



Nottingham

News

April 2009

Nottingham Place

At the request of the AC, the NPNA Board provided the following update regarding Nottingham Place maintenance. The purpose of this statement was to clarify to both neighbors and prospective residents the provided services. It is as follows:

Nottingham Place Neighborhood Association was developed to provide a transition to a maintenance-free lifestyle. The Association, supported by a reasonable monthly fee of \$253.00 paid quarterly, covers exterior home and yard maintenance year-round, including:

- **Weekly garbage service**
- **Weekly turf mowing during season**
- **Lawn edging around landscape beds and along sidewalks & driveways**
- **Turf aeration**
- **Turf and plant fertilization**
- **Leaf removal**
- **Shrub trimming**
- **Tree pruning**
- **Mulching**
- **Weed control**
- **Pest control**
- **Winterizing and start-up of irrigation systems**
- **Walkway and driveway snow removal**

An independent analysis of the fee for all of this determined that it is less than what it would be if the homeowner contracted for all of it separately.

Management provides an employee who is always on call to address any concerns, provide advice and work with homeowners.

Additionally, the Association will assist homeowners with exterior home repairs and other aspects of yard maintenance, including:

- **Replacement of flowers and other landscape materials**
- **Seasonal color**
- **Programming, adjustment, and repairs of irrigation systems**
- **Power-washing**
- **Gutter inspection**
- **Siding repair and painting**
- **Roof repairs and replacement**
- **Deck and patio maintenance & repair**

The community is part of the Ford's Colony at Williamsburg Homeowners Association (FCHOA). In addition to the amenities provided by this master Association (e.g., community center, tennis courts, swimming pools, walking trails, nature trail), FCHOA dues pay for the maintenance and repair of the roads, signs, sidewalks, and common areas within Nottingham Place, along with the entrance and its gates. There are four finely landscaped common areas in the subdivision, and an extension of the Nature Trail that provides access to Westbury Park and the rest of the trail.

Steve Hein *NPNA Board*

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NEIGHBORHOOD NEWS



Nottinghamshire prepared for the arrival of spring.

On Wednesday, March 25, the Nottingham Dining Out Group enjoyed getting together at Ben & Barbara Machinist's home for appetizers and drinks prior to dinner.



Neighbors dining out at the Williamsburg Lodge.

APRIL MAINTENANCE ADVICE

- ✚ The first lawn cutting will begin this month.
- ✚ Sprinkler systems will be activated for the season.
- ✚ A proposal was submitted by Doug Stanley to add a coordinated JCC annual backflow inspection to the maintenance coverage.



Mulching by Virginia Grounds was recently completed.

ADVISORY COMMITTEE NOTES

On March 10, the NPNA held the first board meeting of 2009. Items concerned the status of the neighborhood; a wrap up of 2008 performance and consideration of the future composition of the NPNA Board.

On March 18, the AC met with the board concentrating on the financial status of the association. Items discussed concerned,

- ❖ The NPNA had a net cash on hand of over \$22,000 as of January 31, 2009.
- ❖ No financial difficulties are foreseen (this concerns the current housing market).
- ❖ The proposed landscaping will be clearly defined with a target planting of fall 2009 provided surplus funds are available.
- ❖ Developer Loan payments are complete and no collection difficulties are expected.
- ❖ Progress on the covenants issue was discussed and a special meeting will be set to refine the requested changes

