



Spring Newsletter 2026

Welcome to Spring and hopefully this recent warm weather will continue! Here are some updates from our recent Board of Directors' meeting and what's happening in Pine Harbour.

March 7th BOD Meeting:

Financial Report and Lots with Delinquent Dues - we reviewed our income and expenses and who still owes their dues. As of the meeting there is still a substantial number of you that have not yet paid your dues, so get online or get a check in the mail so you can avoid being charged a late fee, and eventually interest. After reviewing the financial report we discussed the need for a dues increase. It has been five years since the last time we raised them, and sorry to say but it needs to happen. To give you plenty of time to plan ahead, next year the dues will be \$475 per lot, due on March 1st.

And here is this usual reminder - 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.) and if they do, we have been advised that it is legally considered trespassing and law enforcement may act accordingly. Unless you are paid in full, in accordance with our Protective Restrictions and Covenants - travel in Pine Harbour is allowed only between the gate and the owner's property by the most direct route. No other use (e.g., walking/jogging, bike-riding, riding around on a golf cart, etc.) of any other Pine Harbour roads is allowed by the owner/tenant, his/her family, and guests. In addition, until paid in full you will be removed from the keypad telephone directory. Our picnic and boat ramp areas, the gate, and our roadways are all maintained by our dues and for those who pay every year and contribute to these expenses, we believe these rules are only fair.

Boat Slips - of course all the available slips have again been leased this year, but the good news is that two owners from the waiting list actually got one! Just a reminder, 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 not to be used by renters but are available for temporary use by Association members for a maximum 2 nights in a row. If you want to review the additional boat slip/pavilion area rules, you can find that document on our website (pineharbourlakeanna.com) under Rules and Regulations.

Committee Reports:

Environmental - the ongoing development around Lake Anna continues and Pine Harbour is no different. New houses are continuing to be built in here which has kept the Environmental Control Committee (ECC) busy, along with approvals for carports, fences, tree removal, etc. Thank you to all who followed our rules and submitted the required documentation.

We continue to receive complaints regarding the condition of certain lots that have trash, old cars, discarded items scattered around, etc. and trust us, we are trying to deal with them. We agreed on who really needs to "clean up their act" and will be contacting them. Just a reminder, if you are not in compliance with our ECC rules and regulations, you will be removed from the keypad telephone directory so people calling you to get in will no longer work. Also, just like if you do not pay your dues - until your lot is cleaned up you are not allowed to use any of the pavilion area, boat ramp, etc.

Common Areas - where do we start! Obviously that snow/ice storm did a number on our roads and created a condition called "frost heave." Combine that with some builders who have not been the most careful and also created damage, we have ourselves a mess. We have been working with our contractor regarding repairs, and it will all be taken care of in the not too distant future - so please be patient until that can happen.

We also discussed the continuing need for cameras down by the boat slips and the status of Firefly. The plan is to purchase cameras that utilize the internet and will allow us to monitor activity without having to be right at the camera to log in (like the previous ones). We apologize for the delay. As you know, it took Firefly way longer to get here than they originally anticipated and as a result, it has caused a delay with us installing new cameras. We are working with Firefly as to how/when it can happen down there, so fingers crossed it will be all up and running by boating season.

We are also still waiting on the contractor we are hiring to create the concrete bases and install the new mailboxes out front. As a reminder, one will contain more residential boxes and the small parcel box and the other will be just for parcels with the two large boxes.

The Gate - again, I don't want to say this too loudly but with the exception of the Verizon phone issue, the gate has worked surprisingly well! For new people and those that seem to forget, I did want to remind you again of the Hold Open feature that we have in place. To help reduce the amount of times the gate has to open and close during the heavier traffic from commuters and school bus parents, to save on wear and tear the gate is programmed to be open Monday - Friday from 5:30 - 8:30 a.m. and 3:30 - 6:30 p.m. You really don't need to press your remote to get in or out during those time periods!

Clean-Up Day - we discussed a number of things that need to be done in here and decided a clean-up day was the way to go! It is scheduled for Saturday, April 18th. As we get closer, I will send out a reminder email, but mark your calendars if you can help. We will be doing things like blowing leaves, replacing cracked steps on the stairway near the gazebo, replacing shrubs next to the gate keypad, etc. Hopefully, you can spend a few hours with us and get it looking a bit better in here! And if

anyone is good with plants, we would really love someone to coordinate what to plant out front and take the lead on that project. Let me know if you can help us!

Hydrilla - Nick gave us an update about where the whole hydrilla removal project is at. We have made the list of communities that will be able to purchase the removal this year and are waiting on the decision/approval as to what process they will use. For us it will include the boat slip area all the way out of Freshwater Creek, and then around the corner back into the cove on the right. We do not have an exact date yet, but they are hopeful it will happen earlier this year than last - maybe early summer. When we do have the date, I will send you all an email so you can plan accordingly.

Miscellaneous Reminders:

Slow Down/Golf Carts/School Bus Reminders - here is your annual reminder to SLOW DOWN. The number of people in Pine Harbour keeps increasing and it's at this time of year when a lot of us get out of the house more - jogging and walking, kids and adults getting back on their bikes, and in general, there are just more of us out there. The speed limit in Pine Harbour is 15 mph. I seriously doubt many of you actually follow that, but at least try to keep it under 20. We are always surprised at how many of you just ignore this, just to get home or to the gate a minute or two sooner! And please remind your family and friends - they are some of the guilty parties too. Thanks!

We also want to remind you again that unlicensed drivers are not allowed to operate golf carts on Pine Harbour roads or on common areas. The only time it is allowed is if the individual has a learner's/instructional permit and a licensed driver is sitting next to them on the front seat. We know you think that your kid is a great driver - but it's just not safe, it's a liability risk, and our Covenants prohibit it. Same thing for go-carts, mini-bikes, ATVs - they are not allowed either (with any age driver) - so please leave them home. Thanks!

We also continue to receive complaints about where you are parking out front waiting for the school buses. Those of you who have parked inside the open gate, we thank you! For those who don't, remember - do not park in front of the mailboxes, and pull as far over to the right as you can on the other side. And do not park way up front at the edge of the road. People have commented on the fact that you are blocking their view of oncoming traffic, so you need to back up a bit. Thanks guys!

Political Signs - as we are approaching some elections, we would like to take this opportunity to remind you that political signs are not allowed in here. Per 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." We have had issues with political signs in the past, and we really want to avoid that happening again. Let's keep our 'hood a politics-free zone! Thanks!

Leash Law - we would like to remind you (especially newcomers) of our rules regarding dogs running free. When on Pine Harbour roads they must be on a leash. Dogs are permitted to be off leash at the pavilion/boat ramp area for the purpose of exercise, etc., provided the owner has voice command control and the means to leash or tether the animal. When anything, especially the presence of other animals or people, makes it difficult for the owner to maintain control, the dog must be leashed or tethered immediately. Thank you!

Hazardous Waste - the County is holding its spring Household Hazardous Waste Day on Saturday, April 25th 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's held at the Louisa County landfill and here is the link to their website:

<https://va-louisacounty.civicplus.com/Calendar.aspx?EID=4219>

And finally - mark your calendars now. We want to remind you that the Annual Meeting is scheduled for the first Saturday in May - which this year is the 2nd - and it will start at 9 a.m. You will receive a separate email as we get closer to the date - we hope to see you there! And this year, all of the current Board members will run again, but there is still room for one more - so if you are interested (please!!), send Terry an email so you can be added to the ballot.

Happy Spring - Your Board of Directors:

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