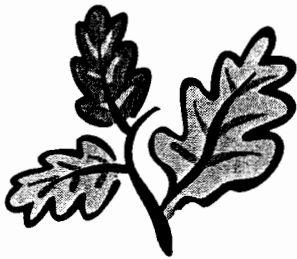


## Chickahominy Oaks Neighborhood Quarterly Newsletter – February 2006

---



We would like to express our gratitude to all neighbors which have worked with the Board of Directors and the Architectural Committee to maintain compliance with all the needs of our neighborhood !

### **UPCOMING ANNUAL MEETING**

The Chickahominy Oaks at Deer Valley Association Annual Meeting is scheduled for Thursday, March 16, 2006. The time and place will be posted at the front entrance. Mark this important date on your calendar and please plan to be present as this affects every homeowner.

Election of a new Board of Directors and appointment of several Committee Members will be held. The current slate of officer titles consist of :

President, Vice President, Secretary, Treasurer, additional Board Member(s)

Committees to be appointed are Architectural, Social, Communications, and Landscaping.

Special Committees for 2006 to be appointed are Nature Trail and Basketball Court.

If you would like to serve on either the Board of Directors or on one of the committees above for a one year term, please contact Harold Blumenfeld, Chairman of the Nominating Committee, to have your name added to the ballot. You are encouraged to participate. If you cannot attend the meeting, please complete a copy of the proxy attached and return to the Secretary at 9531 Fawn Park Lane, Mechanicsville, VA 23116. To conduct necessary business at the annual meeting, our bylaws require that a quorum made up of  $\frac{1}{4}$  of the eligible voting membership be met. **Your attendance and participation are greatly needed.** DVHOA is your neighborhood association and in order to conduct business and for you to know what is going on in your neighborhood, you must be present.

### **Some Topics to be covered at Annual Meeting:**

- 1) Proposed Changes to the By-Laws
- 2) Consideration of a Basketball Court in the Pavilion Area
- 3) Consideration of a Nature Trail in the Pavilion Area
- 4) Consideration of Establishing a Neighborhood Watch
- 5) 2006-2007 Operating Budget

### **THINGS YOU NEED TO KNOW ABOUT HOW YOUR ASSOCIATION OPERATES**

The Board of Directors and Committee member positions are volunteer and do take time. They often must make decisions that are not necessarily to the liking of all members. Please understand that the Committees and Board of Directors are performing their responsibilities and duties to the best of their abilities when asking for compliance to the rules and guidelines for our community. You may not be aware that all who do serve on the board of directors and committees are subject to the Bylaws and Restrictive Covenants of the Association and the VA Property Owners Association Act (POAA) when making decisions.

As mentioned previously, the Board of Directors' and Committees' positions are held entirely by volunteers and therefore, homeowner participation is crucial to maintaining our self-governance status. Other governance structures may be employed to operate the Association under its existing bylaws, restrictions, covenants and the VA POAA but these usually come at substantially higher costs which could potentially more than double your annual dues. By law, we must have a homeowners association, regardless of whether it is self managed or outsourced. It is more beneficial to the membership that we remain self governed which enables the membership to have more control over the neighborhood operations. The following is a list of the documents that your Association operates under at this time:

- a) Declaration
- b) By-Laws
- c) Incorporation Document
- d) Complete Disclosure packet of other requirements as specified under Section 55-512 of the Property Owners Association Act of the State of Virginia

These documents were established prior to 2003 when the community voted to become self managed. These documents are required under Virginia law. The original bylaws

and covenants were instituted by the original developers, and modifications have been made to the bylaws through a vote of approval by the membership at an annual meeting. Anyone purchasing a home in this neighborhood has accepted these documents and guidelines as outlined in the VA POAA.

We do recommend that you take a few moments to re-read the above documents to prepare for the upcoming annual meeting and simply to become familiar with them.

The following excerpt should be noted as well –

Under Section 55-512 of the Property Owners' Association Act in Paragraph A, it states: "Failure to receive copies of such documents shall not excuse any failure to comply with the provisions thereof.

The disclosure packet, once received by the seller from the association, shall be delivered by the seller to the purchaser. The Association shall have no obligation to deliver the disclosure packet to the purchaser of the lot."

### **LANDSCAPING**

We have worked hard over the past year to improve the appearance of our neighborhood landscaping. We have been utilizing the services of Kirby's Lawn & Landscaping. Grass is being cut each week during the growing season. Weeds are being treated. Areas are being mulched. Reseeding, fertilizing and applying limestone to the grounds has been accomplished. Much improvement has been made and we hope that you agree that the front entrance is looking much more appealing. By contracting with a professional landscaping company to tend the grounds, we have been able to take the necessary steps WHEN NEEDED – AT THE PROPER TIMES for keeping our grounds looking well groomed. To keep costs down, portions of the landscaping have been handled by homeowners as well. We hope that you will agree that our entrance and pavilion area landscaping are being well kept and meet your approval.

**Thank you to Brian Perry for taking the leaves off once raked in the front entrance !**

### **SOCIAL GATHERING**

We hope in the late spring or early summer to have a neighborhood gathering at the pavilion. This would include a late afternoon of hot dogs and hamburgers with soft drinks and water. We would like to be able to ask each family to bring something to the gathering, such as soft drinks, chips, paper plates, etc. We will send out more information on this in the coming months. We hope everyone will come out and enjoy a few hours of fun and fellowship with their neighbors. We will need volunteers to step up and organize this event. If you are interested, please talk to one of the members of the Board of Directors.

## **PLEASE WELCOME YOUR NEWEST NEIGHBORS**

In the past couple of months, we have had several new neighbors move in. Please welcome them to our neighborhood:

Mark, Lisa and Bryce (11) Scholefield, 10057 Doe Run Place

Brittany and Andrew Beal, 10037 Doe Run Place

Gary and Linda Krupa, 10040 Doe Run Place

Bob, Christie, Natalie (13) and Amanda (11) Nolan along with Dog Roswell, 9449 Deer Stream Drive

Virginia Brott, 9534 Fawn Park Lane

## **NEIGHBORHOOD DIRECTORY**

Recently you should have received a new version of our Neighborhood Directory. A big thanks goes to Cathy Tillman for taking the time to get this update completed !! It took several months to “catch up” to everyone to try to get the most up-to-date information. Every effort was made to make the information as complete and accurate as possible. If you notice that information is incorrect, please contact Cathy by phone to provide the corrections and we will try to get those changes into the next newsletter as well as in the next published directory.

**And thanks also goes to Bill Fulton for helping with the neighborhood directory update ! Once the information was collected, he helped in putting that into the current format !**

## **NEIGHBORHOOD ASSISTANCE**

If you notice any type of vandalism or inappropriate behavior within the neighborhood, please notify a member of the Board of Directors and/or call the appropriate county authority (police). The pavilion area in the past 6 months has taken much abuse. Paint balls have been used in the area defacing the tables and the columns. Picnic tables are being rearranged and left to weather. Trash cans and lids are being removed from their proper places and not returned. When this occurs, it takes time and money to repair. (Our dues must be used to repair or replace the damage.) It is our neighborhood and we as parents and homeowners are responsible for this premises.

## **AND LAST, BUT NOT LEAST – REMINDERS and NOTES OF INTEREST**

**Speed limit** – Please be mindful of the speed limit within our community as there are many children in our neighborhood.

**Repair/Replacement of Mailboxes/Posts** – If you find that you are in need of repair or replacement to your mailbox/post, you may wish to contact John Winslow (or Tim) of J.

W. Sign Co. 261-1100. The pricing in 2003 was \$95.00 for post and box; \$40.00 approx. for repair. Since some time has passed, these prices may have changed. This is the contact for the person(s) who originally installed or repaired the mailboxes in this neighborhood.

We hope that the information contained in this newsletter is of assistance to you. We have a great neighborhood – let's keep it that way !

**Attachments:**

**Annual Meeting Proxy**

**Deer Valley Homeowner's Association Financial Statements from the 1/16/06 Board Meeting**

**AND WE HOPE TO SEE YOU AT THE ANNUAL MEETING**

**2005/2006 Board of Directors**

**President – Shannon Reynolds (519-6651)**

**Vice President – Harold Blumenfeld (730-8703)**

**Secretary – Cathy Tillman (730-8942)**

**Treasurer – Nan Kesler (746-8334)**

**Erin Allen – Chair of Architectural Committee (569-9733)**

**Deer Valley Homeowners Association**

**9531 Fawn Park Lane**

**Mechanicsville, Virginia 23116**

I, \_\_\_\_\_, having  
(homeowner's name – please print)  
met the requirements to vote as a member in good standing of the Deer Valley  
Homeowners' Association residing at  
\_\_\_\_\_,  
(address)  
do hereby give my proxy vote to \_\_\_\_\_.  
(name of proxy)

I am of the understanding that I am giving my proxy permission to vote on  
my behalf for the annual meeting on March 16, 2006 only.

\_\_\_\_\_  
(homeowner's signature) (date)

Please return all proxy forms to the attention of:  
Secretary  
9531 Fawn Park Lane  
Mechanicsville, VA 23116

All forms must be received no later than March 15, 2006.

01/15/06  
Accrual Basis

# Deer Valley Home Owners' Association

## Profit & Loss

March 2005 through February 2006

	Mar '05 - Feb 06	Mar '04 - Feb 05
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Fines	69.54	37.09
Disclosure Packets	400.00	450.00
Membership Dues	20,991.75	15,675.32
Reimbursed Expenses	31.00	0.00
Uncategorized Income	640.00	120.00
<b>Total Income</b>	<b>22,132.29</b>	<b>16,282.41</b>
<b>Expense</b>		
Prior Period Bad Debts	2,574.00	0.00
Administration		
Architectural	141.13	0.00
President	0.00	229.51
Postage and Delivery	302.90	243.91
Secretary	20.00	0.00
Treasurer	15.94	508.45
<b>Total Administration</b>	<b>479.97</b>	<b>981.87</b>
Bank Service Charges	49.00	8.85
Insurance		
Officer's & Directors Insurance	1,262.00	1,202.00
Liability Insurance	931.00	3,058.30
<b>Total Insurance</b>	<b>2,193.00</b>	<b>4,260.30</b>
Interest Expense		
Finance Charge	3.26	0.00
<b>Total Interest Expense</b>	<b>3.26</b>	<b>0.00</b>
Landscaping		
Tree Treating	1,145.00	0.00
Grass Cutting	0.00	2,560.00
Landscaping - Other	8,624.43	1,744.24
<b>Total Landscaping</b>	<b>9,769.43</b>	<b>4,304.24</b>
Licenses and Permits	50.00	50.00
Professional Fees		
Accounting	1,979.95	1,911.00
Legal Fees	62.00	260.00
<b>Total Professional Fees</b>	<b>2,041.95</b>	<b>2,171.00</b>
Property Repairs		
Playpark	0.00	10,408.94
Front Entrance	77.38	795.43
Pavillion Repairs	46.29	0.00
Irrigation Repairs	328.00	212.00
<b>Total Property Repairs</b>	<b>451.67</b>	<b>11,416.37</b>
Utilities		
Gas and Electric	642.94	511.65
Water	1,078.08	859.89
<b>Total Utilities</b>	<b>1,721.02</b>	<b>1,371.54</b>
<b>Total Expense</b>	<b>19,333.30</b>	<b>24,564.17</b>
<b>Net Ordinary Income</b>	<b>2,798.99</b>	<b>-8,281.76</b>
<b>Other Income/Expense</b>		
Other Income		
Pre-paid dues	0.00	220.00
<b>Total Other Income</b>	<b>0.00</b>	<b>220.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>220.00</b>
<b>Net Income</b>	<b>2,798.99</b>	<b>-8,061.76</b>

01/15/06  
Accrual Basis

**Deer Valley Home Owners' Association**  
**Balance Sheet**  
**As of January 15, 2006**

	<u>Jan 15, 06</u>	<u>Jan 15, 05</u>
<b>ASSETS</b>		
Current Assets		
Checking/Savings		
BB&T	7,264.11	2,181.04
Old BB&T	0.00	407.99
Total Checking/Savings	7,264.11	2,589.03
Accounts Receivable		
Accounts Receivable	842.07	3,963.24
Total Accounts Receivable	842.07	3,963.24
Other Current Assets		
Undeposited Funds	0.00	120.00
Total Other Current Assets	0.00	120.00
Total Current Assets	8,106.18	6,672.27
Other Assets		
Capital Reserve	2,000.00	5,000.00
Total Other Assets	2,000.00	5,000.00
<b>TOTAL ASSETS</b>	<b><u>10,106.18</u></b>	<b><u>11,672.27</u></b>
<b>LIABILITIES &amp; EQUITY</b>		
Equity		
Initial Membership Fee	18,840.00	17,880.00
Opening Bal Equity	900.22	900.22
Retained Earnings	-12,433.03	-4,371.27
Net Income	2,798.99	-2,736.68
Total Equity	10,106.18	11,672.27
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>10,106.18</u></b>	<b><u>11,672.27</u></b>



9:12 PM

01/15/06

**Deer Valley Home Owners' Association**  
**Reconciliation Summary**  
BB&T, Period Ending 01/04/2006

	Jan 11, 06
Beginning Balance	11,202.63
Cleared Transactions	
Checks and Payments - 2 items	-323.31
Deposits and Credits - 1 item	150.00
Total Cleared Transactions	-173.31
Cleared Balance	11,029.32
Uncleared Transactions	
Checks and Payments - 9 items	-13,938.33
Deposits and Credits - 4 items	11,000.00
Total Uncleared Transactions	-2,938.33
Register Balance as of 01/04/2006	8,090.99
New Transactions	
Checks and Payments - 2 items	-826.88
Total New Transactions	-826.88
Ending Balance	7,264.11

**Deer Valley Home Owners' Association**  
**Reconciliation Detail**  
**BB&T, Period Ending 01/04/2006**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						11,202.63
<b>Cleared Transactions</b>						
<b>Checks and Payments - 2 items</b>						
Bill Pmt -Check	12/17/2005	2073	Dominion Virginia P...	X	-60.99	-60.99
Bill Pmt -Check	12/17/2005	2074	Hanover County Pu...	X	-262.32	-323.31
Total Checks and Payments					-323.31	-323.31
<b>Deposits and Credits - 1 item</b>						
Deposit	12/28/2005			X	150.00	150.00
Total Deposits and Credits					150.00	150.00
Total Cleared Transactions					-173.31	-173.31
Cleared Balance					-173.31	11,029.32
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 9 items</b>						
General Journal	4/2/2003	3			-1,000.00	-1,000.00
General Journal	4/2/2003	4			-3,000.00	-4,000.00
General Journal	8/8/2003	6			-3,000.00	-7,000.00
General Journal	11/30/2003	8			-3,000.00	-10,000.00
General Journal	1/10/2004	9			-1,000.00	-11,000.00
General Journal	1/4/2005	14			-120.00	-11,120.00
General Journal	2/17/2005	22			-2,000.00	-13,120.00
Bill Pmt -Check	11/30/2005	2072	Solodar & Solodar		-43.33	-13,163.33
Bill Pmt -Check	12/27/2005	2075	Kirby's Lawn & Lan...		-775.00	-13,938.33
Total Checks and Payments					-13,938.33	-13,938.33
<b>Deposits and Credits - 4 items</b>						
General Journal	10/24/2004	12			1,000.00	1,000.00
General Journal	12/4/2004	13			5,000.00	6,000.00
General Journal	2/5/2005	15			5,000.00	11,000.00
Deposit	4/1/2005				0.00	11,000.00
Total Deposits and Credits					11,000.00	11,000.00
Total Uncleared Transactions					-2,938.33	-2,938.33
Register Balance as of 01/04/2006					-3,111.64	8,090.99
<b>New Transactions</b>						
<b>Checks and Payments - 2 items</b>						
Bill Pmt -Check	1/11/2006	2077	Kirby's Lawn & Lan...		-775.00	-775.00
Bill Pmt -Check	1/11/2006	2076	Dominion Virginia P...		-51.88	-826.88
Total Checks and Payments					-826.88	-826.88
Total New Transactions					-826.88	-826.88
<b>Ending Balance</b>					<b>-3,938.52</b>	<b>7,264.11</b>