of signs, someone must have bumped into one of the Handicapped Parking signs near the PortaJohn and knocked it over. Would have been nice if whoever did it had let us know, but it is being fixed (thanks Heather!). And speaking of the PortaJohn, just a heads up to those who use it and might still be down there for fall boating, etc. - it will be removed over the next week or so.

We also discussed having another Clean Up Day but decided that having it in the spring makes more sense to get things looking good for warm weather. So, we will let you know the exact date - probably in the Spring Newsletter - and hopefully many of you will participate!

**Environmental** - new houses continue to be built in Pine Harbour which has kept the ECC busy, but fingers crossed it will slow down a bit. The Committee also worked with property owners and approved sheds, decks, and even a green house. Thank you to all who followed our rules and submitted the required documentation.

We continue to receive complaints about "junk cars" - officially known as inoperative vehicles - and have tried to work with the owners but without a lot of success so far. It also came to our attention that the County will get involved if the complaint meets their criteria and the more complaints they receive, the better. Their "Inoperative Vehicle Ordinance" document explaining it all is attached, and we encourage you to help us try to get these lots cleaned up. Please email me (Terry) or Phil Duckwitz, Chair of the ECC, if you would like the addresses.

The ECC has also continued to work with individual lot owners on getting their campers (on a lot with a house) moved to an approved location and we are getting there - camper by camper! As mentioned before, per our Covenants "unoccupied Camping Trailers, Motor Homes, and Mobile Camping Units parked in the driveways and parking areas adjacent to the residence, must be kept reasonably out of sight of residences which have been constructed on adjacent lots, and of the users of the streets and roadways." Some owners have moved them (thanks!) but some indicated that because of their lot configuration there was absolutely nowhere else they could put it - and after checking it out, the ECC approved these locations on a case-by-case basis.

Speaking of campers, here is your annual reminder that in accordance with the 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 30<sup>th</sup> (and returned no sooner than March 1<sup>st</sup>). Thanks for your cooperation.

**Gate** - after the widespread 540 area code issue getting fixed and a few other glitches, right now the gate is working! I did want to again remind you about the "Hold Open" that is programmed to keep the gate from closing Monday - Friday from 5:30-8:30 in the morning and 3:30-6:30 in the evening. I know some of you press your remote transmitter before you even turn into Pine Harbour - without seeing if the gate is open or closed - but according to the activity report that I run, some of you are using your card right there in plain view of the open gate. Not necessary during those hours! 😊

And speaking of turning into PH, please, please, please slow down! We continually receive complaints/concerns about people flying around the corner on their way in and many of you have probably witnessed it yourself watching them coming way too close to other vehicles, people, etc. And then as you continue through Pine Harbour, please slow down there too. As you know, we include a "slow down" reminder in every newsletter and as mentioned before, it probably does no good for some of you, but at least we gotta try! Remember **the speed limit is 15 mph** so do your best to come close to that. Thank you!

Also wanted to take this opportunity to remind you not to park in front of the mailboxes if you are waiting for your child to get off the bus. Since issuing our last request to not park

there it has gotten a lot better, but we did receive another complaint recently and wanted to send this friendly reminder!

**Miscellaneous:**

**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 'politics free' zone!

**Trash Cans** - we wanted to remind everyone that has trash pickup, that when you place your can(s) out every week, please make sure they are not in the road. We have received a few complaints about them sticking out too far and blocking traffic. Also, once the pickup has happened, please remember to take the cans in on a timely basis. Thanks!

**Halloween** - we also wanted to give you a heads up that there will be a Trunk-or-Treat down at the field/parking area up from the pavilion. It will be November 2<sup>nd</sup> from 2-4 and as we get closer, more information will be provided on the Pine Harbour Facebook page.

**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 on Saturday, October 26th from 8 a.m. - 1 p.m. This allows you to get rid of old electronics in addition to paint, oil, gasoline, pesticides, and stuff that should not get into the environment. It is held at the Louisa County landfill and here is the link to their website if you are interested.

<https://www.louisacounty.gov/DocumentCenter/View/9977/HHWD-Flyer---Pamphlet-Oct-2024?bidId=>

Hope you all have a great fall -

Your Board of Directors,

Terry Schneider, President; Jo Glass, VP & Website  
Tina Smith, Secretary/Treasurer; Heather Mueller, Common Areas  
Phil Duckwitz, Environmental Control Committee  
Nick Kubyako and Ralph Trotta, Members at Large