

## **Board of Directors**

President: Jean Miller  
Vice President: Susan Raimond  
Secretary: Garrett Bernard  
Treasurer: Bill Brown  
Director at large: Christina Bernard

Email us at [pvlodge@cox.net](mailto:pvlodge@cox.net) or US Mail at:

PV Lodge HOA  
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## Presidents Report

By Jean Miller President

### **General Business**

The HOA has accomplished quite a bit this year. We've been able to have maintenance performed on the breezeway between units 25-26, reseal the parking lot, installed new fencing behind units 14-16. We will continue our effort to perform much needed maintenance; such as the breezeways, fencing and painting.

- Zoning update

The DPLU approved the C34 zoning; C34 is General Commercial-Residential. The Board of Supervisors will vote on zoning this fall.

- Rental units

Owners are advised to do a criminal and financial background check on potential tenants.

Electricity is a major contributor of our operating expense. We ask you to be considerate in your utility usage and if you rent your property please ask your tenants to do the same. Please turn off A/C or heat when unit is not occupied. Close doors when using heat or air conditioning, clean filters, replace worn weather stripping, repair leaky faucets.

If you haven't already done so, please provide your tenants with a copy of the rules and regulations. A signed statement verifying their acceptance of the Rules and Regulations must be given to the property management company. *Copies of the rules and signature form are available from Howerton Management or our onsite manager*

- Pets

It has been brought to our attention that some of the tenants are leaving their unit door open for pets. Besides their pets entering the unit unwanted animals have entered also, mainly raccoons. Please do not feed or leave food or trash on your patio, this attracts wild life i.e. skunks and raccoons. The animals may carry disease and can be dangerous.

There are still many cats running loose in the common areas; please cooperate and abide by the rules and regulations of our community and control your pets.

- A/C condensation

Condensation from some of the heat pumps is dripping onto the common area walkways. If your unit is involved we ask you to put a drip pan under the drip and empty container as necessary

## Projects

- Reconstruction of the breezeway between unit 6 and unit 19 is scheduled to start September 8, 2010



Much to our chagrin, the massive live oak behind units 32-43 expired and will be taken down. The tree removal will start the last week of August.

## Events

The HOA yard sale was held July 31, 2010 and was a huge success beating our expectations. We netted \$874.20; which was deposited into the HOA reserve account. A special thanks to Peter Danielson who organized the event and was the lead person. Pete took care of advertising and posting notices around the area. He did the sorting, pricing and overseeing of the entire sale. I would also like to thank Ken Gilbride, Herman Brown and Jean Miller for helping with the setup and assisting at the sale. We would like to thank Al Atallah for his generosity in donating ice and Charly Chapman for his donation of chairs from his church. Last but not least thanks to everyone that donated items to the sale. This was a GREAT community effort!!!

We will continue to accept donations for next year's event. Please drop off items by the clubhouse front door.



**Jean, Bill, Peter  
Mary and Ken**

## Elections

The election ballots have been mailed. Remember if you would like to vote for someone that is not shown on the ballot; please write in the candidate's name. The election will be held at our September meeting, please **VOTE!!** Now is your chance to make a difference.

# Treasurers Report

By Bill Brown Treasurer

Major unbudgeted expense items for the year included the removal of oak trees from the property; bring the pool in compliance with Virginia Graeme Baker Act and replacement of multiple water heaters. Note: *Graeme Baker died in a tragic incident in June 2002 after the suction from a spa drain entrapped her under the water. The new law is aimed at reducing these deaths and injuries by making pools safer by new drain covers and systems designed to prevent suction entrapment*

**Reminder:** In order for us to maintain the lodge we need your assessments in a timely manner. If you are behind in your payments meet with us and perhaps we can work out a payment plan in order for you to become current.

## Perspective

One day, the father of a very wealthy family took his son on a trip to the country with the express purpose of showing him how poor people live. They spent a couple of days and nights on the farm of what would be considered a very poor family. On their return from their trip, the father asked his son, "How was the trip?" "It was great, Dad." "Did you see how poor people live?" the father asked. "Oh yeah," said the son. "So, tell me, what you learned from the trip?" asked the father. The son answered: "I saw that we have one dog and they had four. We have a pool that reaches to the middle of our garden and they have a creek that has no end. We have imported lanterns in our garden and they have the stars at night. Our patio reaches to the front yard and they have the whole horizon. We have a small piece of land to live on and they have fields that go beyond our sight. We have servants who serve us, but they serve others. We buy our food, but they grow theirs. We have walls around our property to protect us; they have friends to protect them." The boy's father was speechless. Then his son added, "Thanks Dad for showing me how poor we are." Isn't perspective a wonderful thing? Makes you wonder what would happen if we all gave thanks for everything we have, instead of worrying about what we don't have. Appreciate every single thing you have, especially your friends! "Life is too short and friends are too few."