

**MEADOWVILLE LANDING MINUTE****QUARTERLY COMMUNITY NEWSLETTER****BOARD NEWS**

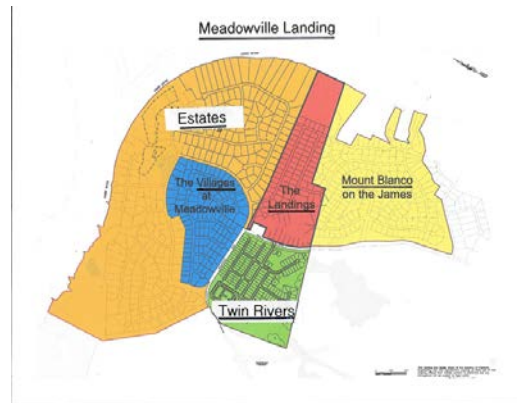
- The Board is seeking volunteers interested in creating a Twin Rivers Information Committee made up of Twin Rivers homeowners to share information between the two Associations so we can then share on ML Website.
- While the Board was previously advised by the HOA Management Company that Twin Rivers homeowners could not volunteer on Meadowville Landing Committees, due to TR subsection being a separate association, they have since sought additional clarification and TR homeowners can now volunteer. YAY! Represent!
- Solar collectors/panels can now be installed on the front or side roof of the house but MUST accompany a report from an independent solar panel design specialist, certified by the North American Board of Certified Energy Practitioners who is licensed in Virginia.
- The Board has requested that Becca with ACS West acquire proposals from structural engineer and construction companies for ways to remedy the clubhouse water intrusion.
- Dock security was a major sticking point for homeowners at the last meeting. The Board has contacted Chesterfield County to see if the community can add concrete barriers, bollards, or a gate for the dock located in Mount Blanco. Per Chesterfield County Plans Office, we cannot place bollards or a gate because it is a public road and VDOT will not allow it. We could acquire a special license but then the community would be liable for the maintenance and road repairs. To cover these costs, HOA dues would need to increase. Majority of the homeowners at the meeting were not interested.
- The addition of light poles in the parking lot near the playground area is underway. Becca received a verbal quote of \$5-10k and the additional lighting should deter further suspicious activity.
- The HOA Management Company only received one proposal for a preventative maintenance contract- the vendor would be responsible for identifying any potential repairs/preventative maintenance issues on a quarterly basis to the Board and conduct repairs as needed.
- ACS West only received one proposal for Website maintenance for the Meadowville Landing website. The Board will reach out to the vendor to fine tune a few bullet points and if agreement is made, will be hired on a one-year basis.
- The Board received feedback from approximately 13% of the community regarding additional playground equipment for ages 2-10 years old. The majority of the feedback is to just beef up what is there. The Board has asked Becca to acquire updated quotes to potentially have this completed for the summer season.
- Feedback in the survey for adding a basketball and tennis court was received. While we would like to add these, the community would need to identify an area that would accommodate this without disturbance, come up with \$100,000 to purchase/install and maintain, and cover the additional insurance costs. The Board made note that we need to focus on paying off the clubhouse/Pool before adding to community debt. Those who attended the meeting agreed. This can be explored in the future.
- We should receive a Reserve Study within 30 days. This is a requirement to the Clubhouse/Pool mortgage. The remaining balance is approximately \$500k. We cannot refinance because the community is still being developed.
- A quote was received for the dock repairs at Mount Blanco totaling \$34k. The Board is getting clarification on the scope to make an informed decision.
- **We are seeking more volunteers for our community committees.** Our current committees are:
  - **Fitness Center/Clubhouse Committee:** Looking to change out old equipment and possibly add new items.
  - **Pool Committee:** excited to announce we have received a partial shipment of furniture and umbrellas. The remaining order should be here before the pool season begins. Pool repairs (pump, pool lining, concrete cracks, etc.) are scheduled for spring and all repairs are expected to be completed before pool season opens.
  - **Grounds Committee:** Currently not in operation. IN NEED OF VOLUNTEERS.
  - **Welcome Committee:** Finally starting back up! Come to the meet and greet Feb 25 from 2-5pm at the Clubhouse.
  - **Social Committee:** The SpringFest tentative date is April 15th. More information to follow and will be requesting donations in the coming months.
  - **Neighborhood Watch:** Neighborhood Watch committee works closely with the Chesterfield County Police Department and is the source of necessary information and training in keeping our community safe. They sponsor cleanups, encourage residents to beautify their area, and ask to turn on outdoor lights at night. Physical conditions (abandoned cars, overgrown lots, etc.) contribute to crime. This group is not vigilantes and are not assuming the role of the police. They ask neighbors to be alert, observant and caring. Report suspicious activity and crimes to the police. The non-emergency number is 804-748-1251.
  - **Architectural Review Sub-Committee:** Responsible for reviewing all proposed homeowner projects for compliance with the HOA ARC Guidelines. A time intensive committee and members are required to log in and vote weekly. There are also times when committee members reach out to neighbors for additional info. Application online at <https://office.smartwebs.com/Arc/SWForms/index.cshtml#/forms/7f26453a-7607-ed11-8122-8a7624ba6641>. If guidelines are followed and all information filled out, applications can be processed quickly. Use email you check often.
  - **Communication/Newsletter Committee:** The newsletter is written quarterly and shares information from the Board of Directors, Committee information/events, advertise businesses, and celebrate with our neighbors. Will begin utilizing the push notification system (text/email) and urge homeowners to sign up and update your profile at [meadowvillelanding.com](http://meadowvillelanding.com).

**We would love to have you join in bettering our neighborhood and community. Your support will make a huge difference!**

**Please contact Becca at [becca@acswest.org](mailto:becca@acswest.org) if you are interested in volunteering.**

**NEIGHBORHOOD REAL ESTATE**

OVER THE PAST QUARTER OUR NEIGHBORHOOD HAS GROWN AND INCREASED IN VALUE! AS OF THIS MOMENT IN TIME, THERE ARE 9 ACTIVE LISTINGS IN THE MLS. BETWEEN MEADOWVILLE LANDING ESTATES, LANDINGS, VILLAGES, TWIN RIVERS, AND MOUNT BLANCO, THE AVERAGE HOME SOLD PRICE FOR THE QUARTER IS \$604, 710, OVER 102% INCREASE!! IF YOU WOULD LIKE INFORMATION ON YOUR HOME OR HOMES FOR SALE, CONTACT JENNIFER ELLIOTT WITH SENTRY RESIDENTIAL AT 434-247-1363, HOMEOWNER AT THE LANDINGS.



**NEIGHBOR NEWS**

- Asean Lundy, owner of Britt's Eat on the Go Restaurant/Catering
- Danielle Wright Breckenridge, owner of Danie B Events
- Santoshi Lisa Castro: Counseling and Yoga services. <http://www.Karunacounselingandwellness.oferingtree.com>
- Connie Clay: Personal Development company. <http://www.connieclay.com> --Collecting laptops for a school in Haiti. call 904-923-1754
- Mandy Gerber: Scentsy consultant. <http://www.Gerbergirl.scentsy.us>
- Anne Kilgore with Pampered Chef- [pamperedchef.com/pws/akilgore1](http://pamperedchef.com/pws/akilgore1)
- Nkanta Hines- Capital Strategy Group LLC [capitalstrategygroupllc.com](http://capitalstrategygroupllc.com)
- Kristina Wasmer Montefusco owns a travel agency Facebook.com/kmontefuscotravel email [kristina.montefusco@magicvacations.net](mailto:kristina.montefusco@magicvacations.net)
- Anna Pope Mary Kay [marykay.com/ahpope](http://marykay.com/ahpope)
- William E Johnson Jim's Formalwears from TJ's Bridals. Also design Gowns, call Tina 804-393-2948

**EVENTS**

Check in with Facebook periodically as we have:  
 ◦ Food trucks scheduled  
 ◦ a walking group that meets  
 ◦ Yoga at the pier

**The Welcome Committee will be hosting a Meet and Greet at the Clubhouse Feb. 25 from 2-5pm. Come meet your committees and find out about volunteer opportunities!**

**NEW TO THE NEIGHBORHOOD  
 IF WE MISSED YOU--WELCOME ALSO!**

- Priscilla Bartee
- Jonathan & Dana Brightman
- Shantell & Jesse Chambliss
- Ocha Crenshaw & Avery Copeland
- Omanakutty Daniel/Teddy Mathen
- Keith & Sabrina Everson
- Daniel & Adrienne Galvani
- Kyong Yong Kim & Sonja Schwarz
- Latronia & Willie Maroney
- Andrew & Erynn Menefee
- Carl & Camona Murray
- Jessy Nwuba
- John & Charlene Rogers
- Christopher & Inga Rollins
- Christopher & Ashley Suarez
- Jaswanth Veerapaneni
- Patrick J. Wilcox

**WELCOME!!!**

**PLEASE VISIT THE WEBSITE FOR NEW INFO AND UPDATES AT:  
[@RESIDENT LOGIN](http://MEADOWVILLELANDING.COM)**

**CELEBRATION!!!**

- Khloe Norris- Happy 9th birthday April 8
- Teri Thompson- Happy birthday Feb 18
- Baniela and Bryan Taylor- Happy Anniversary Feb 15
- Hana Swope- Happy 16th birthday April 17
- Bernie Elliott- Happy 12th birthday Mar 24
- Baniela Taylor- Happy birthday April 13
- Bryan Taylor- Happy birthday April 28
- Ahniya "Nani" Thompson- Happy birthday Mar 31
- Sandrene and Fitz Paisley- Happy anniversary Feb 4
- Nathanael Paisley- Happy birthday Feb 13
- Neikesha Clark-Thompson- Happy birthday Mar 3
- William Abrams- Happy birthday Feb 17
- Dedrick Benson- Happy birthday Jan 31
- Claudette Benson- Happy birthday Feb 17
- Neikesha and Tio Thompson- Happy anniversary April 27
- Anna Pope Expecting 1st grandson Mar 11
- Thomas Pope Happy birthday Mar 15

For those we didn't know about--we are all celebrating with you, too!!  
 Share with us birthdays, anniversaries, retirements, etc.  
 to [meadowvillelandingminute@gmail.com](mailto:meadowvillelandingminute@gmail.com)

**WE WOULD LOVE TO GET TO KNOW OUR NEIGHBORS!!**

**WE WANT TO:  
 PROMOTE BUSINESS OWNERS,  
 SHARE PHOTOS,  
 AND HEAR YOUR FUN STORIES SO WE CAN  
 CREATE COHESION WHILE WE FOSTER  
 COMMUNICATION AND ENGAGEMENT.**

**PLEASE SEND ANYTHING WE CAN INCLUDE IN THE NEWSLETTER TO:**

**MEADOWVILLELANDINGMINUTE@GMAIL.COM**

**WE WELCOME FEEDBACK AND SUGGESTIONS!**

**WHAT WOULD YOU LIKE TO SEE? JOKES? RECIPES? DIY AND HOME TIPS? LET US KNOW!**

**IF YOU HAVE ANY QUESTIONS OR CONCERNS, REACH OUT TO OUR MNGT COMPANY:  
 ACS WEST  
 BECCA@ACSWEST.ORG OR  
 MARTHA@ACSWEST.ORG**

**THEY ARE ONSITE WEDNESDAYS. FROM 9-10 THEY DO VIOLATION SCANS, FROM 10-3 THEY ARE IN THE CLUBHOUSE AND FROM 3-4:30 THEY DO ANOTHER SCAN FOR VIOLATIONS.**