

SPRING / SUMMER 2024

Cabin Creekwood

HOMEOWNERS ASSOCIATION NEWSLETTER



The 2024 Annual Homeowners Meeting was scheduled for January 20 at John M. Porter Library. Unfortunately we were unable to hold the meeting as a quorum of homeowners was not met.

Monthly Assessment Payments

After failing to meet quorum on Nov. 1, 2023, a special homeowners meeting was held on Dec. 6 to vote on a monthly fee increase of **more than a 5%**. Homeowners voted against this increase, limiting the Board to a standard 5% increase in the monthly assessments for 2024.

Without a sufficient increase in the monthly collection the HOA will be unable to complete major community repairs as outlined in the most recent Reserve Study (available on our website). Improvements will be limited to the mandatory line painting in compliance with fire code regulations and the replacement of damaged mailbox kiosks as required by the post office.

Without the funds to begin mailing monthly billing statements to homeowners, the HOA sent out annual coupon packets for 2024 assessment payments. **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.**

Annual ACC Property Inspection

MAY 9

The annual inspections are done to ensure compliance with Association guidelines. They are intended to preserve property values for our entire community. Some of the areas that will be considered include:

- **SIDING** Are there missing or partially attached pieces? 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 coming loose? Do they need to be cleaned out?
- **DOORS AND RAILINGS** Are your doors in good shape—free of dents? Do your doors or porch railings need a fresh coat of paint?
- **FENCING** Do you have missing or broken boards? Is the gate still working?
- **LAWN** Are there large bare spots in your grass? Do your bushes need trimming?

Any homeowner receiving a violation notice will 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. You will need to provide a reasonable completion date.

Cabin Creekwood HOA Board of Directors

PRESIDENT

Angela Mayers

TREASURER

Sharon Bailey

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 Board Meetings

June 27

September. 26

December 19

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

Spring Lawn Care Tips from Home Depot

After the Spring thaw is the perfect time to **rake your yard** thoroughly to loosen matted grass clumps and alleviate thatch. Do not rake when the soil is soft or muddy—you may pull up healthy grass crowns.

Every two or three years it's a good idea to use a **core aerator**, which removes plugs of soil so more air, water and nutrients can reach the grassroots.

Apply spring **fertilizer** about three weeks after the grass starts greening or following the first two or three mowings. Choose a fertilizer with weed or crabgrass preventer if needed. Use a spreader for even distribution when the lawn is damp but do not apply if the weather forecasts rain within the next two days, as it can wash away the product.

Plant grass seed in bare spots in your lawn or wherever growth is sparse. Consider seeding while applying fertilizer.

Grass generally needs an inch of **water** per week, whether from rain or a garden hose. Water before 10 am to avoid evaporation.

Exterior Home Improvements

Many homeowners have improvement projects planned for the warmer months. Please remember that as part of that planning process you'll need to ensure that your project will conform to our community guidelines and submit an Architectural Modifications form for the project.

The architectural standards for Cabin Creekwood were provided to all homeowners when they purchased their property and can also be found on the Documents page of the HOA website (Admin.Resolution.01-10). The necessary architectural forms are also located on the Documents page of the HOA website and can be emailed to cabincre@cabincreekwoodhoa.com or mailed to:

Association Management Group, LLC
PO Box 3160, Stafford, VA 22555

Trash and Recycling

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

RECYCLING is picked up every **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 bins. 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

All bins must be removed from the curb within 24 hours of a pickup and stored in the residents garage or rear yard.

Our website is a great place to find the most current community information—it is updated regularly!

You'll also find valuable parking information, ACC requirements for exterior home modifications, and all necessary forms.

Check it out!

cabincreekwoodhoa.com

Neighborhood Kids

With nicer weather upon us, children can be found outside having a good time. As you drive—at 15 mph—through the neighborhood, please be mindful of kids 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.
- Pick up any wrappers or packaging they may have dropped.
- 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.

FRIENDLY REMINDER

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.

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