

December 2009

The Constant

New and Events for

JAMESTOWN HUNDRED



WELCOME TO OUR NEW BOARD MEMBERS

During the October 2009 annual meeting, the Jamestown Hundred homeowners association elected four new board members for 2010. These volunteer homeowners will serve in the following roles:

- * Paul Harder, President
- * Marianne Deciano, Vice President
- * Christine Trevillian, Secretary
- * David Krause, Treasurer
- * Taru Keith Taylor, Member at Large

The board will be supported by Joe Gagliano of Berkeley Realty as the management agent. If you have any questions about the board, our role with running the association, or about the community, please contact Joe.

Point of Contacts:

Paul Harder:

pxharder@yahoo.com

Marianne Deciano:

mdeciano@cox.net

Christine Trevillian:

David Kruse:

joyceanddave@cox.net

Taru Keith Taylor:

tk625@cox.net

Joe Gagliano: 757-229-6810

jgagliano@berkeley-realty.com

INSIDE:

2010 Budget information	2
Announcements	2
Heartfelt Thank you	2
Hooray for Volunteers	3
Manager's Corner	3
Reminders	3

'Tis the Season

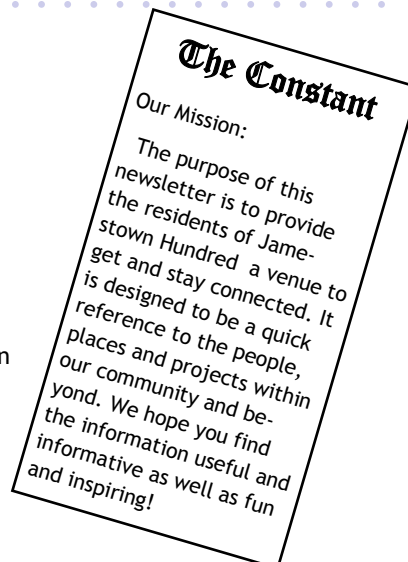
We've written a letter...

We've asked the elves...

Now we'll wait and see...

We hope Santa will make an appearance right here in our own neighborhood! December 19th 4-7pm

Look for the signs that will be posted around the neighborhood with more information as soon as we know!



Mark your
calendars
Santa will
be here
December
19th.

New 2010 Budget Approved

The annual budget for 2010 was approved at the October annual meeting by the homeowners in attendance. Following a voice vote, the approved budget increases the annual dues paid by the homeowners from \$210 per year to \$220 per year.

The past boards have worked very hard to control costs related to managing the homeowners association. Efforts such as renegotiating the landscaping contracts and hiring a new management agent have deferred other costs that the association have seen increase over the past year.

This budget allows the association to contin-

ue upkeep of the grounds and landscaping in the community, maintain oversight of the community, set aside reserves for future maintenance needs, and plan social events for our neighbors.

Every homeowner will receive a copy of the 2010 budget and our Finance Committee of volunteers are meeting regularly to monitor our finances to ensure your dues are spent wisely. Please read over this budget carefully and contact Joe Gagliano at Berkeley Realty or Paul Harder if you have any questions .



Announcements Information to keep you in the loop!

"We are working on a new website for you to find out what's happening in Jamestown Hundred. More details will be forthcoming."

- We have an announcement board! As you come into the community, look on the left near the open space and you will see a tall board. We will be posting news and information here so keep your eyes open for changes. We would like to add solar lighting to it soon. Anyone with suggestions or information please give one of us a call!
- We are working on a new website for you to find out what's happening in Jamestown Hundred. More details will be forthcoming.
- We also understand that in these tough financial times some residents may be experiencing difficulties making dues payments. But don't wait to contact us until things go to collections. We can work out payment plans and deferment options to help you and your family out, no questions asked. Contact Joe at Berkeley Realty to get things started.

WHAT A COMMUNITY EFFORT!

On behalf of the Social Committee, we would like to send out a heartfelt "THANK YOU!" to all for making our Halloween Food Pantry drive for *FISH* a huge success.

Your generous donations will go to help families right here in our area at a time of year when it is most needed. It was particularly heartwarming to know while many of our neighbors already contribute through the Girl Scouts or their Church groups they still found a way to give again to this all important cause. Your involvement in our Jamestown effort is most humbling.

And thank you also to those who continue to add items to our drop boxes.

Seeing that the need is ongoing, we would like to continue our efforts and plan to make at least one more drive during the holiday season so be on the lookout for a date and instructions in the next flyer attached to your mailbox. Or you can drop items off anytime to 3231 or 3224 Reades Way. Both homes will have a container out front for your convenience. (weather permitting)

If you would like to join us in planning community events please contact Juliann Corrigan @ 220.8091 or Trena Meeske @ 229.2523

In addition to our annual yard sale and July 4th picnic, we are currently working on a Holiday party with Santa and could use your help!

Again, thank you for your kindness and generosity .

Sincerely,

Jamestown Hundred Social Committee

Hooray For Volunteers!

Our community runs on the volunteer efforts of many of your neighbors. From the landscaping at the front entrance to planning our annual neighborhood Yard Sale, it's the dedication of homeowners like you who make our neighborhood a wonderful place to live.

On behalf of the Board of Directors, we want to extend a heartfelt thanks to everyone who participates on the committees, helps with events and activities, works on keeping our community safe and beautiful, or contributes in any way.

And if you are looking for a way to get active in our community, come join us! We have three active committees (Landscaping, Finance, and Social) with a list of things to do. For students, your work volunteering in our wonderful



community can help with any local school or other community involvement requirements. For additional information, contact Joe Gagliano at Berkeley Realty at 757-229-6810 or jgagliano@berkeley-realty.com.

And again, advanced thanks to all volunteers!

Manager's Corner by Joe Gagliano

I work for Berkeley Realty, and have been assigned as your property manager for Jamestown Hundred. If you have any questions, comments, complaints or complements, please take a few minutes and put them in writing to me, and we'll take the necessary actions to get things addressed as quickly as possible. The easiest way to reach me is via email at jgagliano@berkeley-realty.com. Our office is located at 907 Richmond Road and we are open from Monday - Friday from 9:00AM to 5:30PM.

As you recall from your Annual Meeting, assessments for 2010 have increased slightly to \$220.00/year for 2010. As a reminder, be on the lookout for an invoice and a pre-paid mailing envelope in the mail about the middle of December. The first half of the assess-

ment will be \$110.00 and is due on the 1st of January 2010. Simply put your address on your check, and drop the pre-addressed envelope in the mail. Please allow a few extra days for the mail to arrive during the holiday season. In accordance with your governing documents, payments not received by the 15th of January shall result in a late charge of \$20.00, and if the assessment and late charge are not paid within thirty (30) days after the original due date, the Assessment and late charge combined shall begin accruing interest at the rate of eighteen percent (18%) per annum, compounded annually. Please help your association meet its financial obligation and get your payments in as early as possible...we thank you in advance for the help!

Breaking News...The second week of December, our office will be moving to our new location located at 150 Strawberry Plains Road, Suite 1A, Williamsburg, VA 23188-3408. We will be next door to the Berkeley Middle school and diagonally across the street from the Bucktrout funeral home. If all goes we expect to be fully operational on the 21st of December. Our phone numbers will remain the same, as will our office hours!

Reminders Just taking a moment to remind everyone of some odds and ends.

- Please watch your speed! Our community has a 25 mile per hour speed limit for a reason. The sharp turns and prevalence of parked cars along the street make it difficult to drive through our community. Please respect the speed!
- Sorry folks! Mobile basketball hoops must be put away no less than 25 feet from the center of the street when not in use. That's a VDOT rule, not ours.
- Remember to keep trash cans sealed and placed at the curb no earlier than the night before pickup. We have numerous scavenger birds in the area who are known to feast on open containers.
- Please be a responsible pet owner! There have been several complaints concerning our furry neighbors. Owners are expected to pick up after their dogs—even in the common areas. These areas are adjacent to or used by others and

should be left waste free. And please curb your cats also. They cause others dogs to bark, leave 'calling cards' and interfering with the wildlife habitats many of your neighbors have worked





Resident
Jamestown Hundred