

Pioneer Heights Section One
Property Owners Association
P.O. Box 2771
Winchester, VA 22604

www.pioneerheightssection1.com

PIONEER HEIGHTS
SECTION ONE
NEWSLETTER
*"The source for news about
YOUR community!"*

Managed By:
Cambridge Community
Management LLC
2509 Valley Ave.
Winchester, VA 22601
(540) 662-2300

July 2015

Your Board:

Charlie Pinkham
William Austin
Rudy Eggenberger
John Hemmen

Should you need to contact one of the Directors, please contact Cambridge so that they can relay your contact info to them.

Our Great Website is a Proven Reliable Resource – Check it Out!

Need to know the latest happenings in your community? Our website is THE BEST current resource to see the latest Board or annual meeting minutes, check the latest rules and regulations, seek architectural review committee approval, or reach out to community management...and more!

You can even comment or ask a question through our online contact form which our webmaster sends directly to the management team. Typically you receive a response within two business days or even sooner.

We're confident that even more residents can enjoy the convenience of this helpful resource in coming weeks and months. Visit www.pioneerheightssection1.com and come back often.

BOARD MEMBERS NEEDED

Your Board of Directors is down to just FOUR directors. This is less than 2% of the community, and we desperately need more directors. We can have up to nine directors, but it would be great to have at least five.

Please contact Cambridge today if you are interested in serving on the Board or in any volunteer capacity—this requires very little time and allows you to guide the future of your community!

Frequent Violations of Rules and Regulations

As you may be aware, during the 2013 term the PHS1POA Board of Directors devised Rules and Regulations for our community. These rules addressed common complaints and clarified existing covenants. Some of the most often-violated rules are the placement of trash cans (in street view), the leaving of cans "street-side" after pickup, parked trailers (prohibited to be in view), and lawn maintenance issues. We ask that all residents ensure compliance. Your review of the regulations and covenants will not only help keep our community looking fantastic but also ensure a harmonious relationship with your neighbors. Current regulations can be found on our website or you can request a copy from Cambridge by contacting them directly. If you have suggestions or concerns, we welcome your feedback.

Join the Discussion, Make Your Voice Heard

Effective community associations can greatly contribute to overall community quality-of-life and help protect property values. Good community association leadership is an essential part of making our Pioneer Heights neighborhood "THE PLACE TO BE!" Most residents would probably agree that we're blessed to live here. All of our residents contribute to community pride in so many ways, but frankly we need a few more Board member volunteers.

Our community has been fortunate to have such dedicated past and present Board members carry the load and work with Cambridge Community Management – our contract management firm. Our current four-person Board would welcome any other residents willing to join the discussion. Add your own voice and help make a difference. Please consider joining our Board of Directors for the sake of the beautiful community we proudly call home. Volunteer by calling Cambridge at 540 662-2300 or drop us a note at the 'Question and Comments' tab on www.pioneerheightssection1.com.

Your Board of Director's Activities Report

Over the past year our Pioneer Heights Section One Board has worked long and hard to put finishing touches on several critical issues. For example, the Board coordinated with community members to develop and approve a new set of Rules and Regulations designed to supplement and strengthen our Covenants, as well as a clarified set of Architectural Review Committee (ARC) guidelines for use by members and the ARC alike.

You may or may not be aware, but our entry sign and associated landscaping is jointly owned by Pioneer Heights Sections I & II. Our Board worked with Cambridge Management and Section II to secure and establish a formal easement on Lot 159, where our community sign stands today. We thank Charlie and Jan Pinkham, the property owners, for allowing us to take this vital step in protecting current and future interests and thus helping assure a permanent home for our community sign. A land-use waiver was also sought by the Board and approved by VDOT since the entry sign area's retaining wall actually extends into the VDOT right-of-way. Section II Board was an active partner all along the way and shared proportional costs associated with the legal work involved.

Section II donated a very nice park bench for use in our community park. Several families on Rebels Circle provided the installation labor and we purchased the required bolts and concrete.

A new basketball backboard was manufactured and installed on our playground sports pad thanks to board member Rudy Eggenberger. We now need to discourage our youth from "swinging" on the goal. Unfortunately, the goal rim has been bent on several occasions due to a few "Michael Jordans" out there, and we would ask that parents discuss the problem and SOLUTION with family members.

And finally, the Board reduced your 2015 annual membership dues to \$115. This decision followed a thorough financial and reserve funds review prior to adopting our current budget. This action was taken with the full knowledge that dues will need to be raised again at some point in the future.

Next on the agenda? Our Board has begun the process of formalizing a sign entry area maintenance agreement with Section II. Section II has been sharing sign area maintenance and upkeep cost for many years now...our hope is to now formalize what has been an ongoing process.

Violations, Part II

Pets can be a wonderful addition to our family; however, they can at times create an unwanted nuisance. When walking your dogs, please ensure that you pick up all "dog droppings" from your pet and dispose of them properly at home. Speaking of home, give your neighbor a break by monitoring the accumulation of animal waste on your own property. Excessive waste generates unpleasant odors.

We must also remind you that "barking" dogs can create issues with your neighbors. Should you happen to have a "barker"—do not leave it outside unattended at any time, much less during evening or night-time hours. Please ensure you are a responsible pet owner and neighbor and bring those "barkers" inside!

Helpful Hints From Cambridge Companies

Regular home maintenance can cost a little and save you a lot. Simple tasks such as painting exterior woodwork (door jambs and trim, decks, etc.) can cost a fraction of the price of replacing this trim when it rots. Repairing a running toilet or dripping faucet can save you hundreds of dollars in water bills. Installing proper weather seals or new windows can save you thousands in heating and cooling costs. All of these tasks cost very little in the way of maintenance but can save you lots in the long run.

Call Cambridge today at (540) 662-2300 or info@cambridgeman.com to see how we can help.

Want to participate or volunteer with the Board? Call Cambridge at (540) 662-2300, email us at info@cambridgeman.com, or visit our website at www.pioneerheightssection1.com

VOLUNTEERS NEEDED!! HELP GUIDE YOUR COMMUNITY!