

KINGS GRANT HOMEOWNERS ASSOCIATION NEWSLETTER JULY 2001

In this issue...

- Covenant Change? An important vote happening soon.
- Election Time. Read the nominees Pen Portraits.
- Budgets, Budgets, Budgets
- SR Management Services notes
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- Editor's Notes



Upcoming Meetings & Events

ELECTION!! New board elected. **VOTE!**
Discuss... Easement Issue
(see article below for details)



Editor's Notes

This month I received my first letter to the editor. Unfortunately, due to its length I was unable to print it. Due to the size of our newsletter and the expense of copying and mailing, PLEASE keep it short. If you want to write something of an editorial to appear in a newsletter, you may Email it to me or drop it off at my home or in my mailbox. I have discussed this issue also with SR Management Services and decided that these letters should only be a few sentences long, a maximum of 125 words. (To give you an idea, this text box is about 150 words) I will not print anything that is anonymously written. You can always address a more lengthy letter to the BOD and Sue Rowdon.

As always, if you want anything in the newsletter like an advertisement or announcement, please contact me.

Rebecca Darling  thedarling6@hotmail.com or 752.0586

A VOTE TO CHANGE THE KGHOA COVENANTS

At the last Membership Meeting a motion was made by Jake Speraw to do away with the trail system in our neighborhood. This would mean CHANGING A COVENANT of the KGHOA. For this reason the BOD taking steps to make sure you have enough information to make an informed decision.

At that meeting, Jake Speraw and Kelley Simmons were appointed to represent their opposing sides of the issue. Mr. Speraw is in favor of removing the trails on the easements of the properties in Kings Grant and Ms. Simmons is in favor of keeping them available for use in the community. Each of them were asked to submit a list of bullets, outlining their points and told it would be distributed to the members of the KGHOA. Both Ms. Simmons & Mr. Speraw sought the input of other homeowners in Kings Grant to make their lists more representative of the community. These points of view will be mailed when they are completed. There will be a vote on this issue in the near future. Please read the information you will receive carefully. If you have questions or wish to discuss the issue please come to our next Association Meeting on July 21st.

You will also be receiving the ballot by mail to elect the new 2001-2002 Board of Directors. It can be returned by mail or in person at the July 21st meeting

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A WORD FROM SUE ROWDON OF S.R. MANAGEMENT SERVICES

Survey Results:

Thanks to all who sent me responses to the survey I sent out. I would like to share the results with you. The responses were for the most part, very similar. According to the surveys that were returned the reasons that people moved here were "country atmosphere" and "privacy" as well as "horse trails". They told me that the most important issues (both long and short term) facing the community are "roads", "finishing the trails", and "curb appeal" of the community which affects property values.

Many people mentioned enforcing the Covenants and Bylaws, speeding vehicles, and personality conflicts which have affected the Board's ability to manage the business of the community.

Communication:

One of the first things that I am working on with both the present and the proposed Board of Directors is to improve communications. When a member of the community has a question or a request for the Board, please refrain from contacting each Board member individually. What I am asking members to do is to contact me with their requests, problems, issues etc. I will discuss it with the member and ask for more information if it is necessary. Secondly, if necessary I will look up the appropriate section of the Covenants or Bylaws. Lastly, I will send all of the information I have gathered including the Member's communication with me to the Board members. Hopefully, by putting together as much information as possible with the initial request, the Board will be more informed and be able to make a decision to help rectify the problem and do it in a timely manner.

Thanks,
Sue

HAPPY 4TH OF JULY

CONTINUED...

☞☞ NEIL DARLING:

I have lived in this community for five years with my wife and four young children. I often attend board and membership meetings. My wife and I have been active within the community and care about it deeply. I would like to be on the board this time around because I feel it is important for all homeowners to serve their community at one point or another. I am pleased to accept the nomination and do my best for the members of the Homeowners Association in the coming year. I have no specific agenda, which I feel is important when you are on the Board of Directors. My primary goal will be to ensure the business of the community runs smoothly and effectively.

☞☞ LISA WHITT:

My name is Lisa Whitt and I am new to Kings Grant with my family. Have three children and my husband works for the gov't. I would like to sit on the board and be a new ear to some of the things that has/ is happening in Kings Grant. I bring with me a sense of community and would like to see our community work together for the benefit of the community. We live in a gorgeous area and are fortunate to own more than 1 or 2 acres. I would like to see us keep our pride in our property and our neighborhood.

Thank you.

Lisa Whitt

☞☞ ANGELA LOONEY:

Hi! I've been living in Kings Grant for about 7 years. First on Queen Anne Drive and now on Old Cropps Mill Road. I would like to be on the board for two main reasons. First, to work on the budget. Secondly, to help rewrite the covenants. I look forward to working with my neighbors on the board to accomplish the goals set by the association. Thank you for allowing me the opportunity.

SCHOOL'S OUT – PLEASE DRIVE CAREFULLY!

HAVE  A SAFE & HAPPY SUMMER

Before we get to who has been nominated to the next BOD please read the ELECTION PROCEDURE section of our by-laws.

ELECTION PROCEDURE: Members in good standing per these By-Laws will be nominated at the quarterly April meeting for the following annual term. Providing a quorum of the membership is present and upon nomination and seconding by those present, the Secretary will prepare a ballot to be mailed to each Lot owner of record. The ballots will then be returned to the Board by mail (for absentees) or brought in person to the July meeting for the purpose of validation (voting member is in good standing) and counting by a committee (exclusive of serving Board members or Board nominees) selected from the membership. Only those ballots in sealed envelopes and signed by lot owner will be deemed valid.

And the nominees are...

☞☞ ALLAN DALTON:

I moved to King's Grant with my wife Molly and daughter Emily in July of 2000. We expect to add another young Dalton soon (Baby Grace since added 5/24). I and my family greatly enjoy the community activities such as the Halloween and Easter celebrations, and hope to encourage more participation. I would like to see greater utilization of the shared areas. I look forward to working with the current and future board members to help ensure that King's Grant remains a great place to live.

☞☞ MARCUS THOMAS:

I have lived in King's Grant for eight years along with my wife and now with my two sons William 5 and Mitchell 2. Lisa owns a horse, Lucy and enjoys riding the trails. I have previously served on the BOD as Secretary and Lisa has served twice for a total (for our family) of 42 months. The most important issue for me is maintaining the property values.

☞☞ DONNA MULLINS:

"My husband Jack and I have lived in King's Grant since 1991. During the past ten years, our two sons have grown up and moved away, and three horses, two dogs and two cats have taken up residence. I feel that the lot sizes in King's Grant allow us the privacy to enjoy our lifestyles, and the protective covenants help us to ensure the intrinsic value and unique characteristics that drew most of us to build here. I would like to work with the board, the management company, and our neighbors to preserve the attributes of King's Grant that set out community apart from the contractor communities that will someday surround us."

Social Committee BUDGET Report ??

At a meeting over a year ago, I offered to chair social events in our neighborhood. I wanted to publish the following information in the newsletter so that everyone can be clear on one specific issue-- how all this fun stuff is paid for.

The Bonfires, The Easter Egg Hunt, The Halloween Party (both the adult and the children's), The Hay Rides, The Softball Games (including work done to the field) even the Pancake Breakfast all done at NO cost to you-the Homeowner of Kings Grant. The Welcoming Committee is a new thing in Kings Grant. We've delivered several baskets, all at absolutely no cost to you, the Kings Grant Homeowner. I have NOT done it alone. Just to name a few... The Daltons, The Thomases, The Gillespies, The Berfields, The Carpenters, The Hemenways, The Saunders, The Woolners, The Hadens and others have consistently provided time & items for each party we have even if they don't attend. For each party, a group of very generous people purchase everything with their own money, stuff hundreds of Easter Eggs, make food, clean that filthy barn (and bathroom!) the day before & after the event, organize countless activities & decorate.

I did ask for money to provide a main course for our Community Picnic last fall. We received \$300 and fed about 100 people with it and the contributions of others. This year we will ask for money again. It is the only time I will personally ask the community for any financial help with any party. This party existed long before I showed up here in Kings Grant. This party has always been funded and has been funded much more generously in the past. If you have staunch objections to the funding, please let the BOD know before the party in the fall. Regardless, I hope you will join us.

Board meetings & membership meetings are necessary but they are not always fun. There is always a great turnout at the parties. There are always volunteers. Based on that, I have to assume that people want to enjoy their neighborhood & their neighbors at functions like these. Functions that go on at no cost to you, the Kings Grant Homeowner.

Thanks, Rebecca Darling

Our Newest Member

Welcome Grace Dalton, the newest addition to the Dalton Family on Queen Anne Drive. Congratulations to Molly, Allan and big sister Emily. Grace was born on 5/24 and weighed 7 lbs 7 oz.

All our best!



BROKEN BRIDGE...

you may have noticed vdot doing work on the bridge on rt 615 (cropp rd & thompsons mill rd). there are also signs posted. Apparently, there will be a hearing within the next month to discuss the proposed replacement of the existing bridge. The actual repairs however will not occur for more than 2 years. If you have further questions, require more detailed information or wish to attend the hearing call VDOT at 899-4300.