

The BrierPatch

November 2014



Decorating Contest

The Architectural Review Committee is again holding the Annual Holiday Decorating contest this December. It will be held on Saturday, December 13, 2014, from 6:00pm—10:00pm. All GPOA residents are encouraged to decorate the exterior of their homes. To participate, make sure your lights are on the entire time, as the judges will be going through the neighborhoods several times. Judges look at the overall appearance created by the decorations on the house and in the yard that includes theme, originality and how neat it looks. Please note, a million lights and huge inflatables are not what they are looking for, but rather a tasteful coordinated holiday theme. Winners will receive a letter of congratulations, a \$25 gift card and a GPOA Decorating Contest Winner sign will be placed in the yard.

No Dues Increase for 2015!

The proposed operating budget for 2015 was approved at the Annual Meeting in September. The regular assessment **remains the same next year** at \$200 per year. Property owners on the private streets of Cedar Mill Square, Mill Stream Way and Mabry Mill Place pay an annual street assessment of \$60 in addition to the \$200 regular assessment. This is for the maintenance of their streets (pot hole repairs, paving, street lights, etc.). The billing for the first half of 2015 will be mailed at the end of December and is due by January 31, 2015.

Landscaping Co. change—again!

Unfortunately, the landscaping maintenance company that mowed the common grounds this year has turned in their notice to end the contract. We are obtaining proposals from other companies and hope to have a new contractor selected by the end of November.

New Bulkhead at Turtle Rock

The timber bulkhead at the lake on the Turtle Rock side, behind Quarter Path Trail (to the west of the Foot Bridge) will be replaced very soon. The ground behind it is eroding and the 145' bulkhead is pulling away from the edge. It is over 30 years old and is being replaced at a cost of about \$41,000. The sidewalk in this area will be closed during the construction. Thank you for your patience during this time and we regret any inconvenience this may cause! The bulkhead at the footbridge will be repaired next.

AC DELCO

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Owner



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What CAN Be Recycled in your Big Blue Bin?

- Gift Wrapping Paper
- Paper bags
- Glass jars & bottles
- Tin or steel cans
- Cardboard—flatten all boxes
- Telephone books
- Junk mail
- Magazines & catalogs
- Newspapers & inserts
- Office papers & file folders
- Aluminum cans, foil & pie tins
- Plastic bottles & containers—#1 and #2
- Cereal boxes, paper towel rolls, etc.

What CANNOT be Recycled in your Big Blue Bin?

- Gift Ribbon and Bows
- Garbage
- Styrofoam
- Electronics
- Food waste
- Light bulbs
- Ceramics or dishes
- Motor oil containers
- Window glass or mirrors
- Hazardous waste containers
- Yard waste—Recycle in clear bags at curb
- Plastic grocery bags

For more information please call the city of Chesapeake at 382-CITY (2489) or visit their website at www.cityofchesapeake.net

Making a Change?

All exterior changes to your house and yard need to be approved by the Architectural Review Committee before the change is made. This includes: changing the color of your front door or shutters, adding a fence, replacing your roof, building a shed, changing your windows, etc. Please call the GPOA office at 547-9229 for more information.

Where Do You Park Your Car?

Please be considerate of your neighbors when you park your vehicles in the street. It is expected that you keep your vehicles in your garage (if available) and your driveway. However, if you have to park it in the street try to keep your vehicle parked in front of your house and not your neighbors. If you have to park it in front of your neighbor's house be considerate and move it back to your house when a spot opens up.

All residents should realize that parking is very limited in many of the neighborhoods and some streets have little or no extra parking available especially at the end of the courts. Please be courteous of each other when extra parking is needed. All vehicles should be properly licensed and should not be parked in front of mailboxes, fire hydrants, trashcans, etc.

What Items Should NOT be Kept in Your Front Yard?

The following items *should not* be kept in the front yard:

- Campers, jet-skis, trailers (RV's of any kind)
- Sheds, storage containers, trashcans
- Toys, basketball goals, bikes, play equipment
- Tools, ladders, coolers, grills, tires, lawn mowers
- Lawn furniture (only small decorative chairs or benches placed near the front door are permitted)
- Building materials—wood, bricks, etc.

And please—do not park your vehicle in the yard.

Low interest rates getting you down? Lets talk.



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Portable Basketball Goals

Basketball goals are not permitted to be used in the driveways or anywhere in the front of the

homes in River Birch Run, Woodgate Commons and Mill Quarter. In addition, the city of Chesapeake prohibits ball playing on all residential streets. There is not enough space between the townhomes to allow for basketball playing—even the best players cannot keep the balls from rolling into a flowerbed or inadvertently hitting a vehicle. This rule is in effect to protect neighboring properties as well as to keep the neighborhood noise levels to a minimum.

Street Lights that are in the front of the houses at the curb are city lights. They are repaired by Dominion Virginia Power and should be reported to the City for repair at 382-2489. If you prefer you can also call the GPOA office and we will report it for you. The smaller lights located throughout the GPOA common ground areas are paid by GPOA via your assessments and should be reported to the office if they are not working. We will in turn report them to Dominion Virginia Power.

Selling Your Home?

The Virginia Property Owners Association Act requires that the seller of a home in a property owners association provide a resale or disclosure packet to the buyer. This packet includes: the covenants and restrictions, by-laws, design standards, budgets, meeting minutes, articles of incorporation, common ground insurance policy info, etc.. This allows the buyer of a home in a property owners association the opportunity to review all of the governing documents and rules so that they can make an informed decision before they buy a home in an association. The price of the packet is \$100 and is paid for by the seller of the property. Please contact the GPOA office or consult your realtor or other real estate professional for further information.



Concerns or questions?

Please call or email the GPOA office with any community questions or concerns you may have. *We will try to assist you in any way we can!*

Dangerous Dogs?



Several GPOA residents have expressed concern about their neighbor's dogs that they believe could be dangerous. **Please, pet owners:** make sure to keep your dog restrained when walking about and check your fence to make sure it is stable with no gaps or holes that would allow your dog to get out of the back yard. City ordinances require that your dog be restrained on a leash when walking and that you always pick up what it leaves behind. *Please, be a responsible pet owner—other residents as well as your pet deserves it!*

If you want to report a stray, sick, injured, nuisance or vicious animal or cruelty to an animal call the Police at 382-6161, or 911 in case of an emergency or Chesapeake Animal Services at 382-8080.

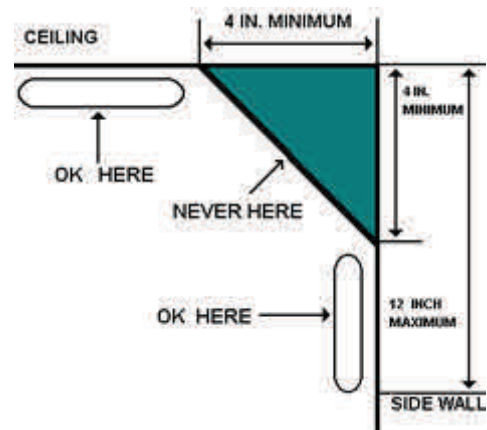
What Time Is It?

Standard Time

"FALL BACK"

Standard Time begins at 2 a.m. the **1st Sunday in November**. Clocks move back one hour - 2 a.m. becomes 1 a.m. You gain one hour at the resumption of Standard Time.

Smoke Detector Tip



After you reset your clocks, the Chesapeake Fire Department wants to remind you to **check the batteries in your home smoke detector or replace them.**

Recommendations:

- Place a smoke detector on each floor of your home.
- Place additional detectors in bedrooms, since many fatal fires happen at night.
- Install smoke detector on the ceiling or wall, 6-8 inches below the ceiling.
- Replace smoke detector after 8-10 years.

Lake Edges are not to be cut!

The lake edges are being allowed to grow in most areas to help prevent erosion. GPOA's landscaping maintenance crews are instructed not to cut near the edge and to allow the grasses to grow to about 2 feet tall. **It is very important that homeowners do not remove vegetation at the lake edge or anywhere on the common grounds.** This is necessary as the erosion problems continues to increase around the lakes. If you have any questions about this please attend one of the meeting to speak to the Board of Directors. If you cannot attend a meeting, please put your concerns in writing to the Board and they will review it at their next meeting.

Upcoming Meetings

Open Forum/Board of Director Meetings—They are always held on the third Thursday of the month at 7:00p.m. at the GPOA office. All residents are invited to attend. A Chesapeake Police Officer attends the meetings when requested to discuss any neighborhood concerns regarding crime. Upcoming meeting dates:

November 20, 2014

December 18, 2014

January 15, 2015

February 19, 2015

March 19, 2015

April 16, 2015

May 21, 2015

June 18, 2015

ARC Meetings—They are held the first and third Monday at 6:30pm at the GPOA office (unless there are no ARC applications for review)

November 3 & 17, 2014

December 1 & 15, 2014

January 5 & 19, 2015

February 2 & 16, 2015

March 2 & 16, 2015

April 6 & 20, 2015

May 4 & 18, 2015

June 1 & 15, 2015



Greenbrier Dental Center

Daniel M. Etheridge, D.D.S.
G. Gregg Harrell, D.D.S., Collin N. Rice, D.D.S.
Celeste S. Balino, D.D.S., D. Garrett Spruill, D.D.S.



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Volvo Pkwy	Eden Way N	Greenbrier Mall
Greenbrier Dental Center	River Birch Run	

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Do Not Feed the Geese or Ducks or Turtles or any Wildlife

The increasing number of Canada Geese in our area is creating quite a nuisance and is leaving a terrible mess on the GPOA common grounds. Signs have been placed throughout the community reminding residents not to feed the geese. The grass at the lake edges is being allowed to grow to create a buffer zone. This may discourage some geese activity as well as help to stabilize the erosion. If people do not feed the geese, they may naturally look for food on their own, hopefully somewhere else. Wildlife experts agree that these animals are healthier if they find their own food source and are not be fed by humans.

Please, no feeding the wildlife on the common grounds.

GPOA Annual Operating Budget		2013 Actual	2014 Budget	2015 Approved
Annual Regular Assessment		\$200	\$200	\$200
Assessment Income		330400	330400	330400
Other Income	<i>Attorney collections, resale pkgs. interest on accounts, newsletter ads, etc.</i>	13225	15100	13800
Total Income		343625	345500	344200
Financial Fees	<i>CPA Audit and Tax Prep, bank account fees, collection expenses, etc.</i>	4800	7750	5600
Insurance	<i>General Liability common grounds, Workers Comp Director & Officers liability</i>	5500	5300	6000
Legal	<i>Attorney retainer, court preparation fees for covenant enforcement, etc.</i>	5000	5000	5000
Postage	<i>Bulk mailings, stamps, semi-annual billing</i>	4600	4000	5000
Newsletter	<i>Printing and postage for BrierPatch</i>	3500	3500	3500
Office Rent	<i>Cost to lease office space</i>	15827	16000	16800
Copy Machine	<i>Lease payment office copier</i>	3000	3200	2500
Office Telephone	<i>2 phone lines, fax, internet, cell</i>	2900	3400	3500
Salaries & Taxes	<i>2 employees, taxes, health ins. reimburse</i>	76300	77800	80060
Common Ground Lighting	<i>113 Dominion VA Power night watch lights, 20 misc. lights</i>	20000	20000	20000
Common Ground Mowing	<i>Mow, edge, trim 70 acres turf and 10 miles sidewalks</i>	102000	120000	99880
Common Ground Maintenance	<i>Tree trimming & removal, mulch, cave-ins, bench repair, etc.</i>	22000	20000	30000
Storm Clean-Up	<i>Contingency - severe weather tree clean-up</i>	15000	10000	10000
Office Supplies	<i>Equip. repair, envelopes, paper, etc.</i>	4698	4000	4000
Taxes	<i>Federal, state, personal property</i>	2400	2200	2500
Miscellaneous	<i>Mileage, software support, website, license & dues</i>	3100	3350	3100
Reserves	<i>Money placed in reserve accounts for major projects</i>	53000	40000	46760
Total Expenses		343625	345500	344200



Fall and Winter Lawn Maintenance Required!

Your lawn has probably stopped growing by now—so that means no more lawn work until next spring, right?

NOT! Now is the time to get your yard in shape! Steps you take now will make your yard look better—and be easier to maintain next year. You should:

Check your flowerbed areas - add mulch— build up the bed areas with additional dirt if needed.

Plant bulbs now if you want spring flowers.

Add grass seed to cover any bare spots.

Apply a “weed and feed” type of fertilizer. This will make a huge difference in how green and weed free your yard is in the spring.

Edge along the driveway, sidewalks and flowerbed areas. This will help to keep your lawn looking neat and well cared for even in the winter.

Trim your trees and shrubbery. Make sure your tree branches don’t hang over your neighbors property or over the street or sidewalk.

Leaves and gumballs—these need to be cleaned up on a regular basis. DO NOT let them lay in your yard for days at a time—only to be blown into your neighbors yard or the street. When the leaves end up in the street—they end up down the storm drain—and your street ends up flooding during inclement weather!

Remember to put your leaves in clear plastic bags and place at the curb for pickup by the city on Friday mornings.

Please—do not place your leaf bags at the street over the weekend.

Trash Reminders

- Trash should not be set out for collection until Thursday evening for Friday’s collection. This includes all trashcans, bags, bulk items, tree limbs, yard waste bags, etc. Trash containers should be picked up from the curb by Saturday morning and stored in the back yard or out of view from the street.
- Grass clippings, leaves, and trimmings should be placed in clear plastic bags and placed at the curb for collection no earlier than Thursday for Friday’s collection. These do not have to be called in for collection. Dirt and soil *cannot* be picked up by the city. Tree limbs must be called in for collection.
- All bulk trash (except for yard waste as noted above) needs to be called into the city for pickup by the end of the day Thursday.
- Bulk items have restrictions on size and type. All glass must be taped, trees stumps or trunks, paint and other hazardous materials cannot be picked up by the city., and other certain building materials cannot be placed out for pickup. Consult the city for details at 382-2489 or www.cityofchesapeake.net.
- Trash is to be set out for collection in front of your home only—not in front of your neighbors house or the common grounds!
- Contractors debris is to be removed by the contractor. This includes your yard clippings, carpeting, appliances, wood, etc. Paid contractors, such as lawn service and tree removal companies, carpet and appliance installers, are required by the city to remove their trash, grass clippings, etc.

Greenbrier Property Owners Association, Inc.
1021 Eden Way North, Suite 132
Chesapeake, VA 23320

757-547-9229
gpoa@gpoahomes.org

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