



Neighborhood News April, 2011

For the latest neighborhood information visit
www.russlenfarms.com



Neighborhood News:

We hope everyone has had a fantastic fall and trouble free winter. Spring is here, which always seems to be the time neighbors venture out of their homes and begin to see neighbors they haven't seen in the colder months.

We hope everyone enjoyed getting together at the Easter Egg Hunt! We look forward to seeing you around the neighborhood and at the pool!



See the great pics on page 3



The Russlen Farms Spring Yard Sale will be held on the morning of **May 7th, 2011**. Every year we pair up with the well-known Woodbridge Yard Sale, so while you are spring cleaning set aside stuff and join the fun!

Development and HOA news:

Mark your Calendars! HOA Meeting will be held May 11, at the Brambleton Center Room 16, in Cave Springs Corner [Salem Library not available!] - All homeowners were sent an invitation letter from Murray Realty this past week. Meeting will be 7:00 - 9:00pm.

Home Sales and Real Estate Update

Home sales have been good!
Julie Arthur [realtor and neighbor] reports:
"Russlen Farms Development presently has 5 homes under contract or closed in the first quarter of 2011, which, according to MLS statistics, is approximately 31% of the closed and/or pending sales of NEW homes in the \$250k to \$400k price range for that same period in Salem/West/South Roanoke County! We presently have 8 spec homes for sale in Russlen Farms. Our comps are strong and property values of our new homes are steady.

Pool and Clubhouse News:

Hurray!
Pool opening date:
Friday May 27th



Any updates to the rules for 2011 for the clubhouse and pool will be ready soon. The advisory board met Monday the 18th, and this was one area discussed. Look for the rules to be posted on the Russlen Farms website at www.russlenfarms.com

Recruiting! Your Pool committee - we will need a few folks to set out furniture and clean up for the new season. It is fun and not too tough - takes less than 2 hours, after supper. Look for an email invite and say "YES"!

Please report all pool or clubhouse needs to Lorie Murray. You may reach her at 540-366-7771 (emergency after hours 540-265-8032)

Landscape/Grounds Update

The Clubhouse and neighborhood grounds are beautiful!



The landscaping company we used last year will continue to serve us this year

The walking trail has been cleared of trees that had fallen over the winter.

There is still a bit of trash along the walking trail. We will send out an email invite soon to have a few folks walk the trail with trash bags for a bit of cleanup.



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Safety News

"No Parking" signs have been posted along the street outside of the pool entrance. Please use the clubhouse parking lot, except for handicap registered vehicles. If the parking lot is full, respect your neighbor's homes and do not block their mailbox and trash cans so that their services can remain uninterrupted.

Home and Property Improvements.

As you are getting ready to do some spring sprucing of your own yard, please remember that you must clear any visible or major outside improvements with the HOA Architectural Committee first. This might include fences, decks, screen porches, and the like. The committee requires that a form for "Application for Modification" be filled out and sent in. Approval review is usually quick.



You can find this form under the **forms and documents tab** on the Russlen Farms website. Call Lorie Murray at 540-366-7771 with any questions about what may require approval or any related Architectural issues.

 <i>Application for Modification</i> <small>To be sent to the Russlen Farms Architectural Review Committee [ARC]</small>		
Name:	Date Submitted:	
Address:	Home Phone:	
Email:	Cell or Office Phone:	
<i>Minor Modifications</i>		
Description of Modification - Be sure to review relevant guidelines before submission.		
Start Date:		
Projected Completion Date:		
<i>Major Modifications</i> [check all that apply]		
Fence	Screened Porch	Pool
Deck	Retaining Wall	Architectural Modification
Gazebo	Room Addition	Other:

YOUR help can make a difference!

Have something you want to change or want to see in the neighborhood? Want to have your opinion heard? Want more social events?

The Communications Team is working hard to keep you updated on neighborhood issues and events. We have found that there are specific areas that require a little more attention than we give, so we need your help.

Are you passionate about the management of the pool/clubhouse? Do you have a gift for bringing people together for fun and meeting one another?

Then please volunteer just a bit of your time to help. It's a great way to get to know some of your neighbors and have some fun as well. Contact Meghan Jones of the communications team if you are interested!



See the great Easter Egg Hunt Pics on page 3!



Here's to a great Spring!

Your Communication Team:

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Spring 2011 Easter Egg Hunt!



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