



Spring Newsletter 2025

Welcome to Spring! Fingers crossed for no more snow and bring on the warmer weather. Here are some updates from our recent Board of Directors' meeting and what's happening in Pine Harbour.

March 8th BOD Meeting:

Financial Report and Lots with Delinquent Dues - we reviewed our income and expenses and things look really good, but sadly can't say the same about the dues report. As of the meeting, there is still a number of you that have not yet paid your dues. For those of you who still owe, we must receive payment by April 1st for you to avoid being charged a late fee, and eventually interest.

We also reviewed the report for those who still owe for past years. We are in the process of notifying owners and will be placing liens on everyone still in arrears with foreclosure being the eventual goal.

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. Even if you are on a payment plan, 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 - all the available slips have again been leased this year and one owner 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 pavilion area rules, you can find that document on our website (pineharbourlakeanna.com).

Committee Reports:

Environmental - a lot of development around Lake Anna continues as usual. More new houses are being built in Pine Harbour which has kept the ECC busy, along with approvals for sheds, fences, etc. Thank you to all who followed our rules and submitted the required documentation. We'd like to thank Phil Duckwitz for all of his hard work as the ECC Chairperson this past year. He is resigning at the end of his term in May. We'd also like to thank the other members of the ECC - Chris Burke, Bob Smith, and Ralph Trotta. It has been a really active time for them, and we so appreciate their efforts.

Common Areas - the weathered American flag out front has been replaced as well as the street signs with the correct sign lettering (thanks Heather!). She also has a plan to install a new handrail on the walkway to the boat slips. And speaking of the boat slips, we also discussed the cameras that we installed down by the slips and how ineffective they have been. So we threw in the towel on those and instead we are going to wait until Firefly internet is installed (hopefully within the next few months) and purchase cameras that utilize the internet and will allow us to monitor activity without having to be right at the camera to log in. We apologize for the delay - this turned out to be a much more complicated task than we first thought.

It has come to our attention that someone not happy with the yellow post blocking vehicles from entering the top side of the pavilion, decided to move the large rock on the right side. As a result, we are either going to install larger rocks, or additional posts. If you found it annoying before, you can thank your neighbor for making it even better!

Leaf removal - we talked about hiring someone to remove the leaves that are in the pavilion/boat slip area and the parking field up at the top. But before we do that, we wanted to check to see if anyone would volunteer to do it. We don't expect just one of you, but are hoping that a small group could coordinate a date when they could take care of it. Please let Terry know within the next couple of weeks if you are willing, and hopefully we can get something put together for some time in April.

The Gate - with the exception of a couple of glitches, the gate has been surprisingly cooperative! The one glitch - the gate closing and then immediately opening about 2-3 feet - was due to the limit switch not operating correctly and was repaired. The other one is the bent right side of the keypad housing. Someone hit the edge of the keypad (maybe with a mirror?) and pulled it away from the rest of the box. We know it's inconvenient, but we wrapped a bungy cord around it to pull the side in as much as possible to help keep out

rain, etc. We are waiting for our gate contractor to provide us with a solution which must be a bit challenging, since they have been working on this since mid-February.

Other Miscellaneous Reminders:

Renters - recently it came to our attention that some of you are renting your house (long-term) but did not follow the rules in terms of submitting paperwork. In accordance with a rule adopted by the Board in 2016, you are required to provide the "Guidelines for Renters" to your tenant and have them sign the form documenting that they did receive it (both can be found on our website pineharbourlakeanna.com). We do not expect you to have the form completed by weekend/weeklong renters - we understand that is not practical. However, please make sure you provide those tenants with renter guidelines and for longer term, please make sure you take care of the paperwork. It is in everyone's best interest!

Slow Down & Golf Cart Reminders - yup, got to include these like always! You know it - 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. I seriously doubt this reminder will slow down those of you who just don't care, but if it slows down just one you, it's worth it to make Pine Harbour a little safer. We are always surprised at those of you that just ignore this. Is someone's safety worth you getting to the gate/or home a minute or two sooner? Please think about it...

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/grandkid/niece or nephew 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!

Leash Law - we'd like to remind you (especially newcomers) of our rules regarding dogs running free. With warmer weather approaching, it seems like a good time to remind everyone that we have a rule prohibiting dogs running free on our roads: "When off the owner's property, dogs are required to be under the owner's control at all times. When on Pine Harbour roads they must be on a leash or tether. Dogs are permitted to be off leash or tether at the common area for the purpose of exercise, 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 voice 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, May 3rd 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://www.louisacounty.gov/232/Special-Waste-Programs>.

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 May 3rd. You will receive a separate email as we get closer to the date - we hope to see you there! And this year, we are in need of some new Board members, so if you are interested (please!!!), send Terry an email. We will also address this in the separate email you receive about the Annual Meeting.

Happy Spring - 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, Member at Large