

FALL / WINTER 2023

Cabin Creekwood

HOMEOWNERS ASSOCIATION NEWSLETTER

The **2024 Annual Homeowners Meeting** will be held on **Saturday, January 20** at 11 am in the John M. Porter Library. The Board hopes you will attend, but if you can't, *please* fill out and return the proxy form you will be receiving in the mail. This will help ensure that we can reach the quorum required to hold a homeowners meeting.

Major Changes in Our Assessment Collection

Billing statements for 2024 assessment payments will be mailed to homeowners monthly rather than as an annual coupon packet. Payments not made in 30 days of the due date will be penalized with an annual interest rate of 8%. At 60 days past the due date there will be a 5% late fee applied.

SPECIAL HOMEOWNERS MEETING

**Wednesday, November 1
6-7:30pm at Porter Library**

An increase in our **monthly assessment payments** is necessary. The board has arranged a special meeting of association members to vote on a **fee increase of more than a 5%**. *We must meet a quorum of 60% of homeowners present or represented by a PROXY FORM to hold the meeting.*

Notices for the special meeting (with proxy forms) were mailed in early October. Please contact management at **540-658-0081** if you didn't receive one.

As we are all aware, the association went over a decade without an increase to monthly fees. Without dramatic increases now we will not have adequate funds in our reserve for the long-term maintenance of our community.

Please plan to attend or give your proxy to an attending neighbor.

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

2024 BOD MEETINGS

Please check the website for upcoming meeting dates.

Meetings to be held at 6:30PM via ZOOM. A link will be posted to the website the week prior.

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

Trash and Recycling

TRASH is picked up every **Monday & Thursday**

RECYCLING is picked up every **Monday**

Bins must be removed from the curb and stored within 24 hours of a pickup

Service that falls on a holiday or snow day will be completed the following day, and service for subsequent days in the same week will also be completed one day later.

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

To arrange for bulk removal (large tree limbs, play sets, furniture, mattresses, etc.), get cart replacements, or new carts, contact GFL:

FredericksburgHOASupport@gflenv.com
540-899-7722

What can I put in the recycle bin?

Plastic recycling: CLEANED plastic containers #1 to #7: soft drink bottles, milk jugs, detergent bottles, etc.

Metal recycling: CLEANED aluminum cans, aluminum foil pans, and tin cans.

Cardboard recycling: FLATTENED corrugated cardboard, shipping boxes, frozen and dry food boxes, shoe boxes, tissue boxes, moving boxes, detergent boxes, soda/beer cartons, aseptic milk/juice cartons, and paper towel/toilet tissue rolls.

Paper recycling: Newspapers, color inserts, labels, magazines, catalogs, paperback books, manila folders, computer/copy paper, letterhead, envelopes, cards, calendars, paper egg cartons, and brown paper bags.

Glass recycling: CLEANED bottles and jars (green, clear, brown) with lids REMOVED.

What CAN'T I put in the recycle bin?

Styrofoam, shredded paper, plastic bags, diapers, caps, lids, ceramics, dishes, food waste, window glass, mirrors, motor oil containers, compost, yard waste, and chemical containers.

Fire Lanes and Signage

We are in the process of obtaining multiple bids for repainting the fire lanes and posting additional fire lane signage throughout the community. This is in compliance with fire code regulations communicated by the Fire Marshal.

Please remind your family members and guests not to discard trash in the common areas or on the private property of others. Paying for litter pickup is an avoidable expense if we all do our part and clean up after ourselves.

Good Neighbors

Because we live in a community where homes and yards are so close together it is especially important that we all respect the boundaries of **other people's property** and limit our activities to our own yards or the common areas. Respecting each other includes taking care not to leave behind personal items or **trash in the common areas**. Parents, please take the time to reinforce these values with your children.

Let's all keep the **safety of neighborhood kids** in mind as they play in or near the street. Please drive **15 mph** and **stay alert!**

Residents are encouraged to review Cabin Creekwood Rules & Regulations available on the documents page of our newly updated website (*Thank you Kathryn LaGamma!*). The website also provides valuable information about parking, ACC requirements for exterior home modifications, and all necessary forms.

Check it out!

cabcreekwoodhoa.com