



Summer 2011

Volume 3, Issue 2

Shelton's Run HOA Newsletter

INSIDE THIS ISSUE:

1. New Board Member – Joe McCarter
2. Community Meeting - October 23, 2011
3. September HOA Dues Payments
4. REMINDERS: Annual Dues, Changes of Address, Renters and Sellers
5. Trash and Recycling Information
6. Message from the President of the HOA
7. Update on Retention Ponds
8. ARC Committee Community Walk Thru
9. Welcome to new neighbors!

Shelton's Run HOA Community Meeting & Picnic Board Elections!

**Sunday, October 23, 2011
3:00 pm
The Tot Lot
Walt Whitman Blvd**

We will vote to elect two new Board positions at this meeting for new three year terms. If you are interested in running for a Board position, please contact a current Board member prior to this meeting.

The HOA will host a Community picnic at this meeting. We will provide drinks, hamburgers and hot dogs. Please bring a traditional picnic side dish with you to the meeting for everyone to enjoy. We also plan to have a Moonbounce for the kids.

If you would like to volunteer your time to work on the planning of the picnic portion of the meeting, please contact Laura Acheson at 540-657-1429.



2011 Board of Directors

Chad Breeden, President

Phone Number: 540-318-8563

Email: chad.breeden@sheltonsrn.com

Mike McClelland, Vice President

Phone Number: 540-657-1971

Email: mike.mcclelland@sheltonsrn.com

Julie Hancock, Treasurer

Phone Number: 540-720-7194

Email: julie.hancock@sheltonsrn.com

Joe McCarter, Secretary

Phone Number: 540-659-5957

Email: joe.mccarter@sheltonsrn.com

Laura Acheson, At Large Member

Phone Number: 540-657-1429

Email: laura.acheson@sheltonsrn.com



Denise DeCarlo, Bookkeeper

Phone Number: 540-326-5198

Email: denise.decarlo@sheltonsrn.com

The Shelton's Run HOA Welcomes Joe McCarter to the Board!

When Enzo Simoni resigned from his Board position in May, **Joe McCarter** agreed to join the Board of Directors as our new Secretary. He will fulfill the term that Enzo vacated and will be a Board member thru the year 2013.

Joe and his family have lived in Shelton's Run for two years and he is anxious to be of service to our community.

Please join us in welcoming him to our Board of Directors and thanking him for his willingness to volunteer his time to our community.

Happy Summer Shelton's Run! It is hard to believe that August is already here, and fall is just around the corner.

This is your first electronic newsletter! We adopted the e-newsletter format in an effort to save money on the printing costs associated with producing the newsletter three times a year. With so much of our daily lives now being conducted on-line, it was hard to justify spending the dollars on the printed copy. We encourage you to register and use our website (www.sheltonsrn.com) which contains lots of useful information to include electronic copies of our covenant, the architectural review committee's guidelines, updates on our monthly meetings (time, location) and our newsletter. If you are having difficulty accessing the information electronically, please feel free to ask any member of the Board of Directors for assistance.

I encourage you to read through the entire edition of this summer's newsletter in which we welcome new neighbors and provide other useful information. I have just a few notes concerning issues that impact everyone in our community:

- Please encourage all of the drivers in your home to be mindful of their speed as they travel our streets. Beautiful weather, running late, talking or texting on our phones are just a few reasons we can lose track of our speed. While the speed humps help slow us down, it is ultimately a personal responsibility of the driver. Thank you in advance for your help in making/keeping our neighborhood safe.
- In the spring newsletter, we asked our pet owners to be mindful of the waste from their four-legged friends in our common areas. We've installed signs as a reminder. Along those same lines, there have been multiple complaints from residents about other people's dogs coming onto their lawns. While little Rover may be the best dog ever, he/she can still scare folks who aren't familiar with him/her. When you combine this with them leaving waste in a neighbor's yard, it is easy to see why folks are getting frustrated. Please be mindful of your pet's location at all times when they are outside.
- We recognize that the jogging track is starting to be overrun by weeds. We've discussed this issue with our landscaper, and they are in the process of addressing this problem. Please bring other concerns you may have about our neighborhood to our attention, and we will do everything we can to solve the problem.
- The Architectural Review Committee recently walked through our neighborhood to ensure compliance with both the structure and the landscaping (our homes and yards). They have compiled a list of the areas that require attention and will be forwarding a copy to those homes not in compliance in the next few weeks. A big reason our subdivision still looks fantastic is the willingness of our homeowners to remain compliant with our standards. Whether you have been here for years, are a new homeowner or renter, we all have to do our part to keep our neighborhood beautiful. If you are unsure of the requirements, it is easy for us to get you a copy of the ARC guidelines-just go to the website!
- Finally, with summer almost over it is time to look to the fall and our community meeting. The October community meeting is a great time to meet your neighbors and it is also an opportunity to help elect new board members (you know you want to be on the board!).

On behalf of the board, I would like to say that it continues to be an honor for us to serve you. If you need anything, please email or call us. I hope the rest of your summer is safe and enjoyable for you and yours.

Chad Breeden



REMINDERS!

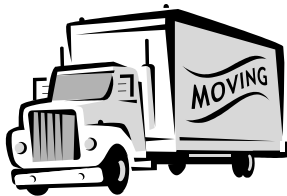
HOA DUES ARE PAYABLE TWICE A YEAR:
March 2011 and September 2011

Homeowners will receive a postcard reminder 4 weeks prior to the due date. Please note your LOT # on your check for proper credit. If your home is being rented, and dues are paid by a realty/management company, please make sure they have the correct amount, \$197.50. \$25 late fees will be assessed if your payment is postmarked after the 15th of March and the 15th of September 2011 – no exceptions. A \$35 “insufficient funds fee” will be charged for all returned payments. After 30 days of non-payment, your trash service will be suspended. If the account remains unpaid, it will be turned over to the HOA attorney, who will begin a lien process on your home. **PLEASE** contact a Board Member **IMMEDIATELY** if you are having difficulties with these payments.



HAVE YOU MOVED? RENTING YOUR HOME?

Please let us know the names and contact numbers of your renters, property management company and forwarding information where you can be reached. You may contact any member of the HOA Board or mail a change of address card to the HOA with this information.



Selling your Home?



Did you know Virginia State Law requires...

the seller of a home to provide a copy of the Shelton's Run HOA Disclosure Statement to the buyer (new homeowner) prior to closing? It is also required by the Shelton's Run Declarations, so please contact Denise DeCarlo via email at denise.decarlo@sheltonsrn.com to request a package. If you have questions, please contact her by phone at 540-622-2499. The cost to process a disclosure package is \$50.00 made payable to Shelton's Run HOA. Please send completed requests and payment to:

Shelton's Run HOA
P.O. Box 793
Garrisonville, VA 22463

*Please allow **TEN** business days prior to your closing date for preparation and mailing of the Disclosure Package.**

****Failure to provide disclosure may delay, postpone, and/or negatively affect your closing.***

Welcome To Shelton's Run!

The Kiper Family – Walt Whitman

The Seablom Family – Melville Court

The Davis Family – Beavers Court

The Terapane Family – Walt Whitman Blvd

The Rutherford Family – Montgomery

Please join the Board in welcoming the newest members of our community.



Shelton's Run HOA

Semi Annual Dues Payments

Due - September 1, 2011

Late - September 15, 2011

Billing postcards will be sent out approximately four weeks prior to the due date. Please note your lot number on your check.



County Waste –

A new name for an old face!

SDI, Kerkim, Inc. has changed their name to County Waste

TRASH REMOVAL

Trash Collection Schedule: Tuesday (Trash and Recycling) and Friday (Trash Only). Pick up times vary, but can begin as early as 5:00am.

Trash cans and recycling bins should be placed at the curbside within 24 hours of trash pickup and removed within 24 hours after pick up.

Operating Standards: As set forth by the landfills, all trash should be bagged and then placed into the trash can.

CONTACT INFORMATION	
Phone	540-899-7722 or 540-727-0866

Please contact County Waste directly for replacement of broken trash cans or recycling containers.

Shelton's Run Retention Ponds



As many of you are aware, we recently experienced a problem with one of the retention ponds within the community. The pond, located on Beau Ridge Drive, was full of standing water and clearly not draining properly. Several homeowners brought the issue to the Board's attention. During the discussions, the homeowners who live in close proximity to the pond, stated that children from the neighborhood had been seen throwing rocks into the pond in an effort to dam it up so that they could swim in the pond.

The Board made the problem a priority and worked diligently on a solution. Many members of the Board made personal visits to the pond so they would have first-hand knowledge of the situation as it progressed. Stafford County was called to inspect the pond. Chad Breeden, President of the HOA, met with the inspector who stated that overflow drain was clogged with some sort of debris that would need to be cleared to solve the drainage problem.

We contacted several companies recommended by Stafford County and solicited bids to unclog the overflow drain, which we hoped would solve the problem. Chad took the lead on the project and patiently met with different contractors over a two week period of time. Unfortunately, either the bids were very high, ranging in the thousands of dollars, or the contractors were reluctant to give us a complete bid as they could not guess at the true cause of the problem and did not know how much work was going to be involved in clearing the clogged drain.

The Board members discussed the problem on several occasions and Chad eventually decided to try to solve the problem himself. The Board members fully supported hiring a contractor, but Chad was certain he could solve the problem at a much lower cost for the community. He rented pumps from Home Depot and manually pumped the water out of the pond. The process took a good week of his valuable personal time. He spent countless hours at the pond during the pumping process and walked around in murky, dirty pond water "without waders". When the water was sufficiently drained to allow inspection of the overflow drain, he discovered a small rock (about two inches in diameter) that was blocking the overflow. When he removed the rock, the flow was restored and the pond is now draining properly.

Members of the Board and our community would like to extend our sincere thanks to Chad for his hard work and diligence on this project. The total cost for resolving this problem was around \$300 and he clearly saved all of us a good deal of money by electing to handle it himself. This was definitely above and beyond the call of duty.

As a reminder, please do not allow your children to play on or around the various retention ponds in our neighborhood. These are not safe play areas and we work hard to ensure that the ponds are maintained in the proper manner by our landscaping company. Swimming is not permitted in any retention pond within Shelton's Run.

The annual Stafford County required retention pond inspections have been ordered and should take place in August or September. All ponds are required to be inspected each year by Stafford County. Please make sure that you bring any issue with a retention pond to the Board's attention immediately. If you have a question concerning retention pond maintenance that was not covered in this article, please contact Chad Breeden.

This article was provided by Julie Hancock, Treasurer.

2011 Architectural Review Committee (ARC)

Lauren Sharp, Chairman

Phone Number: 540-658-9160

lauren.sharp@sheltonsrn.com

Coleen Scalercio, Member

Phone Number: 540-657-8667

coleen.scalercio@sheltonsrn.com

Chris Lutzkanin, Member

chris.lutzkanin@sheltonsrn.com

The annual walk thru of the neighborhood by the ARC Committee was completed in June 2011. Violation letters for those homeowners found to be in violation of the community guidelines are currently in process and will be mailed by the end of August. If you receive a letter and have a question about the violation, please email the ARC Committee members at arc@sheltonsrn.com.

The most common violations were as follows:

1. **Mailbox in disrepair or not to design specifications**
2. **Yard in need of mowing**
3. **Shrubs and bedding in need of care and trimming**
4. **Mold on the exterior of the house**
5. **Rotted wood on door and window frames and shutters missing**
6. **Trash can or recycling bin left out in view of other homes**
7. **No application on file for a modification**

The ARC application for an "exterior modification" is available online on our website at www.sheltonsrn.com. Please mail completed ARC applications in **duplicate** to the following address:

Shelton's Run HOA
Attn: ARC Committee
P.O. Box 793
Garrisonville, VA 22463

The application may also be emailed to ARC@sheltonsrn.com. You will receive a timely reply to the application from a member of the ARC Committee.



Shelton's Run Homeowners Association

P.O. Box 793

Garrisonville, VA 22463

Web: <http://www.sheltonsrn.com>