

Welbourne Manor Newsletter

August 15, 2018

Annual Meeting

The Annual Meeting for the homeowners association is scheduled for Thursday, November 15, 2017 at 7:00PM at Center Point Christian Church on the corner of Hamilton Mason Road and Lesourdsville-West Chester Road. We are looking for homeowners who are interested in becoming more involved in the community by serving on the board of directors. We currently have 2 board members interested in running again and have 3 positions available. The final board positions are determined by the board after the general election. Please contact Cindy Kariofiles by email at cyn@zoomtown.com to indicate your desire to run for the board.

Neighborhood Amenities

We've had a great pool season after a delayed start. Just a couple of notes about these areas:

- We have received complaints about smoking in and around the Pool/Tennis/Basketball common areas and the board has voted to make these areas Non-Smoking starting on September 1, 2018. Please help us with this concern.
- Please help keep these areas secure by pulling all gates shut when you enter or leave. Please do not open the gates for anyone who does not have an access card. They could be non-residents or delinquent homeowners.

Neighborhood Directory

The 2018 telephone directories are complete and ready to be distributed. To save our residents the costs on printing we have decided to email these to each resident that requests a directory. Please email Russell DeJarnatt at Russell.dejarnatt@gmail.com to request a copy. In order to assist with security, please include in your request your name and address.

Upcoming Social Activities

Be on the lookout for three activities coming up very soon:

- Dive In Movie – Friday August 24 @ 8:30pm
The movie will be of more interest to the kids, but please don't consider this a night just for the children! We hope you will stop down, even if you don't have a child to drag along. Most parents will be secretly jealous as you sip on your drink (BYOB) and enjoy the provided popcorn without having eagle eyes on a little one.
- Microbrew and BBQ – Saturday August 25 @ 7pm
This adult only event is another chance to get together over drinks and heavy appetizers. Beer tastings and pulled pork sliders will be provided, but we encourage you to bring your favorite drink to share or enjoy between samples.
- Tailgate Party – Saturday September 1, time TBD

Some of you may remember the impromptu college football parties several neighbors set up a couple years ago. Or you may have driven by the many pop-up tents we had to use for shade and wondered what was going on. We now have our amazing, permanent shade structure which will be used for the official tailgate

event. If there is enough interest this will likely become a weekly thing. Bring some snacks, drinks, and maybe a chair and be ready to make fun of whatever team Chuck Helmes is rooting for.

Neighborhood Guidelines

A successful homeowners association and thriving neighborhood requires everyone's involvement to some degree. As a self-managed association, the Board of Directors takes the lead role in making sure that all the established design and usage guidelines are being followed, but they also depend on all of our neighbors to make sure that they point out both violations and items of concern within the neighborhood. Due to the focus on the pool for the past several years, the ongoing tasks of conducting regular reviews and enforcement of the rules regarding a couple of areas has been lacking.

The following actions should occur if you notice a violation of the association's bylaws or guidelines by yourself or a neighbor. The documents can be found in their entirety on the Welbourne Manor website: www.welbournemanor.com.

1. Mention to your neighbor that they might be in violation if you are comfortable doing so.
2. Contact a board member as soon as you notice the violation. All contact information is located on our website.
3. If you are unsure of the rules, feel free to reach out to a board member for clarification.

Please remember that the board is a volunteer group that performs many tasks behind the scenes in order to keep the neighborhood running smoothly and looking attractive. They love this neighborhood as much as each of you and strive to maintain high home values and keep it a community where everyone wants to live. They do their best to address violations and act proactively to ensure all our neighbors are following the established guidelines, but they depend on all of our neighbors to do their part to follow the rules and help with enforcement.

Our current focus of compliance consists of the following guidelines. Please review and then check to make sure that you are not in violation.

From the Welbourne Manor Home Owners Association Design, Development and Usage Guidelines and Procedures:

Article 6-Architectural Guidelines

6.15 MAIBLOXES AND LAMPPOSTS. Mailboxes and lampposts shall be the same design and color as the others in the Properties. Mailboxes shall be black, mounted on a post including a newspaper box. Numbers may be placed on the mailboxes on the front of the mailbox post, on the main approach side of the newspaper box, or on both sides of the newspaper box. The numbers must be 2 ½" wide and 4" high, and must be centered on the post or on the newspaper box. No permanent decorations are permitted on any mailbox.

Note: We have many mailboxes that are in disrepair and need attention. Items we have noticed are steel spikes mounting the mailbox post, leaning mailboxes and lamp posts due to rotted wood, trim rotted on both, numbers on the mailbox post the incorrect color (required to be polished brass if used), and weathered paint. We presently have 2 options for mailboxes and 1 lamppost option.

If your mailbox or lamppost is in need of repair, please address it within the next 30 days.

Article 7-Use Restrictions

(C.) No house trailer, mobile home or manufactured home shall be parked on placed on any Lot. No camper, boat, trailer, or recreational vehicle shall be stored or parked on the Lots or the street in front of any Lot, except for seasonal loading and cleaning for periods not to exceed two (2) days. No truck, other than non-commercial trucks having two axles, shall be stored or parked on any Lot or on the street in front of any Lot.

Thanks to everyone for your cooperation to make Welbourne Manor a great neighborhood. Again, if you have any questions, feel free to reach out to any of the board members.