

Powhatan Crossing Homeowners' Association

2017 Year in Review

1. The Board requested compliance from homeowners who were in violation of various sections of the Declarations.
2. The Board amended its policy for addressing violations of the Declarations, reducing the time allowed for compliance from four weeks to two weeks. The policy is posted on our website.
3. Responding to member requests at the 2017 Annual Meeting and for the first time in over twenty years, PCHA initiated legal action relating to violations of the Declarations that persisted after efforts seeking compliance were exhausted. Compliance was achieved.
4. Requests submitted by owners for alterations to their property in accordance with PCHA Declarations were acted upon.
5. A Neighborhood Picnic in September was a great success with 80 people attending, including children and guests. Fire Department vehicles, a bounce house, games for all ages and face painting by Bubbles the Clown were huge hits. Food and seating were provided by PCHA.
6. With the help of matching funds from James City County, our 2017 Stormwater Project repaired the pond's riser, allowing the pond to retain water to its design level, surveyed and marked the pond's access easement and cleared substantial debris and silt from the pond bottom.
7. PCHA was awarded JCC matching funds for our 2018 Stormwater Project. We plan inspections of underground piping, further pond repairs and easement work. Project work is expected to take place in October 2018.
8. The Board began researching the use of professional management services for some administrative tasks to reduce the load on our volunteer Board. PCHA remains one of the few all-volunteer Associations in the area. There will be a member discussion of this topic at the 2018 Annual Meeting.
9. A permanent meeting sign was purchased. It will be posted at the exit to the subdivision alerting neighbors to Board meetings and the Annual Meeting.
10. Failing storm drains and roadway potholes were reported to VDOT and repaired.
11. An LED light for the entry sign was installed, replacing the failed incandescent fixture. The new fixture is expected to lower our electrical costs.
12. The Board approved the 2018 annual dues rate of \$175 in accordance with the adopted PCHA Strategic Plan. The increased dues cover spending on stormwater projects, legal fees for seeking Declarations compliance, the Community Picnic and increases in operational costs. Anticipated expenditures are detailed in the Strategic Plan that is posted on the website. Estimated expenditures and dues are projected through 2021.

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