

## Russlen Farms Neighborhood News

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

### Holidays are Coming!

**Future Events:** Keep an eye out for upcoming events in future emails. We are preparing for a lot of fun with the Halloween party, Christmas caroling, and street luminaries.

If you would like to be a part of planning future events please email any member of the Communications Team.

### Development and HOA Updates

From Joe Thomas - "New home sales have mirrored the national trend - slow, but hopefully improving. We have sold 7 new homes in Russlen through the first nine months. Our target is 10 and we hope that we will get there with two and one-half months to go. This is still a very good number for any one subdivision in our area given the market conditions. In a nutshell, we are not where we would like to be, but we are happy with what we have."

### VDOT Takeover of Some Roads

The roads in Foxfield I, II, & III, River Oaks I & II and the Villas have all passed final inspection with VDOT and are scheduled to be taken into the system within the next 30 days. VDOT required some of the stop signs the developers had installed as a response to homeowner concerns to be removed in order for the roads to pass final inspection. It was disappointing that they required the stop signs to be removed, but they would not waiver from their position. Please be aware of new traffic patterns!

### Upcoming Halloween Social Events!!



Come down to the Clubhouse Parking Lot on **Sunday, Oct. 28th** to enjoy some time with neighbors and **Hayrides are back! Everything** will take place at the clubhouse! There will also be a **costume contest with prizes** for the winners! Bring a snack to share and come in costume. It's a great way to meet a new neighbor. 3:30 til 5:30 pm

### Pool and Clubhouse Information

The pool has now closed after a great season! Hope you enjoyed spending some time relaxing and swimming!

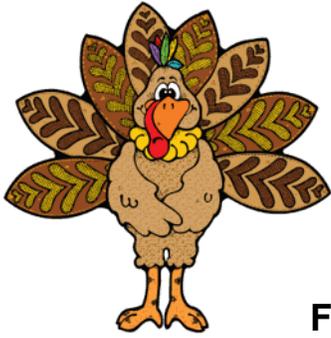
**A BIG THANKS to Dan Sebolt, Max Sebolt, Nick Sebolt, Bill Horvath, and Brent Jones for putting away the pool furniture!**

**Pool rules and policies** will be reviewed this winter, so if you have input on this issue please contact Murray Realty or the Communications Team!



### Replacement Pool Furniture:

Some of the furniture needs to be replaced. We took an inventory of the furniture as we stored it away for the winter. Money for replacements will be budgeted for next summer!



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### Political Signs

Our HOA Board understands that this is a heated election and many are passionate about their position; however, our HOA rules state that no political signs are allowed to be displayed.

### Holiday Trash Collection

Remember that during holiday weeks our trash collection may not always occur on Tuesdays. To view the schedule go to [www.roanokeva.gov](http://www.roanokeva.gov), under **solid waste collection**

### Murray Realty Has Moved!

**Their new address is now:**  
**4519 Brambleton Ave, Suite 200**  
**Roanoke, VA 24018**  
**Please send your dues here!**

Contact Lorie Murray with any concerns, questions about dues or facilities, or other issues.

Lorie@murrayrealty.com  
540-366-7771 after hours 540-265-8032

### WE NEED YOUR HELP!

We need a few neighbors to help with the Communications Committee or the Pool and Clubhouse committee. It doesn't take up much time but makes a huge impact! Please email us at [russlenfarms@yahoo.com](mailto:russlenfarms@yahoo.com) if you are interested! We appreciate your support!

#### Communication Team Contacts:

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)

### Welcome our New Neighbors!

We love to welcome new neighbors! As you meet new folks, encourage them to go the web site [www.russlenfarms.com](http://www.russlenfarms.com) and begin receiving communications!

Also, please drop us a line if you would like to be part of a personal welcoming team.

### Personal Information

Has your contact info changed? New email? add a second email? Phone number change? Just go to [www.russlenfarms.com](http://www.russlenfarms.com) and click on "Documents and Info Update" link on the left, then "Info Update" and enter your information.

### Street Safety!

We've had reports that emergency vehicles and buses occasionally have trouble navigating our roads due to cars parked on the streets. Please be careful to park appropriately and ensure that there is sufficient room for larger vehicles to pass.

### Website Updates

The website is constantly being updated with new information and updated policies. Please check the website regularly for updates!

[www.russlenfarms.com](http://www.russlenfarms.com)

The application 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.**

