



Russlen Farms Neighborhood News

For the latest neighborhood information visit

www.russlenfarms.com

Development and HOA updates.

Murray Realty has been doing a fabulous job with our Neighborhood management.

MURRAY
Realty Inc.

Please remember to contact them with any renovations you may be considering to your home

or yard this fall. See the web update section on page 2.

Russlen Farms Toy Trade

Can't stand the clutter in your kids' rooms? Have your children grown bored with their favorite toys? Wondering what to do with those leftovers from the neighborhood yard sale? Bring them down to the **Russlen Farms Toy Trade on October 10th from 2 – 5 p.m.**, in our clubhouse parking lot! **Clubhouse is reserved to serve as a "rain backup"**.

Enjoy an afternoon trading, playing, and socializing with your neighbors while your kids practice their negotiation skills. Any toys not traded can be left in our donations box to find a new home through a local charity (Goodwill) or early intervention provider (Easter Seals of Salem).



Call Stacey Nichols for more information at 540.389.1892. See you there!

Communication Team Contacts:

Bill Horvath - bjhorvath1947@yahoo.com
Meghan Jones - Meghanrjones@gmail.com
Catherine Wheeler - dcwheel@verizon.net
Mary Margaret McDonald - mnmandjohn@verizon.net

Upcoming Social Events!!



Halloween is right around the corner. Come down to the Clubhouse Parking Lot on **Sunday, Oct. 31st** to enjoy some time with neighbors before heading out to trick-or-treat. Bring a snack to share, and have the young ones come in costume. Great way to show off your costume and meet a new neighbor. 5:30 pm.....

Great Semi-Annual Neighborhood Yard Sale - last Saturday.



Our yard sale piggybacked on the Woodbridge yard-sale, and drew a big crowd. Weather was perfect!

Spring Yard Sale will be 1st or 2nd Saturday of May 2011.

Future Events If you would like to be a part of planning future social events please email any of the communication team.

Pool and Clubhouse Information

The pool has now closed after a great season! Hope you enjoyed spending some time getting cooled off.

Remember that you can reserve the clubhouse by using the link on Russlen Farms web site.

Please come enjoy socializing with your neighbors and help put away the pool furniture for the winter.

Look for an email invitation soon! Takes only a couple of hours - good opportunity to work with friends and help the neighborhood!





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Our Murray Realty Contact

Lorie Murray
Lorie@murrayrealty.com
Murray Realty Inc
6926 Peters Creek Road
Roanoke, VA 24019
540-366-7771 after hours 540-265-8032
Call Lorie with any concerns, questions about dues or facilities, or other issues.

We have a pool committee!

Two neighbors have stepped forward to start our pool and clubhouse committee:
[Krista Matzuga, kmatzuga@hotmail.com](mailto:kmatzuga@hotmail.com) and
[Robyn Hargrave, hargrave1@mac.com](mailto:hargrave1@mac.com)
Please call either of them to add your name and join or support them as they plan our 2011 pool season.

WEB UPDATES

- An updated form for Architectural Review of Proposed Changes is available on the website. Don't forget: we must have all changes that affect the appearance or structure of our properties approved before construction can begin. Save yourself trouble by checking in advance!



The updated form is to be sent to Lorie Murray at Murray Realty [address on the form].

- The minutes from the **July HOA meeting**

Facility Reservations

Please use the form on the website to reserve the clubhouse [and pool next season]. The streamlined process will have Communication Committee volunteers make the calendar reservations, not Murray. At the end of each month, Murray will send out a bill for the \$25.00 fee, just like a dues statement.



HOA Dues Reminder!

You may pay your HOA dues annually, quarterly or monthly.



- The annual due date is Jan 1, 2010.
 - Quarterly due dates January 1st, April 1st, July 1st, and October 1st.
 - Monthly - due on the first of each month.
- Payments received after the tenth will be considered late and a \$10 late fee might apply.

The correct address now is:

Russlen Farms HOA
Murray Realty Inc
POB 7144
Roanoke, VA 24019

Personal Information

Has your contact info changed? New email? add a second email? Phone number change? Just click on Documents and Info Update Link on the left, then Info Update



Welcome!

We love to welcome new neighbors! As you meet new folks, encourage them to go the website www.russlenfarms.com and begin receiving communications!

Also, please drop a line to Russlenfarms@yahoo.com if you would like to be part of a personal welcoming team in coming months. The Communications team will help you all connect.

