



# The Messenger



October 2017

The Official Newsletter of Smithy Glen

Vol. 19 No. 1

## What does the word Covenant mean to you?

If you are a person of faith it means a sacred **agreement** between you and God. God sets specific **conditions** and He promises to bless you as you obey those conditions. When you choose not to keep His **covenants**, you cannot receive the blessings and in some instances; "You suffer a penalty as a **consequence**". If you are just a regular ordinary person, a good example of a covenant might be: you are hired (**make an agreement/ covenant**) with your boss to pay you X amount of money each week for the work you do. If you do not do the work, your **consequence is**; "You're Fired". If you live in a Planned Unit Development, such as Coventry and Smithy Glen, when you receive your disclosure book, you are stating that you are **making an agreement** with the Homeowner Association to abide by the CCR's, (**Covenants, Conditions, Restrictions**). When you choose not to abide by the CCR's, **your consequence is**; "A Violation Notice"!!

Example: There are three parts to a violation notice. 1st- There are door knob notices or 1<sup>st</sup> letters, stating that your flower beds need to be weeded. This notice usually gives you two weeks to do the work. 2<sup>nd</sup>-This is usually a letter urging you to get the work completed in two weeks or you will be called to a hearing. 3<sup>rd</sup>- If you have not complied, and now you have had four weeks to do the weeds, you are called to a hearing. At the hearing, (by law we have to send the notice two weeks before the hearing, so it is another two weeks), you can explain why for the past six weeks you have been unable to weed the flower bed! You have caused the Site Manager and one of your Board members to write two warning letters costing \$1.00 each, (paper, envelope, printing, stamp) and a certified letter costing \$7.10 (stamp, paper, printing, envelope). After the hearing you will receive, by law, another certified letter costing \$7.10 with the results of the hearing. A total of \$16.20. **Your consequence for not abiding by the covenants is; A \$50.00 fine/assessment to your homeowner account!** Article 13, (g), Pg. 18.

We will discuss other violation notices as space allows in future newsletters.

*This authorized publication of the Smithy Glen Board of Directors is published to convey official and unofficial information to all residents of Smithy Glen.*



## Mark Your Calendar

**Smithy Glen Board of Directors meets every other month on the 4<sup>th</sup> Tuesday at 7PM at the Clubhouse. The next meeting is October 24, 2017.**

**This will be a Town Hall where everyone is invited to ask questions, say what's on their minds and give their views on anything! We look forward to seeing you there. All are welcome!!!!**

*FYI- The Master Association monthly meeting is held the 2<sup>nd</sup> Thursday each month.*

## OUR MILITARY

*The Smithy Glen Board of Directors would like to take this opportunity to once again thank our dedicated military members and their families. No matter what your rank, whether you are stationed here at home or abroad, your service is important to our country. We salute you and thank you!!*

## NATIONAL EXTERMINATORS

Each year this company does a visual inspection of the outside of each of our homes. The biggest problem they encounter is mulch up against the foundation of our homes. Mulch should be at least 2 inches from the foundation. Please be aware as you put down mulch at your home. Keep the mulch away from the foundation!!

## YARD of the MONTH



In July 2015, the Board voted to have a Yard of the Month, to give a little praise when homeowners take care of their property with some extra TLC. The Board has had their work cut out for them this year. So many of you have really kept up with your yards and flower beds. Winners of Yard of the Month since May 2017 are:

May- 211 Linden Court  
June- 118 Sterling Court  
July- 302 Crescent Court  
Aug.- 101 Linden Court  
Sept- 501 Hamlet Court  
Oct.- 306 Hamlet Court

Thank you to all. Your yards look great!!

**GUTTERS-** Many homeowners literally hate this necessary job of cleansing gutters. Why is it necessary? The following is taken from a recent newspaper article. **Leaks-** water will take the path of least resistance. When clogged gutters do not allow the water to drain away properly, water will find other ways to the ground. It may work itself right into the walls and ceilings of the home. **Excess weight-** Gutters are meant to hold the weight of traveling water and not much more. When stressed with too much weight, the gutters can pull away from the home. **Ice-damning-** when not cleaned, water and leaves in gutters can freeze. Blocked water can back up and push against the roof, lifting shingles and destroying the roof in the process. **Foundation trouble-** Clogged gutters can contribute to cracked foundations. Leaking water from the gutters will pool around the foundation, expanding when frozen and causing the foundation to crack. Gutter cleaning should be scheduled in the spring and fall every year. Routine maintenance can save homeowners many headaches and prevent some very expensive repairs. Wrought Iron Bend residents, you need to check your gutters NOW because of all the trees behind you.

## ARE YOUR DRAINS SLUGGISH?

**Suggestion for keeping drains free from grease:** Buy a bottle of Dawn dish detergent and each month go to the downstairs bathroom closest to the street. Squirt 4-5 squirts of Dawn into the toilet bowl and let stand for 10 minutes, then flush. Dawn is a great degreaser! (This came from a plumber that was on site cleaning out a clogged drain).

## Architectural Modifications (ARC)

*If you are planning any changes to your home that can be seen from the street or might change the look of your home in any way, please submit an ARC review form to the office BEFORE YOU START THE PROJECT. All changes MUST be approved by the ARC committee. Remember you live in a Planned Unit Development which means you need to have approval for many things before you can do them. ARC meets on the 4<sup>th</sup> Monday of each month. Paperwork must be in office by the 5<sup>th</sup> of the month, so give yourself plenty of time and DON'T START UNTIL YOU ARE APPROVED!!!! If you are not sure if you need ARC approval, fill out a form. They will let you know if you don't need approval.*

## THOUGHT OF THE DAY-----

Love isn't what you say.....

Love is what you do!!!!

Winnie & Piglet

**TREES-** In October 2014, Resolution 2014-1 was signed and sent to every homeowner to reinforce our documents once again regarding "**NOTHING shall be visible above the fence**". This includes trees, shrubbery, tents, play equipment, ornamental stuff and everything else that can be seen above the fence. We spoke of why trees needed to be cut back or taken down due to the root systems damaging foundations when planted too close to the home. We have had a few homeowners, once they really looked at the root systems agree that something needed to be done. Please remember that as the tree grows up the root system spreads out. This is a reminder to all homeowners that fall is a good time to take care of trees and roots!

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## **FOG ALERT**

(Fats, Oils and Greases).

This is a constant problem for the Smithy Glen Board. We have had numerous drain clogs and 99% are due to things going down the drains that shouldn't.

**Can the Grease:** Pour used cooking grease into an empty container. **Store in freezer.** Once solidified, toss into your trash.

**Scrape your Plate:** Wipe all pots, pans, dishes and cooking utensils with a paper towel prior to washing to absorb the grease.

**Catch the Scraps:** Eliminate using the garbage disposal. Catch food scraps in your sink with a basket or strainer and toss them into the trash.

All of us are responsible for keeping our waterways clear of pollution and our home drains clear of built up grease.

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## **SOCIAL MEDIA**

The Coventry Neighborhood Watch, like everything else works well until it doesn't. Many residents have informed others of bad things that have happened at their homes, solicitors that are going around and this is a good thing. On the other side of good is always, not so good. There are still residents that get on there and want to hiss and boo everything that the people in the office and the HOA does and at times they have not been at all nice. Rather than let people embarrass themselves by what they write and their attitude, the site administrators have removed the comments. Now please be assured, the Smithy Glen Board is not afraid of criticism and new ideas. In fact, some of our best work has been given to us this way. And this is why we are having a TOWN HALL meeting on Oct. 24, 2017 at 7PM in the clubhouse. This will give everyone who attends a chance to speak out. On the Social Media page all you get is other unhappy people agreeing with you, but no problems resolved. So come and join us. As with all of our meetings, refreshments will be served!!

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## **MEET our new Director**

She is Shana Steiner. Shana, husband and daughter have lived in Smithy Glen for 4 years ago. Welcome aboard, Shana!

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## **BUDGETS**

If it's October in Coventry, then it's Budget time! We will be working on our budget this month for 2018 and hope to have it ready for our October meeting.

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## **MAIL BOX CENTERS**

The Mail Boxes belong to everyone who uses them. Do you think once in a while someone could take a broom to them and brush away the cob webs? Recently, while attaching recycling information to the mail boxes, volunteers were attacked by giant webs!! We do not have enough volunteers to lose one because of giant cob webs. So grab a broom and lend a helping hand.

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## **AMERICAN FLAGS**

- 1- It is the universal custom to display the flag only from sunrise to sunset. When a patriotic effect is desired, the flag may be displayed twenty-four hours a day if properly illuminated during the hours of darkness.
- 2- The flag should not be displayed on rainy days.
- 3- Flags should **never** be allowed to touch the ground.

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## **PODS**

Pods are allowed in Smithy Glen as in other parts of Coventry. However, they may only be in your driveway or in your parking space. They cannot be left in common areas. They may only be in Smithy Glen for three days. Longer than that would require a letter to the board for permission.

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## **MUTT MITTS**

If you own a dog or cat and it poops in Smithy Glen, Coventry or anywhere in the county, you are required by law to pick it up and dispose of it properly. The Association buys Mutt Mitts for your convenience. **USE THEM!!** There is nothing worse than walking along in the grass and stepping into POOP. We have had many homeowners complain about this and they definitely have the right. **To be perfectly honest, the way we see it is: if it's your animal, then it's your POOP. Many thanks to the owners who do pick up after their pets!!**

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## HELPING HANDS

A big THANK YOU to the gentleman that walked the streets in Smithy Glen this past summer picking up our litter. We know his name but when we asked if we could print it he said; "I'm just making our neighborhood nice to live in". Thanks, again.

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## HOLIDAY LIGHTING



Holiday lights are encouraged here in Smithy Glen. The Master Association runs a best display contest each year. Two winners are picked from each section in each community. Please note that lighting shall not be operative prior to Thanksgiving and should be taken down not later than the following 7<sup>th</sup> of January. Good luck to all.



### SCHOOL IS OPEN

This usually means that our younger residents are waiting at corners for their buses to appear. If life was perfect they would be lined up like little soldiers waiting for the bus to pick them up. Well, life is not perfect, so the youngsters are all over the place. Please be extra careful while driving off to work in the morning. Some of the children are really small and not easily seen.



Monica of Wexford Court thought it was time to change the monogram on her towels. On July 13, 2017 she and Thomas said their I DO's. Congratulations to the whole family.

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## VOLUNTERS

How does a Community like Smithy Glen survive? With the help of the person reading this newsletter who can give an hour or so a month to serve on the board. Or ten minutes to deliver this newsletter to their court OR just come to a monthly meeting to lend your support to the board and maybe bring some new ideas to the community. **It's a lot easier if everyone does just a little than expecting just a few to do a lot. Please consider volunteering!**



Hi, my name is William. Stop and say hi to me when you see me on my trike!!

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Please cut and save the following for future reference. We have listed contractors that you might need from time to time. Remember, these are your homes; the choice of contractors is yours. But, if you don't have someone, here is a list. These are not recommendations but some of our homeowners have used them.

### **Chimney Caps-**

Dave Bell-Best Home Maint.- #328-0027

Dave Clark- #256-4100

### **Fence Staining & House Power Washing**

Prices will vary depending on fence size.

Try to get neighbors together for better price.

Dave Clark - #256-4100

Best Home Maintenance- #328-0027

### **Plumbers-**

A Hampton Roads Plumber- #723-1111

Ziegler Plumbers (Ron & Steve)- #877-2054

### **Electrician-**

RM Lawson-(Ray) #218-5749

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## **EMERGENCY - 911**

**Non-emergency - 890-3621**

**Sheriff's office- 890-3630**

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### **SMITHY GLEN BOARD MEMBERS**

Rob Fitzmaurice---President

Ron Moore---Vice President

Bill Allen---Treasurer

Kathi Aiello---Secretary

Shana Steiner---Director

## RECYCLING

- If you recycle, you should have received either a 96 gallon recycle or a 64 gallon recycle tote by now. If not, contact the office #867-9200.
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- **The first thing you need to do is: put your address on your new recycle tote. While you are at it put your address on your trash tote.**
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- These totes were ordered for you. If it gets misplaced, you will be responsible to pay for a new one. Cost is \$75.00. So get those addresses on them.
- There are instructions on the top of each tote that tells you what should go into them.
- Cardboard must be broken down to fit inside the tote.
- Recycling will all be done by the truck with arms. If it isn't in the tote, it will not be picked up!
- Please leave space between totes so those arms can get around each tote.
- Recycling is every 2 weeks. The start date was last Thursday, Oct.12, 2017, so the next day for pickup for all totes will be Oct. 26, 2017. Every other week.
- If you have Bulk items (sofas, chairs, etc.) the cost is 3 large items \$30.00. You will have to drop a check off at the office, made to Waste Management before we can order a pick up for you.
- We are in the process of arranging a Smithy Glen bulk pickup-early November.
- Although we did negotiate some good things with our new trash contract, the fee to use the County dump remains the same. It is the County so show your Yorktown address and they may not charge!
- If we forgot anything, please remind us at the Town Hall next Tuesday, the 24<sup>th</sup>!!

## Smithy Glen Townhomes Owners Association, Inc. – Maintenance Responsibility Chart

Article 7 – MAINTENANCE AND REPAIR OF THE LOTS, TOWNHOUSES AND COMMON AREA OF THE PROJECT; Section One – Duties of the Association; of the Declaration of Covenants, Conditions and Restrictions states that the Association shall cause the exterior of each Townhouse, the Lot upon which the Townhouse is situate, and the Common Area of the project to be kept in good order, condition and repair and in clean and sanitary condition and appearance, and shall cause to be performed and furnished all the labor and materials which may at any time be necessary to accomplish the same.

Description of Item or Service	Resp.	Comments
<b>BUILDING EXTERIORS</b>		
- Roof Replacement	A	Replacement as per Reserve Study
- Roof Repair	H	See *-Check office for Warranty
- Gutters and downspouts	A H	Replace per RS= A, Routine maint=H
- Chimney Cap	H	
- Chimney Pipe/Fireplace	H	
- Chimney Cleaning	H	
- Bathroom/Stove/Dryer Vents	H	
- Vinyl Siding replacement	A	Replacement as per Reserve Study
- Vinyl Siding upkeep/repair	H	See **-. Siding to be power washed as needed to remove mildew.
- Exterior Brick	A	Normal wear & tear only
- Exterior Metal Trim	A	Normal wear & tear only
- Concrete Patio, Entrance walkways, driveways	H	As indicated on Homeowner plat as private property
- Fences, fence latches, locks and hinges	H	Fences to be repaired & power washed. Use only Olympic Elite Semi-Solid "Canyon Sunset" to Stain and Seal-clear base.
- Railings	A	Normal wear & tear only
- Exterior Light fixtures	H	
- Exterior Termite inspection	A	Yearly
- Interior Termite inspection	H	
- Townhouse structure	H	
- <b>DOORS &amp; WINDOWS</b>		
- Shed door	H	
- Front door	H	
- Sliding door	H	
- All door frames	H	
- Exterior locks, hardware	H	
- House numbers	H	
- Door painting (Outside)	A	Garage, front, back and shed— Normal painting rotation
- Kick plate, bell, knocker,	H	
- Storm doors	H	New doors require ARC approval
- All windows (glass, seals, frames)	H	
- Wood/ Aluminum Trim/ Shutters	A	Normal wear and tear only

Description of Item or Service	Resp	Comments
- Locks, tracks, balances	H	
- Screens	H	
- Skylights	H	
<b>UTILITIES</b>		
- Sewer If there is raw sewage coming up into tub or toilet call County emergency at 890-3773.	A H	Homeowner is responsible for the line from inside the home to cleanout. Association is responsible for the sewer line from cleanout to main sewer line.
- Water	A H	Homeowners are responsible for water line from the meter to the home and inside home. <b>Newport News Water Works</b> is responsible for lines from street into the meter.
- Cable TV/ Satellite Dishes	H	Satellite dishes require ARC form and to comply with Association Rules & Regulations
- Phone/ Electrical connections	H	
- Heat and Air-Conditioning Unit	H	
<b>COMMON GROUNDS</b>		
- Sidewalks	A	
- Roads	A	
- Lots/ Landscaping	A H	Association shall provide grass cutting in front yards only as provided in landscape contract; homeowners shall cut grass inside back fence. Homeowner is responsible for maintaining landscape beds, i. e. much as needed, bushes trimmed, free of weeds.
- Street Lighting	A	
- Lakes	A	
- Household trash removal	A	Home address should be on tote
- Bulk trash removal	H	Contact Association office for assistance. Ph # 867-9200
<b>INSURANCE</b>		
Common Areas	A	
Townhouses	H	Owner & Renter policies

\*Roof Repair-Any natural disaster which occurs and leaves areas in need of repair.  
 \*\*Vinyl siding upkeep/repair-Any natural disaster which occurs and leaves areas in need of repair.