



The Hummingbird News

POWHATAN CROSSING NEIGHBORHOOD NEWSLETTER



PCHA BOARD OF DIRECTORS 2011-2012

PRESIDENT	CHRIS GODDIN	345-3587	CAGODDIN@GMAIL.COM	2011-2014
VICE PRESIDENT	ROY HARTLEY	229-9534	DBLR40@YAHOO.COM	2012-2015
TREASURER	SUSAN EVANS	206-1039	SPEVANS@COX.NET	2011-2013
SECRETARY	CHRIS HARRISON	592-5582	CMHARRISON2001@YAHOO.COM	2011-2013
	GREG HAYNES	229-5926	BIGGREGH@COX.NET	2011-2014
	RUTH BURKE	258-3577	RUTHB10174@AOL.COM	2012-2015

PCHA

JANUARY 2013

STORMWATER MANAGEMENT POND A CRITICAL PRIMER

At the 2012 Annual Meeting, the Board learned of a sinkhole over one of the lines leading into our stormwater pond. Believing that James City County (JCC) still held construction bond funds from Powhatan Crossing developer, Lewis Waltrip, due to unresolved pond construction issues, the Board contacted the JCC Stormwater Division for assistance. A meeting and site visit was held between the Board and JCC on May 14, 2012.

The Board learned that JCC released Lewis Waltrip's bond in December 2003; responsibility for the pond then transferred solely to PCHA (all supporting documents were provided). The Board also learned that JCC inspected the pond on January 4, 2010; a report detailing required maintenance items was mailed to PCHA's contact then on file. Neither the current nor immediate past Board ever received the report; no maintenance was performed. JCC informed the Board that reported maintenance items needed to be completed by the next inspection in January 2013 or JCC would contract for the work to be done and assess each homeowner in Powhatan Crossing equally for the cost. The Board chose to itself contract for completion of the required maintenance as well as repairing the inlet line that caused the sinkhole; the cost was approximately \$20,000. All work is now complete, and we should be good for the next inspection.

THE BOARD LEARNED OF THE FOLLOWING STORMWATER POND MAINTENANCE TARGETS:

(Our pond came into service in 1994)

1. The principal Spillway Pond Riser Structure, including the outlet piping, must be replaced every 50 years.
2. Sediment Removal Pond Dredging must be performed every 20 years.
3. All inlet piping and structures must be replaced every 50 years.
4. Outlet protection riprap must be replaced every 30 years.
5. Yearly maintenance must be done to keep vegetation away from the inlet and outlet structures.

WHAT DOES THIS MEAN MOVING FORWARD?

- The Board is currently working with our lawn maintenance contractor (Williams Landscape & Design) on a contract for the necessary yearly maintenance at the pond.
- The Board is considering taking elevations in the pond to determine if sediment removal dredging will be needed in the near future.
- The Board is determining current day replacement costs of the items listed above and projecting these out, including inflation, to the appropriate replacement year to determine what funds will be needed for future work.
- All this will be presented at the 2013 Annual Meeting along the appropriate increase in dues required to cover our maintenance obligations.

A NOTE FOR HOMES BORDERING THE DAM AT THE NORTH END OF THE POND:

The Board asks adjacent homeowners not to mow the dam. JCC specifications require that vegetation (grass) on the dam be cut only once a year. This helps keep the dam from eroding if the pond overtops the dam. PCHA's maintenance contractor will take care of the yearly mowing. Thank you.

IN MEMORIAM
MARY ELLEN CHISOLM
JULY 3, 2012

Read Mary Ellen's obituary here:
<http://tinyurl.com/b9ddlvh>



WALKING AT NIGHT? ... BE BRIGHT!

If you walk after dark, please wear light-colored or bright – preferably reflective – clothing. Carry a flashlight – and turn it on! Those light-up dog collars are good. At least we can see the dog when driving by you.

BOARD OF DIRECTORS MEETINGS

Beginning in January 2013, the Board of Directors will meet on the third Thursday of every month, excepting July and September. Two additional meetings may be cancelled if not needed. Ample notice of cancellations will be provided to members.

Meetings will be held in the **Social Hall of Jamestown Presbyterian Church (white building) at 7:00 p.m.** All Members of the Association, as defined by the Articles of Incorporation and Bylaws, are invited to attend.

The meeting sign will be placed in the island at the entrance to the neighborhood the Monday before each Board meeting. Meeting cancellations will be noted on the sign.



SAVE A TREE NEWSLETTER BY EMAIL

You can help the environment & the PCHA by receiving the newsletter via email. Conserve paper and reduce Association mailing costs by signing up today.

Send your name and email address to:

Judy Fuss
jfuss148@gmail.com

BOARD CHANGES REGISTERED AGENT

As part of its Incorporation, Powhatan Crossing Homeowners Association, Inc. is required to have a registered agent. Since its inception PCHA has employed Sheldon M. Franck for this purpose. The Board recently chose to employ Susan B. Tarley of Tarley Robinson, PLC as our Registered Agent.

TO SUBMIT INFORMATION TO THE NEWSLETTER

The newsletter will be published quarterly
To submit information, please contact :

Judy Fuss
220-6760

jfuss148@gmail.com

THE HUMMINGBIRD
JANUARY 2013

MEETING DATES THROUGH ANNUAL MEETING

Thursday Jan 17 2013	Board of Directors
Thursday Feb 21 2013	Board of Directors
Thursday Mar 21 2013	Board of Directors
Thursday Apr 18 2013	Annual Meeting



WELCOME

Sean & Jessica Navin
3516 Hunter's Ridge
Margaret Steele
3504 Hunter's Ridge
Kenneth & Martha Owen
3416 Hunter's Ridge

BOARD ADOPTS COMPLAINT PROCEDURE

Va. Code Ann. 55-30 E requires that Powhatan Crossing Homeowners Association Inc. have a written procedure for resolving complaints to the Association from members and citizens. Tarley Robinson, PLC, at the direction of the Board, drafted documents for the Association in accordance with state law. This procedure relates to complaints against the Board of Directors as a whole or any of its members individually for not abiding by the law as it relates to Powhatan Crossing Homeowners Association, Inc. This is not a complaint procedure for infractions of the Declaration of Restrictions by any member of the Association.

Moving forward, a copy of the Resolution and the complaint form will be included in all disclosure packets that are issued. A copy will be provided to members attending the Annual meeting in April. Anyone not receiving a copy via these two methods, or needing a copy prior to the Annual meeting, may contact any Board Member.

