



# The Hummingbird News

POWHATAN CROSSING HOMEOWNERS' ASSOCIATION  
PO Box 5622, WILLIAMSBURG, VA 23188  
PCHA.NEWS@GMAIL.COM  
WWW.POWHATANCROSSING.ORG  
WWW.POWHATANCROSSING.NEXTDOOR.COM



## PCHA BOARD OF DIRECTORS 2018-2019

PRESIDENT	KEN OWEN	2017-2020
VICE PRESIDENT	DAVE DAUGHERTY	2018-2020
TREASURER	JAN FEIGENBAUM	2016-2019
SECRETARY/NEWSLETTER	JUDY FUSS	2016-2019
DIRECTOR	MARGARET STEELE	2018-2021
DIRECTOR		2019-2021

## PCHA INTERACTIVE

Get the Most Out of Powhatan Crossing

MARCH 2019

### CHECK THE WEBSITE

[WWW.POWHATANCROSSING.ORG](http://WWW.POWHATANCROSSING.ORG)

### CONTACT THE BOARD

[PCHA.NEWS@GMAIL.COM](mailto:PCHA.NEWS@GMAIL.COM)

### NEWSLETTER BY EMAIL

[SIGN UP TODAY!](#)

### PCHA NEXTDOOR

A community bulletin board

[WWW.NEXTDOOR.COM](http://WWW.NEXTDOOR.COM)

## ANNUAL MEETING

APRIL 18, 2019

7:00 P.M.

JAMESTOWN PRESBYTERIAN CHURCH  
3287 IRONBOUND ROAD

## HUMMINGBIRD NEWS

# FINAL EDITION

*It has been my privilege to serve as editor of *The Hummingbird News*, following in the footsteps of our originating editor, Pat Rhein, who started the effort in 1995! After twelve years, with this issue I am retiring. During the past year, we sought a new editor but had no takers. So, this is the final edition.*

*Thanks to all for your support.*

*~ Judy Fuss*

## PRESIDENT'S CORNER

### SLOW DOWN, PLEASE!

I see far too many folks driving too fast for our neighborhood – unhappily, many (but not all) of them appear to be younger drivers. As the weather improves, there will be more children playing outside. I can think of few things worse than having one of our residents, young or old, hit by a careless driver. Please watch your speed and impress on your young driver to do the same.

Our annual meeting is coming up in April. Everyone is busy but your attendance is important. The Board of Directors has gotten valuable feedback from this once-a-year meeting. Please give YOUR association a little of your time this April.

Unless some one of you steps forward to help, this will be the last issue of Hummingbird News. Our long-time, dedicated newsletter editor is retiring from the association in April. All you need is a computer with Microsoft Word and a willingness to give some of your time to the PCHA.

Regards,

*Ken Owen*

President, PCHA Board of Directors

**ANNUAL MEETING**  
**YOUR VOTE COUNTS!**

- Adopt 2019 Budget
- Elect 3 Directors to the Board

**Can't Come?**

Send in your Proxy!

Appoint a neighbor or Board member.

Proxy form is delivered with Annual Meeting packet.  
[Annual Meeting materials available on the website.](#)

**Dues must be paid to vote**

**BOARD OF DIRECTORS' MEETINGS**



**THIRD THURSDAY OF EACH MONTH**  
**7:00 P.M.**


**JAMESTOWN PRESBYTERIAN CHURCH**

SEE [PCHA WEBSITE](#) FOR SCHEDULE

[WWW.POWHATANCROSSING.ORG](http://WWW.POWHATANCROSSING.ORG)

All members welcome

**WHAT ABOUT DUES?**

- 
- 2019 dues - **\$225/year**, per [PCHA Strategic Plan](#).
  - **Dues were due Jan 1, 2019.**
  - Balances unpaid by Mar 10, 2019 incurred 10% interest.
  - **Dues must be paid in full to vote at the Annual Meeting.**
  - Send payment to:  
PCHA  
PO Box 5622  
Williamsburg, VA 23188

**MORE ON DUES**

**Dues have increased in the past 5 years.**

**Why?**

- Members asked for more Declarations enforcement meaning higher legal fees.
- Rebuilding stormwater infrastructure while JCC grants are available to help.
- Added state requirements for HOA's mean more administrative costs.
- Hiring professional management services to handle tasks done previously by volunteers.

**Will dues continue to rise?**

- Yes. Reserves need to be rebuilt after stormwater spending.
- After increases, PCHA still has one of the lowest dues rates in JCC.

[PCHA's Strategic Plan](#)  
outlines future dues estimates.

**ANNUAL MEETING PACKETS BY EMAIL**

- In 2017 members approved delivering Annual Meeting Packets by email to save time & money.
- Those without email or computer access will be mailed Packets.
- Dues invoices and statements will be delivered by mail.
- Annual Meeting materials are posted on the website.
- Even using volunteer labor, it costs \$65 to produce & mail Packets to all members.

**Do we have your email?**

[Join PCHA email list](#)

**PCHA WELCOMES BROOKS MANAGEMENT**

- Last year's Annual Meeting overwhelmingly supported hiring professional management services to assist PCHA's Board.
- The Board defined tasks, drafted an RFP and sought bids from 4 management companies.
- After careful consideration, a check of references and interviews with 3 firms, the Board selected:

**Brooks Real Estate Community Association Management.**

- Flexibility, support for our existing web presence and added services were determining factors.
- Our contract with Brooks begins April 1, 2019
- First year costs will be pro-rated for 9 months of services.
- Brooks will assume tasks such as:
  - Monitoring for covenant violations.
  - Issuing compliance letters.
  - Updating the Board on state regulations.
  - Completing and filing mandatory reports.
  - Preparing and distributing invoices.
  - Collecting dues and pursuing delinquencies.
  - Preparing and distributing Disclosure Packets.
- Expected new features:
  - Online payments of dues or fees.
  - Individual resident's portal to manage accounts & balances.

**Please welcome PCHA's new Manager**

**Melissa Saab**

[pcha.news@gmail.com](mailto:pcha.news@gmail.com)

**BURN BAN IN EFFECT  
Feb 10 – Apr 30**



No open burning:

- Before 4:00 p.m.
- Within 300' of woods or dry grass

Attended fires – 4:00 p.m. to midnight.

For more information:

[Click here ...](#)

**GOOD NEIGHBORS ...**

keep property values strong.

- Garage or screen trailers.
- Garage boats or store off-site.
- Park un-garaged cars in the driveway.
- Trim grass at curbs and around posts.

**WATER RESTRICTIONS BEGIN IN MAY**

Use of outdoor water is restricted for JCSA customers.  
May 1 – Sep 30

**Mon**  
No Use All Users

**Tues, Thur, Sat**  
Even house #s

**Wed, Fri, Sun**  
Odd house #s



For more information:

[Click here](#)

**STRATEGIC PLAN IS YOUR  
GUIDE**

- What does PCHA do with your dues?
- What projects lie ahead?
- How much will it cost?
- What will dues be?

[PCHA's Strategic Plan](#) is the Board's blueprint for the future of our neighborhood.

**PCHA-JCC STORMWATER PARTNERSHIP**

- In 2013 PCHA faced an estimated \$150,000 to restore our neglected stormwater system.
- Our reserve account could not meet this target.
- JCC launched a Matching Grant program to help HOA's improve stormwater infrastructure.
- PCHA worked with JCC's Stormwater staff to gain understanding and efficiencies.
- By this year's end, PCHA will have completed \$51,000 worth of projects over 3 years.
- JCC Matching Grant funds offset more than 40% of PCHA project costs.
- We have achieved 2/3 of our restoration plan at 1/3 the cost estimated just six years ago.
- The county benefits from improved drainage and progress toward county and regional water quality goals.

Completed Work

- Restored pond's leaking riser and outflow pipe.
- Replaced damaged riser cover, allowing pond to hold water to design level.
- Surveyed and cleared pond's access easement.
- Camera-inspected PCHA stormwater pipe to find future trouble spots.
- Removed fallen trees & debris from pond.
- Dredged pond bottom, redistributing material to restore design perimeter.
- Began regular pond treatment to control duckweed.

2019 Work

- Restore compromised pipe running behind 4476 Powhatan Crossing to the pond.
- Repair sinkhole opened over a portion of this pipe.

**Wonder what's ahead?**

- Establish entry route to pond's access easement from Powhatan Crossing cul-de-sac.
- Repair damaged concrete v-ditches to stop erosion.

Future tasks and projected costs are outlined in [PCHA's Strategic Plan](#), updated annually.

Thanks to **Ron Feigenbaum** for managing ongoing Stormwater System work.

Want to help? Send email: [pcha.news@gmail.org](mailto:pcha.news@gmail.org)





**ITS NOT TOO LATE!**

**NEWSLETTER EDITOR NEEDED**

After 12 years, the editor of *The Hummingbird News* is retiring her post. A volunteer is needed to carry on this neighborhood publication, started by Pat Rhein in 1995!

- Publish four editions per year.
- Gather content.
- Draft articles.
- Prepare PDF for printing and emailing.

To volunteer send a message:  
[pcha.news@gmail.com](mailto:pcha.news@gmail.com)



**RENTING YOUR HOME?**

Please download and complete the [Rented Property Information Form](#)  
Email or mail the completed form to:

PCHA  
PO Box 5622  
Williamsburg, VA 23188

Visit [Renting Your Home?](#)  
on our website for more information.



**DON'T BE A VICTIM!**

**Most thefts are from UNLOCKED cars.**

**CHECK OUT JCC POLICE SCAM ALERTS!**  
[Click here ...](#)

**HOME TIPS**

**WATCH YOUR WATER SERVICE LINE**

- The *water service line* runs from your meter to your house.
- Water service line maintenance is up to the homeowner.
- Water service lines installed in Powhatan Crossing may be made of "[poly b](#)", sometimes called "Big Blue".
- Initially thought to last 50 years, these pipes have failed after 25-30 years in locations across the country.
- Failures have been reported here in Section 1 homes.
- Watch for unexplained soggy spots overtop the line.
- Contact a plumber for line assessment or repairs.
- Contact JCSA (757-229-5417) once repairs are made about adjusting a large water bill due to leaks.

**GOING AWAY?**

JCC Police provide  
Vacation Property Checks.  
253-1800

**KEEP STREET GUTTERS CLEAR**

- Keep the neighborhood looking tidy.
- Keep our stormwater pond clean.
- **Sweep** up leaves and debris from gutters.
- **Trim** curbs and gutters in front of your home - so runoff can drain properly.



**EYED OUR [WEBSITE](#) LATELY?  
CHECK OFTEN – KEEP UP TO DATE**