

Arbor Landing HOA Quarterly Newsletter

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January-March 2023



Arbor Landing
6201 Ironbridge Parkway
Chester, VA 23831
804.751.0976

Board of Directors

PRESIDENT
Iris Adams

VICE PRESIDENT
Sophia Akrea

TREASURER
Paula Mines

SECRETARY
Eugenra Barrow

MEMBER-AT-LARGE
Debbie Shiflett

Community Partners

PROPERTY MANAGER
Madeline Thomas

OFFICE ADMINISTRATOR
Cynthia Ragsdale

Office Hours

Monday, Tuesday
9:00 am - 5:30 pm

Wednesday
Closed

Thursday
1:00 pm - 5:00 pm

Friday
2:00 pm - 5:00 pm

Saturday - Sunday
Closed

ALHOA: 2022 YEAR-IN-REVIEW

It was our pleasure to serve you in 2022. Elections were held in October. Several of the terms for the board positions expired at the end of 2022. We are happy to announce that we were able to fill those positions, either by election or appointment. Your new ALHOA Board of Directors are:

President - Iris Adams
Vice President - Sophia Akrea
Treasurer - Paula Mines
Secretary - Eugenra Barrow
Member-At-Large - Debbie Shiflett

The ALHOA Board of Directors, Committee members, along with our Administrator and Community Partners were able to accomplish the following:

ARC Applications

The ARC Committee received many applications for review. We were thankful to the residents who submitted their applications prior to having the work done on their property. ARC was able to render a decision in a timely matter.

Social Committee

The Social Committee was able to recruit a few more volunteers to join the committee at one of their social events. A neighborhood yard sale was held on April 30th. The Social Committee had two (2) "Happy Hours" events which were very successful and well attended. The "Trunk to Treat" event that was scheduled for Sunday, October 30th was cancelled due to the lack of volunteers. They are looking forward to more scheduled events in 2023.

Pool Committee

We would like to thank Karen Cundiff for her leadership as the Pool Committee Chairperson for most of 2022. With her leadership and recommendation, we were able to obtain another Swim Club Management Company. We felt that our current swim company was not providing the services we were paying for. We were in negotiations with the recommended Swim Company. Their contract was higher but it offered additional services. In order to come close to our budget, we negotiated the cost by entering into a two (2) year agreement. We are now in contract with Swim Club Management Group. The partnership has been going well.

Debbie Shiflett is now the chairperson of the Pool Committee. We met with the Pool Committee to hear their concerns and needs for the pool. We are actively addressing their concerns and making progress. Pool Safety signs were added to remind parents to watch their children closely, and a sign to remind members to close the pool gate as they enter and leave the pool. We were able to remove the trees around both pools. Pool furniture was ordered and will arrive before the pool opens. Additional maintenance and repairs items are being addressed and will be on-going. Our goal is to have these items completed before the start of the new pool season.

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ALHOA: 2022 YEAR-IN-REVIEW [CONT'D]

Maintenance and Upkeep

Concerns were expressed regarding the condition of our roads. We communicated to our residents that they should contact VDOT regarding potholes or faded road signs. As far as general maintenance, VDOT follows a neighborhood schedule. Our neighborhood is not scheduled for another two (2) years.

The following items were repaired/replaced/addressed:

- Drainage culvert issues on Drayton Landing was referred to IBPOA
- Debris from the beavers was removed from the lake and Chesterfield County will address debris and vegetation causing drainage problems behind Drayton Landing
- Clubhouse toilets repaired
- Front gutters repaired
- Sink leak in the large kitchen repaired
- Coffee table repaired
- Doorknob to the chair closet repaired
- Storage closet door repaired
- Bulbs were replaced in the chair closet
- Clubhouse, Deck and Pool House received a power wash on May 25th
- Purchased new faucet for large restroom
- Grass Roots applied weed killer at no extra charge to the weeds on the tennis/pickle ball court
- Repaired Dumpster door damaged by the storm
- Johnson Controls repaired the alarm system and addressed online monitoring issues with the cameras
- Bradley Mechanical repaired the furnace and fireplace gas leak. Columbia Gas inspected after the gas leak repair and all is fine
- AC unit filters in the Clubhouse and Office replaced.

Management

All of our security systems were changed over to Johnson Controls and we will save \$2,000 per year.

Community Partners continues to drive around the community identifying any violations and reporting them to the ALHOA Board of Directors for us to address collectively.

Clubhouse Furniture

We have reached out to an Interior Designer to replace the furniture in the Clubhouse. Selections are almost final. We are waiting to get the sample in hand before the furniture is ordered. The furniture will be ordered and should arrive in 2023. The laminate floors are also scheduled to be replaced.

TV/Cable

A 65-inch smart TV was purchased along with three (3) extenders which were installed. The smart TV will allow our residents who rent the Clubhouse the ability to use their own phone apps to get additional television programs.

Security

We have added additional cameras throughout the clubhouse. We also requested estimates to install additional lighting in the parking lot along with the lighting on the outside of the clubhouse building.

The ALHOA Board of Directors



for allowing us to serve you in 2022.

MONTHLY BOARD MEETING

Our ALHOA Board meeting is held the fourth Tuesday of each month at 6:30pm at the clubhouse located at 6201 Ironbridge Parkway. It is open to all residents of the Arbor Landing Community.

Dates this Quarter

January 24, 2023

February 28, 2023

March 28, 2023

Disclaimer: The ALHOA Board reserves the right to change the location to a virtual meeting with notice via email to those homeowners on our email distribution list to exercise safety for our residents.

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SPECIAL ELECTION - FEBRUARY 21ST

Registrar Releases Early Voting Information for the 4th U.S. Congressional District Special Election, Chesterfield County General Registrar's Office
Jan. 6, 2023

CHESTERFIELD COUNTY, VA - By declaration of Gov. Glenn Youngkin, a special election has been called for Tuesday, February 21, 2023 to fill the 4th U.S. Congressional District seat left vacated by the passing of the late U.S. Rep. Donald McEachin.

Because of 2020 Census redistricting, all registered Chesterfield County voters are strongly encouraged to familiarize themselves with their respective voting districts. by visiting visit [Virginia Voter Information - Citizen Portal](#) as the 4th U.S. Congressional District lines in Chesterfield County have changed.

Chesterfield residents residing within the 4th U.S. Congressional District portion of Chesterfield County can vote:

- Early in-person 8:30 a.m. to 5 p.m., daily at the Chesterfield County Registrar's Office, 9848 Lori Rd., 23832
- Friday, Jan. 6 through Friday, Feb. 17 (Monday - Friday)
- Saturday, Feb. 11 and Saturday, Feb. 18

Early Voting will only be available at the Registrar's Office for the Special Election. No other locations will be open for early voting.

Residents can submit applications in-person or by mail to the Chesterfield County General Registrar's Office at 9848 Lori Road, Chesterfield, Va. 23832.

Registered voters seeking a ballot to vote by mail (absentee ballot) for the special election have until 5 p.m. Friday, Feb. 10 to submit their application (fax is also an option at 804-751-0822).

The last day to register to vote, or update existing voter information, to participate in the special election is 5 p.m. Tuesday, Feb. 14th.

To view a complete list of acceptable IDs, please visit the state Department of Election's [Voting In-Person](#) page.



If you have moved into the Arbor Landing or Bel Arbor Communities in the last quarter, we want to welcome you. Thank you for choosing these communities to purchase your home. We hope that your stay will be long lasting and enjoyable. We look forward to seeing you at our meetings and events.

Holidays You May Celebrate In January ** February ** March

New Year's Day	01/01/23
Martin Luther King, Jr. Day	01/16/23
Super Bowl	02/12/23
Valentine's Day	02/14/23
President's Day	02/20/23
Ash Wednesday	02/22/23
Daylight Savings Time	03/12/23
St. Patrick's Day	03/17/23



**ENJOY AND
CELEBRATE
SAFELY!!!**

IRONBRIDGE PROPERTY OWNERS ASSOCIATION (IBPOA)

The Board of Directors approved an annual assessment of **\$137.00**. This payment is due on **February 3, 2023**. IBPOA may impose a late fee on delinquent assessments in the amount of \$25.00 after the due date. Each homeowner should have received a letter dated December 1, 2022.

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NEWSLETTER SUBMISSION

If you have information that you would like to advertise, please forward it to ALHOAcommunications@gmail.com. The ALHOA Board of Directors reserve the right to approve the information for publication.

SOCIAL MEDIA

Our Facebook page is up and running! Join us @ALHOAOfficial (or Arbor Landing HOA) to find the latest information.

BUSINESS/COMMUNITY PARTNERSHIP

Listed below is an email that we received from the Chesterfield County Police Department.

Greetings!

I am writing to you today about a new program that the police department is looking to implement. We are invested in becoming more of a community partner and serving as a hub for services for county residents in need. We are looking to our Business Watch participants to see if there are any that would be interested in joining us as partners. Specifically, we are interested to see if your business could provide any resources to aid our citizens. For example, if someone needed a ramp on their house, do we have anyone that would be willing to assist with donated or reduced cost supplies or labor.

If you are interested and willing to participate, please click on the link below and complete the form. I thank you for your consideration in reading this message, and I look forward to hearing from you soon.

<https://forms.office.com/g/Hq2LQZjibq>

Best regards,
Corporal Craig Eckrich
Chesterfield County Police Department
Crime Prevention Unit
804-706-2982

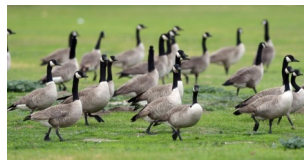
FRIENDLY REMINDERS

WALKING YOUR ANIMALS:

While you are walking your animals, please be considerate and pick up any waste from them and make sure they are not urinating on another resident's property. Pet urination causes grass to turn colors. **Let's be good neighbors.**



FEEDING DUCKS/GEESE: Heading to the park/lake to feed the ducks/geese is a very old and popular family pastime; it's a fun, free activity and a great way for parents and children to see and appreciate wildlife and nature.



What many people don't realize is that bread, rolls, chips, and other human snack food" items do not offer the proper nutrition that ducks and geese need and that the act of feeding a diet heavy in breads and other empty carbohydrates can lead to severe health consequences and a variety of other problems.

LEAVES: It is the responsibility of each homeowner to make sure that their property is kept up. This is the time to remove the leaves from your property if you have not done so. Community Partners will be driving through the neighborhood to check on your property.

MAILBOXES: Several mailboxes in the Arbor Landing community were in need of power washing due to mildew. Community Partners will be checking on those properties as well to see if they were corrected.

PARKING: Some of our streets are very narrow. We ask that you would consider using your garage and avoid street parking if possible, to allow access to those who need to get through. It is illegal to block the driveway of other homeowners.

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APPROVAL IS NEEDED

*****BEFORE*****

WORK IS DONE

ARBOR LANDING ARCHITECTURAL GUIDELINES REMINDER

Process For Making Exterior Modifications To Your Home and/or Yard

In order to make any exterior modifications to your home and/or yard, you must first submit an Exterior Alteration Application to the ALHOA Office and receive approval from the Arbor Landing Architectural Review Committee (ARC).

All requests will need to include the following:

- Completed Application
- Diagrams and a detailed description of the changes or additions, including the colors and materials to be used
- Land plat or map showing the property lines and the placement of the change/addition
- Color/material samples (if applicable)
- If an exception from the Arbor Landing Architectural Guidelines is requested, please indicate the reason why the exception is needed.

The Exterior Alteration Application must be signed by the two closest/most affected neighbors. **[Note: This is for informational purposes ONLY.]**

Exterior Alteration Applications are reviewed and voted on by members of the ALHOA Architectural Review Committee. The ALHOA Office sends out an electronic copy of each application to the ARC members, and most discussions and votes are done on-line rather than at a formal meeting. If you would like to serve on the ARC, please contact the ALHOA Office at 751.0976 or arborlanding@comcast.net.

Requests will receive a response within 30 days of the date of submission of a COMPLETE application. Should an application require additional time for review, the member will be notified. Members have the right to appeal and/or be heard before the Board of Directors if an application is denied.

If there is no active ARC, Exterior Alteration Applications will be reviewed by the Board of Directors in an Executive Session at the next board meeting after the complete applications have been submitted.

ARC GUIDELINES

<https://www.arborlanding.org/arc-architectural-guidelines-application-process-info/>

ARC APPLICATION

<https://www.arborlanding.org/app/download/7241475128/Exterior+Alteration+Application.pdf>



The Arbor Landing Architectural Review Committee (ARC) has seen an increase in application submission before work is being done. We want to commend our homeowners for following procedures.

VOLUNTEERS BUILD RESILIENT COMMUNITIES



There are many volunteer opportunities. We have committees that are in need of volunteers. For example, we have the Social Committee who plans our events, the Pool Committee, the Architectural Review Board who review applications, Finance Committee who reviews financial statements, balance sheets, and all expenditures of the Association to provide assistance to the Board of Directors in making financial decisions and there are other opportunities that come up within the year. The process is simply.

Call the office on 804.751.0976 and leave your information with Cynthia Ragsdale, or email the office at alhoalanding@comcast.net. Someone will get back to you as soon as possible.