

The BrierPatch

April 2017



GPOA

Community Yard Sale

**Saturday, May 27,
2017**

8:00a.m.— 12noon

No sign-up is needed! Simply place your items in your front yard or driveway and let the shopping begin! GPOA will place bright yellow signs at the entrance to each neighborhood and place an ad in The Virginian Pilot the week before the sale. This is a very popular sale for our area. It is suggested that your vehicles are parked off of the street to allow for traffic to flow as smoothly as possible.



**No
swimming!**

Lake Safety

The lakes in our area are an asset to the overall appearance of our neighborhoods and are great for fishing and recreation for our residents. They serve as storm water detention ponds for the city and are great for kayaking and canoeing....*but not for swimming!* The lakes are very deep in some areas (well over 20 feet) and there is a lot of vegetation on the bottom that could easily entrap someone—especially a child. **Reminder—the lakes are not for swimming or wading or playing in. Parents be sure to closely supervise your children and make sure they do not play in or near the water.**

Is it Time for a Change?

Exterior change that is!

Remember—all exterior changes to your house or property must first be approved by the Architectural Review Committee—ARC. This is required so that all properties remain in compliance with the Greenbrier Community Design Standards. Some of the changes that require prior approval are: Roofs, sheds, decks, windows, paint colors, fences, driveway extensions, etc. ARC applications are available on line at www.gpoahomes.org or at the GPOA office. The ARC meets on the first and third Monday of each month. Please have your application in the office by the Friday before the meeting. Give us a call if you have any questions at 547-9229.

Yard of the Month

begins soon!
See page 2
for details.

AC DELCO

TERRY W. BRADSHAW SR.,
Owner



BRADSHAW'S AUTO SERVICE

1008 Yager Court
Chesapeake, VA 23324

Office (757) 545-8080
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The Next
Open
Forum is
Thursday,
April 20,
2017, at
7:00p.m.

**\$5 OFF
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Wild Wing Cafe
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Pho 79

***Judging for Yard of the
Month begins in May with
winners announced for June***



Yard of the Month Program Change

The Yard of the Month Program changed last year—back to the way it was handled before 2002, with one winner from each “neighborhood type” being selected. The neighborhood types were defined by the original developer of Greenbrier on the basis of density. (Density refers to the number of dwellings that can be built in a given area, usually an acre). Winners are chosen on the overall appearance of their lawn. Are the bushes and trees properly pruned? Is the lawn free of litter, including leaves and gumballs? Are the flowerbed areas neatly edged and mulched? The participating neighborhood types are:

Low Density

Bayberry Place
Bayberry Forest
Bayberry Woods

Low Cluster

Ashley Woods
Ashley Woods South
Cypress Place
Logan's Mill
Turtle Rock
White Oak Crossing

Low/Medium Density

Mill Quarter
River Birch Run
Woodgate Commons



Ask Lucie

IT'S SPRING!!! Lots of good smells in the air...

We still have Dogwood Winter and Blackberry Winter to endure before we are home free and as anyone who has lived in Tidewater (aka Hampton Roads, aka "Coastal Virginia") for more than two years, that means straight into SUMMER weather! Lets focus on spring and what our humans need to be mindful of:

BUG SEASON! - If your pet is not on year round heartworm preventative, get your pet back on like, yesterday! Flea and tick repellent as well.

BABY ANIMALS! - Bunnies! Ducklings! Goslings! Turtle hatchlings! Be mindful when mowing, and please, leave the babies/nests alone. Remember, parent animals have a scent, most babies' don't- so the momma or daddy will move away to draw predators towards them and away from the babies- they're not abandoned!

If you think a newbie is abandoned, watch it from a safe distance and see if the parent returns before scooping up to 'rescue'.

Momma bunnies (doe's) usually nurse their babies (called kittens, or kit) at early dawn or late dusk. So if you see a rabbit stretched out and not moving during those times it is most likely a momma feeding her babies, so "Do Not Disturb".

PETS IN CARS! - Ok, dogs LOVE to ride with our heads hanging out the window, and a front leg over the edge 'holding the door closed' or the pick up truck as we've seen our humans do, but please be mindful that small debris in the air are like missile's when they hit our eyes!

And... yeah the temperature might be an early spring day balmy 80... but when we're left in the car it's the same '80' as the middle of August and the temperature inside the car will climb. Remember, that danger is temperature related, not calendar related!

TURTLE ROCK NEWS: We're getting two new trashcans along the common path! YAY! Our humans won't have to swing that bag of poop all the way from Volvo Parkway to the footbridge park!!! Remember dogs can't clean up after themselves - so please humans, carry a bag or three and clean up after your dogs!

FISHING: Thank you for remembering to clean up cut off fishing line, old fish hooks etc., as this endangers the lake wildlife, little human feet and our paws too!

We have such a wonderful area to get out and enjoy the outdoors- I hope you all enjoy living in Greenbrier as much as I do!

Lucie



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.



Actual patient photo. Photo by Karen Gordon Images

	Greenbrier Pkwy	Crossways Center
Volvo Pkwy	Eden Way N	Greenbrier Mall
Greenbrier Dental Center	River Birch Run	164

**THE PILOT'S
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757.547.2266

1059 Eden Way N., Suite 100, Chesapeake
(next to Greenbrier Mall)

2017 GPOA Board of Directors

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Woodgate Commons

Judy Shangraw, Vice President

Turtle Rock

Sandy Daniels, Secretary

Woodgate Commons

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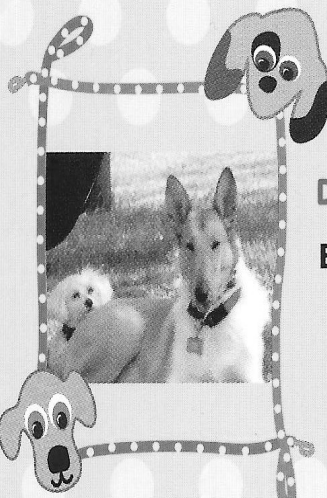
River Birch Run

Donnell Parham, Director

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SUNNY DAY SERVICES
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BABY SITTER - 4 HUMANS

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Mothers phone: 757 560 2369
757 - 773-7659
CALL or TEXT

Front Yards and Flowerbed areas must have Shrubs

Evergreens—plants or bushes that stay green all year long need to be planted at the front foundation of the homes in the community—

including the townhomes. They should be planted in a flowerbed area with mulch surrounding the plants. White rocks are not permitted to be used as a bedding material, but rather as small accents. Flowerbed areas contribute significantly to the overall appearance of the homes and keep your home looking well cared for. They soften the look of the front of the house—making it look like a *home*. There are many low maintenance options available for flowerbed areas such as azalea, indian hawthorne, hollies and juniper. Local nurseries, home improvement stores and even your neighbors are usually eager to share their landscaping ideas with you.

Fulton Bank

Mary Rowe

Branch Manager
Chesapeake Office

NMLS #1275908

501 Independence Parkway, Suite 105, Chesapeake, VA 23320

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email: mrowe@fultonbank.com web: fultonbank.com

2017 Common Ground Projects

The following improvement projects for the GPOA common grounds are being planned for this year:

- Tree removal. Nuisance trees such as gum-balls and trees that may be damaging sidewalks or fences are the priority at this time.
- Addition of trees in certain high profile areas in Woodgate Commons and River Birch.
- Installation of a split rail fence at 5 Acre Park on Eden Way North. This is the first phase of upgrades for this area being planned over the next few years.
- Begin purchasing and installing vinyl coated metal park benches.
- Addition of 2 new trashcans at the lake at Mill Quarter and Turtle Rock.
- Installation of a kayak launcher at Weber Park.
- Landscaping improvements at Mill Quarter behind Cedar Mill Square along Eden Way North.
- Addition of juniper in select areas arounds the lakes to slow erosion.
- Installation of solar lights at the neighborhood entrance signs.



Financial Reports

Every year a CPA firm audits the financial records of the Association. They also prepare the financial reports and year end taxes. Any GPOA member who is in good standing can stop by the office and review these records.



Tips for a Successful Yard Sale

- Be ready early. Many shoppers are out before the advertised start time of 8:00am. It is not unusual to see a string of "professional shoppers" around 7:00am.
- If you don't have many items to sell, consider joining up with a neighbor. The more items that shoppers can see from the street = more shoppers at your sale!
- Price your items to sell. What you paid for it may have no bearing on what it is worth at a yard sale.
- Price all items. Using a color coding system is an easy way to price your items. Red dots = \$1 or blue dots = \$5 for example. Post a sign that shows what the dots mean. Or price all like items the same.
- Save grocery bags and newspapers before your sale to wrap items in for your shoppers.
- Have plenty of change on hand. Do not leave a cash box or money envelope in view at any time. Keep your money in your pocket or arrange for another family member to lock it up inside the house. Keep your house locked, including the back and side doors.
- If you are selling an item run by electricity, run power to the item so the shopper knows it works. If it runs on batteries, have fresh batteries in it.
- Organized displays will sell your items quicker. Group like things together by type or size. Items stored in large boxes are usually left messy by shoppers. Storing things on table tops or hanging up the items helps to keep your displays neat.
- Keep the items you are not selling out of plain view. For example, if you have a chair in the garage or on the porch that you are not selling, push it towards the back if possible. Cover with sheets if in the garage or place a "not for sale" sign on it.
- If you really want to sell your items, be willing to negotiate with savvy shoppers.
- Consider donating your unsold items to a local charity or thrift store.

Interest rates are still low and we are approaching the buying season.

Call me today if you;

- ✓ Live in the Greenbrier Area of Chesapeake Virginia.
- ✓ Thinking of selling your house in the next few months.
- ✓ Want a **free Comparative Market Analysis (CMA)**.

Sample (23320, within .5 mile of Greenbrier Mall):

3 Bedroom, 2.5 Bath, 1400-1700 sqft **average selling price** \$228,645.00

4 Bedroom, 2.5 Bath, 1900-2100 sqft **average selling price** \$274,983.00



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Website www.century21nachman.com



Each Office Independently Owned and Operated



Reminders

Assessment invoices were due by January 31, 2017. Unpaid accounts are subject to collection costs including interest, court filing fees, attorney costs, etc. GPOA depends on your prompt payment so that we may pay our bills on time.

The newspapers ads delivered to your house need to be picked up from your property and the street in front of your house. If they are not picked up, they end up in the storm drains and this can contribute to flooding on your street. If you do not want the ads delivered, call The Hampton Roads Savings Weekly Distribution Hotline at 757-446-2533.

The next Open Forum/Board of Directors meeting will be held on Thursday, April 20, 2017, at 7:00pm at the GPOA office.

Mailboxes are for the use of the US Postal Service only. Please do not place flyers, advertisements or other materials in the mailboxes.

Bulk trash is to be placed in *front* of your house only. It should not be placed on the GPOA common grounds or the street on the side of your house. Make sure to call the city by Thursday afternoon to arrange for pickup on Friday. Their number is 382-CITY (2489).

Trash Cans should be placed at the curb for pick up no sooner than Thursday and removed from the curb by Saturday and placed in the back yard or garage.

Boats, campers, trailers, jet skis, RV's, should not be stored on your lot or in the neighborhood.

Lawn Maintenance Standards

Lawns should be mowed on a regular basis, usually at least once a week.

Weeds should be treated or pulled from flower beds and other areas so their growth is controlled in the lawn.

Sidewalk, driveways and street surfaces around your home should be kept weeded and grass free and a clean edge should be maintained. The curbing, gutter and street in front of your home should be kept free of litter and debris as the City of Chesapeake only cleans the streets once or twice a year. It is incumbent on all citizens to keep the road clean in front of their own home.

Trees and bushes should be trimmed to keep them from hanging over a neighbor's property, sidewalk or street, and so they do not obstruct windows or doors. They should be pruned and shaped to their proper height and shape according to accepted best management practices. Tree stumps should be removed or cut flush with the ground or otherwise hidden from view of the street.

Dead trees and tree limbs should be removed as soon as possible.

Leaves, gumballs and other yard waste should be placed in clear plastic bags and placed at the curb on trash collection day. Leaves, grass clippings, etc. should not be blown into the street.

Paper and other trash should be picked up from your lawn on a regular basis.

Lawn equipment, grills, bicycles, toys, etc. should be stored out of view of the street when not in use.

Lawn furniture in the front yard is not allowed, however exceptions may be made for small decorative benches or chairs that blend in with the overall appearance of the home. These may be kept near the home's entrance or porch but not in driveways or front yards.

The front lawn must have grass and be kept as free of weeds as possible. Bare areas need to be seeded so the entire front lawn has grass.

At the front foundation of the house evergreen bushes need to be installed in a defined bed area with mulch or other approved ground cover (excluding white rocks). A minimum of three shrubs should be installed at the largest portion of the front foundation.

Decorative items such as statues and knick knacks should be kept to a minimum in the front yard. Artificial flowers, grass, bushes, trees, etc. are not allowed.

City of Chesapeake Bulk Trash Collection Guidelines

What items are considered Bulk Household Items?

Discarded furniture, hot-water heaters, refrigerators, other household appliances, carpeting, other large items. Call 382-2489 by Thursday afternoon to arrange for a bulk pickup on Friday's collection day. Or reserve it on line at www.cityofchesapeake.net **Items that are not allowed** include hazardous waste, construction and demolition debris, manufacturing process debris and loose or dangerous refuse. Hazardous waste requires proper disposal at a SPSA Transfer Station.

What is considered Bulk Tree/Yard Debris?

Sticks, twigs, branches and large yard trimmings. Tree limbs, branches, sticks (not to exceed 4 feet in length and 6 inches in diameter) and other large yard waste. **Items that are not allowed** include tree trunks, stumps and contractor's limb debris.

Grass clippings and leaves can be bagged in clear plastic bags or paper **compostable bags and placed at the curb on your scheduled collection day without a bulk reservation. Limit is 30 bags per week per residence (except in November and December when the limit is 50 bags).*

What are the size limits for bulk collections?

Bulk household waste is limited to a pile equal to a total maximum volume of 4' x 4' x 10' per residence per collection week with a limit of 12 collections per year per residence. Bulk yard waste is limited to a pile equal to a total maximum volume of 4' x 4' x 6' per residence per week with no limit on the number of collections.

How do I handle items with glass?

For Bulk Household Items that have glass (windows, doors, tables, stoves, mirrors), all glass surfaces must be extensively TAPED to prevent shattering. The resident is responsible for cleaning up any broken glass debris that may result from the collection of those items.

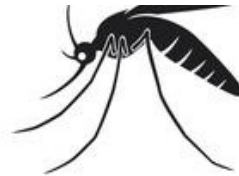
**Call 757-382-CITY (2489)
for more information or
www.cityofchesapeake.net**

Mosquito Season is Approaching!

What Can You Do To Control the Mosquito Population in Your Neighborhood?

Residents can remove potential mosquito breeding sites from their property. To eliminate Asian tiger mosquito breeding sites, residents should "Tip & Toss" water-holding containers weekly, including such items as:

- Cans, barrels & buckets
- Plastic covers & tarps
- Birdbaths
- Planter trays
- Rain gutter downspouts
- Uncovered boats
- Children's toys
- Old tires



To lessen their susceptibility to mosquito bites, residents should dress with the "3 L's" in mind: Long, Loose and Light-colored clothing. The use of an EPA-approved insect repellent can also reduce mosquito bites. Users should read and follow all label instructions. To submit a mosquito control service request, visit the City's homepage or call 757-382-3450. To find out where nighttime mosquito spray is planned, check the City's homepage or call the mosquito hotline at 757-382-3456

Vehicle Theft Prevention *The Common Sense Approach*

The common sense approach is the simplest and most cost-effective way to thwart thieves. Some of these suggestions are obvious; some might not have occurred to you, but they can all help protect your vehicle:

Lock your car—half of all vehicles stolen are left unlocked

Take your keys—nearly 20% of all vehicles stolen have keys in them

Park in well-lighted areas—car thefts occur at night more than half the time

Park in attended lots—car thieves don't like witnesses

Don't leave your car running, even for a minute—convenience store, gas stations and ATM's are common hunting grounds for thieves, and cars left running to warm up on cold mornings are easy prey

Completely close your car windows

Don't leave valuables in plain view

Don't hide a spare set of keys in the car; the pros know where to look

Keep your registration card with you, not in the glove compartment

Park with your wheels turned toward the curb

If your vehicle has rear-wheel drive, back into your driveway; rear wheels lock on rear-wheel drive vehicles making them tough to tow; front-wheel drive vehicles should be parked front end first

Always use your emergency brake when parking

If you have a garage, use it— and when you do, lock both the vehicle and the garage door

If your vehicle is going to be unattended for a long period of time, disable it—for example, remove the ignition fuse, coil wire or distributor rotor

City of Chesapeake Police Department Crime Prevention Unit

757-382-6189 or 757-382-6223

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

757-547-9229 gpoa@gpoahomes.org

