



April 2018

Greetings Everyone,

Happy Spring! Hopefully warmer weather will be here soon and this roller coaster of hot and cold will cease! We've had several homes sell recently and there are several more set to close in the next few months, please take some time to welcome our new neighbors to the community.

Spring is traditionally the time of year when people start tending to the outside of their homes and I'd like to let you know the Board has a neighborhood walk-through scheduled for early May. During this walk-through we will be identifying non-compliant items and will be mailing homes that are not in compliance a violation report. One thing we've already noticed is there are many houses in the community (including mine) that need to be pressure washed, I will try to work out a deal with a local company and I will forward the details in a separate email. The Board's intention is to follow-up in 45-days to ensure compliance. We realize that no one likes these reports and we're not crazy about sending them, however their intent is to ensure our community maintains its beauty and our property values remain high.

The removal of trees around the pond will be paid in two installments, half this month and the remainder in June when semi-annual dues start coming in. The Board worked this deal with our landscaper to complete the job in one phase, which saved \$500. By paying it off in June we won't have to dip into our Reserve Fund. The final cost of the tree removal is \$8,100.

A big thanks to Drew Maloney, our Treasurer, for creating a community Facebook Page named Sommerville 411. This provides a great medium for us to provide pertinent information to community members with Facebook accounts. To receive access, search for Sommerville 411 in Facebook and request to be joined to the group. Please keep in mind, this box will be monitored so please don't post anything politically inappropriate, call anyone specific out, or post anything that might be considered community sensitive. If Drew or I see any of these items, we will remove you from the group without warning.

The below miscellaneous items need to be covered as we continue to have homeowners disregard the community's covenants and by-laws:

- Assessments are due semi-annually in December and June.
- We all love seeing you walking your pets, it is however your responsibility to clean up after them. This includes on any street, the community common areas, and any lot that does not belong to you.
- Ensure your pets remain on your property unless you're walking them to avoid harm to others.
- If you own a trailer, boat, RV, or other large vehicle, please remember they are only permitted in driveways for short periods, anything more than a weekend is too long. Please let me know if your vehicle is going to be there for more than a few days, we do make exceptions for valid reasons.

Other items of interest:

- Please refrain from throwing anything into the storm drains to include grass clippings, leaves, animal waste, etc. Everything that goes into the storm drains ends up in the pond, the more sediment that forms on the bottom, the more it's going to cost the community for dredging.
- Some of the front lawns in the community are in bad shape and the Verizon Fios installers have only made matters worse. If you have a lot of weeds, please consider hiring a company such as True Green or Virginia Green to help kill the weeds and get some nice grass growing.
- We recommend leaving your outside lights on at night and keeping all of your doors locked to include your vehicles. Watch out for your neighbors, and don't leave packages on front porches overnight as they may get stolen.
- If you see something suspicious, let me know or report it to the York County Deputies.
- Speeding continues to be an issue, please refrain from exceeding the posted speed limits (25 MPH) and remind the younger drivers in your homes of the hazards of speeding in the community.
- Thank you to all those who came out and helped clean the entrance area before we had the mulch delivered, great job and the entrance looks much better.

Lastly, our community Garage Sale is scheduled for June 9th, I will post information on Social Media and we'll put up a few signs on Seaford Road.

Respectfully,

John Cooker
SOA President
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