

FALL / WINTER 2024

Cabin Creekwood

HOMEOWNERS ASSOCIATION NEWSLETTER

HOA Meetings

Cabin Creekwood holds **quarterly Board of Directors Meetings** online. We encourage homeowners to login and become more involved in our community. Each meeting date and time, along with information on how to join the Zoom meeting, can be found on the website homepage and in the Meetings tab.

The **2025 Annual Homeowners Meeting** will be held on a Saturday in January at the John M. Porter Library. Please consult the website later this year to confirm the date and time. Several Board positions will be up for a vote (*reminder: these are not paid positions*). Revisions to community rules and regulations will be discussed.

Please plan to join us at Porter Library or give your proxy to an attending neighbor so that we are able to reach the quorum required to begin the meeting.

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. Being a good neighbor includes taking care not to leave behind personal items or **trash in the common areas or neighboring yards**. Parents, please take the time to reinforce these values with your children.

Holiday Decorating Contest!

Cabin Creekwood is excited to announce our 2024 holiday decorating contest, open to all residents. Deck the halls with your most festive and family friendly exterior display. Judging will take place on **December 18 at 6pm** so be sure to switch those lights on! Winners will receive an Amazon gift card. **First Place:** \$50; **Second Place:** \$30; **Third Place:** \$20

Cabin Creekwood HOA Board of Directors

PRESIDENT
Angela Mayers

TREASURER
Sharon Bailey

SECRETARY
Bonnie Seers

AT LARGE
Kathryn LaGamma

cabin creekwoodhoa.com

TOWING COMPANY
Shanks Towing
540-710-1628

WASTE MANAGEMENT
GFL Environmental
540-899-7722

2025 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.

Community Maintenance

Large-scale community repairs and replacements are performed on a yearly schedule and funded by the portion of each homeowner's monthly assessment that is contributed to the Reserve Fund. In 2024 fire lanes were repainted and additional fire lane signage posted as required by the Stafford County Fire Marshal. Several damaged mailbox kiosks were replaced as well.

These unscheduled projects, along with inadequate funds going into the reserve fund, prevented us from performing the scheduled 2024 reserve projects. These included concrete curb repairs around the neighborhood and the paving of Appalachian Drive, Staunton Court, the 100–400 block of Cabin Court, and Blueridge Court.

Parking

We all groan when we hear the word. The limited parking available in Cabin Creekwood is an inescapable burden we all share. That being said, parking *any part* of your vehicle on private or community lawns is NOT allowed. As noted in the community rules and regulations, this is a **towable offense** and **violation charges** can be made. The R&Rs also prohibit taking up valuable parking spaces with inoperable or recreational vehicles, and impeding traffic flow with your vehicle by parking more than 12 inches from the curb.

More details can be found in the Parking section of our website.

Please remind your family members and guests that they should NOT discard trash in the common areas or on other people's property.

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** or **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.

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.*

Home Improvements

Are you planning to give new life to your faded shutters or something more ambitious, like a new deck or fence? Before any work can begin, a completed architectural modification form must be submitted to the Management office for approval by the Architectural Control Committee. The whys and hows of this process are outlined in the Cabin Creekwood HOA Rules and Regulations (Administrative Resolution 01-10) provided to you when you purchased your home and also located (along with all necessary ACC forms) in the Documents section of our website.

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

You'll also find downloadable forms needed for making exterior modifications or reporting a rules violations.

Visit our site!

cabincreekwoodhoa.com

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