



SPRING / SUMMER 2023

Cabin Creekwood

HOMEOWNERS ASSOCIATION NEWSLETTER

The 2023 Annual Homeowners Meeting was held on Feb. 4 at John M. Porter Library. There were nine homeowners present including four members of the Board. Two proxies were sent in. An open position on the Board was filled and previous offices were reassigned. The Board would like to express their deepest gratitude to exiting president Ken Werner for his 17 years of service to our community.

Upcoming BOD Meetings

June 22	Sept. 28
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Meetings held via ZOOM at 6:30PM.
Link will be posted to the website.

Annual ACC Property Inspection

The annual inspection will take place on **May 3**. These inspections are done to ensure compliance with the Association guidelines and to advise homeowners of violations they may or may not be aware of. The inspections are intended to preserve and enhance property values in our community. Some of the areas that will be considered include:

- **SIDING** Are there missing or partially attached pieces? Is the siding moldy and in need of a power wash?
- **TRIM** If the trim is wood, does it need to be painted? Is there any rotting?
- **GUTTERS** Are your gutters unattached? Are there nails popping out and visible from the street of common area? Do they need to be cleaned out? Is vegetation sprouting from your gutters?
- **DOORS AND RAILINGS** If you have a storm door, is it in good shape? Does your front door have dents or need a fresh coat of paint? Do the porch railings need paint?
- **FENCING** Do you have missing or broken boards? Has the gate come off the hinges?
- **LAWN** Are there large bare spots in your grass? Are there large ruts in the median areas at the end of your driveway? Do your bushes need trimming?

If you should receive a violation notice, you have thirty days to make the necessary repairs. If there is significant cost involved or you don't have enough time to complete the work, contact Management for an extension and provide a reasonable completion date.

Cabin Creekwood HOA Board of Directors

PRESIDENT
Angela Mayers

TREASURER
Sharon Bailey

VICE PRESIDENT
John Killian

SECRETARY
Kathryn LaGamma

AT LARGE
Bonnie Seers

cabin creekwoodhoa.com

TOWING COMPANY
Shanks Towing
540-710-1628

WASTE MANAGEMENT
GFL Environmental
540-899-7722



We have a great neighborhood. Let's take care of it.

Trash and Recycling

Trash is picked up on **Monday** and **Thursday** with recyclables on Monday. If a holiday or bad weather falls on a trash pickup day, the trash will be picked up the following day.

All household trash and recycling must be placed in the bins provided by GFL. Vegetation from the yard can be placed in CLEAR bags beside the bins. Tree branches can not exceed 4 feet and must be bundled.

If you have large items such as tree limbs, play sets, furniture, mattresses, etc., please email Tammy Waite of GFL Environmental at tammy.waite@gflenv.com to schedule a special pickup.

REMINDER: Trash bins can be placed at the curb the evening before a pickup and must be stored within 24 hours after a pickup. According to HOA Rules & Regulations, this means "stored, when possible, in the backyard or garage, or in an inconspicuous area of the property and not visibly seen from the road."

Littering

We are still having a problem with the amount of litter in our community. Tree limbs and yard debris has been dumped on common property. Unwanted mail, food wrappers, and beverage containers are being thrown on the ground or just left on top of the mailboxes. Many may not realize that *unbagged* trash tossed into the bin will blow around our community when the bin is emptied into the trash truck.

Paying for litter clean up is an avoidable expense if we all do our part and pick up after ourselves.

Respectful Neighbors

With nicer weather upon us, neighborhood kids can be found outside having a good time. As you drive—at 15 mph—through the neighborhood, please be mindful of children playing in or near the streets, particularly in the afternoon/evening hours.

And parents, please remind your children of a few things:

- Respect the boundaries of **other people's property** and restrict their activities to the common areas, unless they have permission from the resident.
- Clean up any trash they may have created.
- Bring home their bikes, toys, and/or clothing when they are done playing.
- Do not climb on, swing from, or tamper with the streetlights, street signs, or mailboxes.

Remember, the cost to repair any damage done to community property comes out of all our pockets.

Observed Holidays

Memorial Day
4th of July
Labor Day
Thanksgiving Day
Christmas Day
New Year's Day

Attention Pet Owners

According to HOA Rules & Regulations it is a pet owner's responsibility to immediately clean up their dog's mess on community common areas, other homeowner's property, and their own property—front *and* back yards.

Here are five excellent reasons to pick up after your pet.

- 1** Rainwater washes dog waste into the drainage systems, eventually **contaminating local waterways**.
- 2** The parasites and bacteria in dog waste stay in the soil for years and can **spread disease** to other dogs as well as humans. Children who play outside are at the highest risk.
- 3** Dog waste is NOT a natural fertilizer. It is exceptionally high in nitrogen and phosphorus, which will **kill your grass** if it isn't picked up.
- 4** Failure to properly dispose of pet waste is a Class 4 misdemeanor and subject to a **\$250 fine** (Stafford County Code §5-36).
- 5** Picking up after your dog is not only **common courtesy** but your duty as a pet owner. When dog waste is left lying in yards or on the sidewalk the smell can quickly become overwhelming. **IT STINKS!**

Information from doggydogood.com and staffordcountyva.gov.

Residents are encouraged to review Cabin Creekwood Rules & Regulations available on our website under the Bylaws tab. The website is currently being updated, but still has plenty of valuable information about parking, ACC requirements for exterior home modifications, and the necessary forms.

Check it out!

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