



## Neighborhood News March 2012

For the latest neighborhood information visit  
[www.russlenfarms.com](http://www.russlenfarms.com)



### Easter Egg Hunt:

Please join us for the Russlen Farms 3rd Annual  
Easter Egg Hunt!

Please hop on down to the clubhouse **Sunday, April 1st from 2:30-4 PM** for an Easter Egg Hunt! Bring a snack to share and 12 stuffed eggs for each child participating in the egg hunt. We will have kids hunt in the enclosed park and in the area outside the park and pool. Please contact Nicole Bocock (nbocock@yahoo.com) or Robin Bowen (rbowen@salem.k12.va.us) if you have questions.



### HOA news:

Murray Realty is currently working on finalizing a date for our annual HOA Meeting. We do know the **HOA Meeting will be held in May**. All homeowners will be sent an invitation letter from Murray Realty. Also, included today is a copy of last year's meeting notes for your review, also on the website!

### Development News:

The goal is to have all of the paving complete this Spring. We've been at the mercy of a lot of things beyond our control, but we are pushing to reach this goal. Some of this work will involve curb and entrance work, so don't be alarmed if you see folks working in front of your house or driveway.

Note from our builders: "Please thank everyone for their patience as I know the construction has dragged on much longer than any of us wanted or expected, but we are gaining on it. Thanks also to all of the homeowners for their efforts in making this a very special place to live."

### Pool and Clubhouse News:

**Hurray!**  
**Pool opening date:**  
**Friday May 25th**



Check out the pool regulations and rules for the clubhouse and pool by going to the website ([www.russlenfarms.com](http://www.russlenfarms.com)). Also planned are **12 new lounge chairs & some new tables** to replace those damaged from last summer!

**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 an hour, 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).



**The Russlen Farms Spring Yard Sale** will be held on the morning of **May 5th, 2012**. 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!

### Home Sales and Real Estate Update:

Our agent neighbor reports good activity with home sales in the neighborhood. A new road is going in soon to open the next section of Woods Hill. Both custom and spec homes continue to sell, with at least 2 homes sold recently in the Woods Hill section. Also, building continues on Foxfield Lane. with two new spec houses going up. All good news!



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### Do You Have New Neighbors?

Reminder about website – know any new neighbors? Invite them to visit our website and join the email list! **Don't forget to update your own information** when changes occur!

[http://www.russlenfarms.com/Info\\_Update.html](http://www.russlenfarms.com/Info_Update.html)

Thanks for spreading the word about the website and email group!

### 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, landscaping, decks, and screen porches. 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.

### Wind Concerns:

As many of us know, the wind in our neighborhood can be pretty strong. Please remember to keep your trash and belongings secure. Trash-can tie-downs can help keep trash from littering our yards. Thank you for your attention to this matter!

### Holiday Decorations - Friendly reminder:

Sometimes the press of things keep us from getting to some basic things. As a reminder, for those of us who still have yet to take down our Holiday lights and decorations, these really do need to find a home until next season!

### YOU can help 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!



*Here's to a Great Spring!*

#### Your Communication Team:

**Bill Horvath** - [bjhorvath1947@yahoo.com](mailto:bjhorvath1947@yahoo.com)  
**Meghan Jones** - [Meghanrjones@gmail.com](mailto:Meghanrjones@gmail.com)  
**Mary Margaret McDonald** - [mnmandjohn@verizon.net](mailto:mnmandjohn@verizon.net)



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### 2010 Homeowners Association **UNAPPROVED MINUTES** Annual Meeting May 11, 2011

Board Members Present:  
Joe Thomas, President  
Managing Agents Present: Lorie Murray  
Communications Leader: Bill Horvath

#### Determine Quorum and Call to Order

A quorum was not met (25%). The meeting was called to order by the President at 7:20 p.m. at the Brambleton Center, Roanoke. Managing Agent was recognized. A discussion ensued regarding reserving the Salem Senior Center for 2012.

#### Reading of Minutes from Previous Annual Meeting

Approval of the 2010 Annual Meeting Minutes were deferred since there was no quorum.

#### Review of 2010 Financials and 2011 Budget Highlights

- v The budget now stands on its own and is in good shape, without raising dues. We are also funding the capital reserve fund as required by state law. The budget no longer needs money from the developer, sales are meeting projections.
- v One homeowner asked about reminding homeowners that there is a \$500.00 initiation fee for resale, as well as new homes.
- v An inquiry about the pool contract and why there was money allotted for repairs was answered by Lorie Murray and Joe Thomas. Lorie said that she has received calls from non-Russlen Farms people wanting to join the pool.
- v An inquiry was made regarding the loan term. It is a seventeen year, 5.25 per cent loan.

#### Construction Update

President, Joe Thomas gave the following construction updates:

- v Construction is steady even in this poor economy.
- v The next section of Woods Hill is on target and the bank has approved the loan for Russlen Drive homes.

- v Joe has asked VDOT if he can remove the stones at the drop inlets so that water can flow more freely during heavy rains.
- v The final paving was not done immediately to keep the roads in better shape due to construction trucks and machinery.
- v There was a homeowner question about filing a pothole on High Gate and Mill Road.

#### New Business

- v Lorie said that there is a \$25.00 pool/clubhouse replacement fee.
- v 2011 Pool Rules are essentially the same.
- v There are two new pool signs with updated contact information and how to reserve the club house and pool on line.
- v Bill Horvath said that Murray Realty will bill each homeowner for the use of the pool or clubhouse at the end of the month in which it is reserved.
- v There was a strong reminder that non-potty trained children must wear rubber pants in the pool. There were three incidents in 2010 that cost the association a lot of money. The 2011 policy for fecal incidents is that the offending family will be charged for the clean-up.
- v Questions arose about the locking down of the facility when there is a fecal incident and access to the clubhouse for the physically challenged.
- v One homeowner inquired about Internet access at the clubhouse but it was not in the 2011 budget.
- v A homeowner asked about mulching the playground area. Joe said that special mulch is required and it was not in the 2011 budget. However, he will ask Hale for a price to see if it can be done this year.
- v A question arose about the machinery on Millwheel. Joe said that it is a construction site and the equipment must be stored somewhere.

Adjournment The meeting adjourned at 8:42 P.M.