

SHELTON'S RUN HOA ASSOCIATION

# SHELTON'S RUN NEWS

DECEMBER 2006 STAFFORD, VIRGINIA

## SHELTON'S RUN 2007 BOARD OF DIRECTORS

### 2007 Board of Directors:

- Hugh Beckford, President – 720-1155 or hugh.beckford@sheltonsrn.com
- Tony Murtha, VP – 720-0618 or tony.murtha@sheltonsrn.com
- George Schiebel, VP— 657-9473 or george.schiebel@sheltonsrn.com
- Chris Everett, Treasurer – 720-4337 or chris.everett@sheltonsrn.com
- Kathie Wetzel, Secretary – 659-8474 or kathie.wetzel@sheltonsrn.com

A BIG THANK YOU TO MARK BRINSON, LARRY HOSLER AND KIM ROBINSON WHO SERVED US WELL ON THE BOARD FOR THE PAST SEVERAL YEARS. MARK FOR 3 YEARS, LARRY AND KIM FOR 2 YEARS.

### Meet the new board

Hugh Beckford—(Montgomery Drive) President, a Shelton Run resident for 10 years. Retired from the Marine Corps after 22 years, now works as a system analyst for a defense contractor. Is married to Sherma, has 2 boys. Is serving as President in the 3rd year of his term on the Board. Hoping to become webmaster when he steps down next year. Enjoys golfing, racquet ball and spending time with family.

Kathie Wetzel— Secretary— (Poe Place) Moved to Shelton's Run with husband Lee in 1997. Son Tommy attends Garrisonville Elementary where she serves as a volunteer on various fundraising committees. Also works part-time at the Stafford County Public Schools Central office. Kathie and family enjoy living in Shelton's Run and have made many friends throughout the community. This is her 1st year on the Board.

George Schiebel— (Poe Place) Vice President— Moved to Shelton's Run in 1996 with wife Martha and two kids, Andy and Carrie. George owns and operates an electrical business serving the Stafford/Fredericksburg area. This is George's 1st year on the Board.

Chris Everett—(Bradstreet Court) Treasurer, a Shelton Run resident for 11 years. Lives in the first Long Shaker house built, along with husband Jim and three daughters ages 21 through 27. Works full-time (26 yrs) for a large law firm in Richmond. (What a commute! 70mi. one way!!!) Has two crazy Bichons—and is starting her 3 year on board.

Tony Murtha—(Kline Court) Vice President— Moved to Shelton's Run in 2003 from Vista Woods. Has been in Stafford since 1996. He is on active duty serving as the chief arranger for the United States Army band at Fort McNair in Washington D.C. He is married with 3 boys, 18, 15, and 12. This is his 1st year on the board.

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**SPECIAL POINTS OF INTEREST:**

**BUDGET**

**HOA DUES FOR 2007**

**DATE—**

**2007**

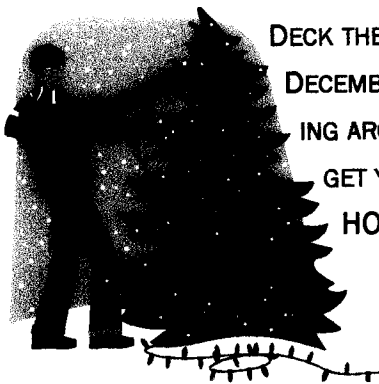
**EVENTS!**

**HOLIDAY EVENTS!**



JOIN US FOR A VISIT WITH SANTA AND MRS. CLAUS ON SUNDAY, DECEMBER 10TH FROM 2:00-4:00 PM AT THE TOT LOT. THERE WILL BE A CRAFT FOR THE KIDS TO DO, HOT COCOA AND COOKIES.

*We wish you and yours the happiest of holidays this season and a wonderful new year!*



DECK THE HALLS!! - ANNUAL HOLIDAY DECORATING CONTEST BEGINS SUNDAY, DECEMBER 10TH AT DARK. MEMBERS OF THE ACTIVITY COMMITTEE WILL BE RIDING AROUND THE NEIGHBORHOOD CHECKING OUT THE BEST AND BRIGHTEST. SO, GET YOUR LIGHTS UP!! WINNERS WILL RECEIVE A \$25.00 CREDIT ON 2007 HOA DUES.

**2007 BUDGET**

	<b>Current BUDGET 2006 \$</b>	<b>Approved \$ 380.00 2007 \$</b>
<b>YEAR 2006-DUES-\$350.00/YR</b>		
<i>INCOME</i>		
ASSESSMENT RECEIPTS - 179 HOMES	62,650.00	68,020.00
DISCLOSURE REQUESTS \$	-	-
RETURN CHECK \$	-	-
RETURN CHECK-REIMBURSE \$	-	-
RETURN CHECK CHARGE \$	-	-
LATE FEE \$	-	-
<b>TOTAL INCOME \$</b>	<b>62,650.00</b>	<b>\$ 68,020.00</b>
<i>EXPENSES</i>		
NEWSLETTER	(300.00)	(250.00)
\$15.50(9 MOS+1.50 FUEL SRCHRG) TRASH	(27,387.00)	
\$17.50(3 MOS+1.50 FUEL SRCHRG) TRASH	(10,203.00)	(42,960.00)*
POSTAGE	(400.00)	(400.00)
PHONE/ELECTRIC/WATER	(600.00)	(400.00)
ADMINISTRATION	(650.00)	(650.00)
LAWYER RETAINER	(1,500.00)	(1,600.00)
COMMON MAINTENANCE	(9,500.00)	(9,500.00)
LANDSCAPE	(2,000.00)	(1,500.00)
INSURANCE	(775.00)	(1,500.00)
ACCOUNTING	(3,360.00)	(3,360.00)
HOA FEES TO VA	(50.00)	(50.00)
AUDIT & TAX RETURN	(1,800.00)	(2,000.00)
CAPITAL IMPROVEMENT FUND	(1,865.00)	(1,865.00)
RESERVE ACCT	(500.00)	(500.00)
MISC	(610.00)	(250.00)
COMMUNITY FUNCTIONS	(400.00)	(400.00)
STORAGE RENTAL	(750.00)	(800.00)
<b>TOTAL EXPENSES</b>	<b>\$ (62,650.00)</b>	<b>\$ (67,985.00)</b>
		<b>\$ 35.00</b>
<b>SURPLUS/DEFICIT</b>		

THE 2007 HOA BUDGET AS APPROVED  
BY THE BOARD OF DIRECTORS AT OC-  
TOBER 2006 MEETING.

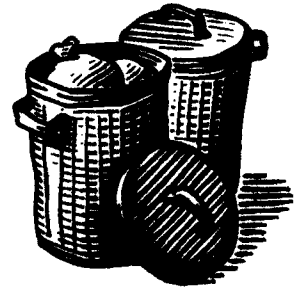
\* TRASH INCREASES TO \$20.00 PER  
HOUSEHOLD PER MONTH

## THE DIRT ON WASTE MANAGEMENT

Waste Management is the provider of trash and recycling services to our HOA. The following are their service guidelines to assist and inform the many new homeowners and refresh all others.

- Trash Service is collected on Tuesday & Friday
- Trash cans/recycling should only be out 24 hours before or after trash day (then removed to garage or rear of house)
- Recycles are picked up with the Tuesday trash collection
- Operating Standards- please use disposal plastic bags for your trash and observe 50 lb. limit
- Following national holidays are observed by WM: New Years Day, Christmas Day, Thanksgiving Day. If your pickup day falls on or after one of the above holidays, your pick up will be on your next normal scheduled day
- Newspapers are to be in paper bags or bundled & tied securely with strong twine. Do not use plastic bags
- Plastics—#1 & #2 are acceptable
- Glass bottles & jars, rinse out and remove caps and lids
- Aluminum cans—rinse out and crush
- Brush—bundles up to 2 feet in diameter
- Yard Debris must be placed in disposable bags (LIMIT 4 BAGS PER PICKUP)
- Questions? Call WM CUSTOMER SERVICE # 800-969-2069 (mention you are a Shelton's Run homeowner)

Trash and  
collected  
trash collected  
remember to  
trash cans  
after  
- out of mind.



## ARC INFORMATION

In accordance with our HOA documents you are required to obtain ARC approval PRIOR to ANY exterior modifications to your home. No building, changing, modification, etc. should take place without written approval from the ARC.

Applications and all accompanying documentation should be submitted in duplicate, to include a copy of your plat, showing the location of the modification/addition that you are requesting and a picture of what it is you are adding, building, and/or modifying. Applications received without proper documentation, can or will cause a delay in processing your approval.

Please note that you still must apply to Stafford County for the required permits. ARC approval does not constitute compliance with Stafford county building and zoning codes. Every effort will be made to provide you with a quick response to your application. Any questions please contact a member of the ARC COMMITTEE.

### ARC Members:

**Dale Atkinson**  
659-0732 or [atkinsondm@msn.com](mailto:atkinsondm@msn.com)

**Yolanda Albritten**  
288-8162 or [yalbritten@msn.com](mailto:yalbritten@msn.com)

**Ron Etter**  
720-3957 or [etter1955@hotmail.com](mailto:etter1955@hotmail.com)

**Randy Hukka**  
[hukka@adelphia.net](mailto:hukka@adelphia.net)

**Rick Petersen**  
720-3957

**Dave Lewark**  
720-7227 or [davelewick@aol.com](mailto:davelewick@aol.com)

New members are  
always welcome

**SHELTONS RUN  
HOMEOWNERS ASSOCIATION**

VA 22463  
@yahoo.com  
DeCarlo  
.net

HAVE YOU MOVED AND ARE RENTING OUT  
YOUR HOME? - *please let us know the  
names and contact numbers of your rent-  
ers, and the address where you can be  
reached. (see above)*



WHEN ARE DUES DUE?? Homeowner's will receive a postcard reminder 4 weeks prior to due date. Please note LOT # on check for proper credit. If your house is being rented, and dues paid by realty company, please make sure they have the correct amount.

Late fees in the amount of \$25.00 will be assessed if your payment has not been received 15 days after the due date. A charge of \$25.00 will be applied to any payments returned for "insufficient funds\*." After 30 days without payment your trash service will be suspended. If account remains unpaid it will be turned over to HOA attorney to start "lien" process on your home.

NEXT DUE DATE: MARCH 2007

\*Payments for insufficient funds, including late fees and returned check charges, must be made by certified check or money order. Homeowner is responsible for all assessed late fees, returned check charges, certified mailing fees, all attorney fees, and subsequent fees for removal of the lien\*\*



Dues increase in 2007—make a note!!!

\$380.00—\*\*Residents who are consistently late with dues payments, (over 60 days) and make no attempt to contact us, will be now required to pay dues in full at the beginning of the year\*in accordance with Shelton's Run Declaration 12.2(b).

**HOA DISCLOSURE PACKAGES—SELLING YOUR HOME?**

As the seller you are required to provide a copy of Shelton's Run HOA Disclosure Statement to the buyer/new owner, prior to closing. To obtain package, please send written notice to the HOA (PO Box 793, Garrisonville, VA 22463) at least 10 days prior to your closing date, to allow time for preparation and mailing. You may also contact Denise DeCarlo directly at 540-720-7019, or dedecarlo@adelphia.net to request a package. The cost of processing a disclosure packet is \$50.00

**CHECK US OUT! WE ARE ON THE WEB!**

\*\*\* [Http://www.SHELTONSRUN.COM](http://www.SHELTONSRUN.COM)

Access to ARC documents, by-laws, declarations, HOA calendar of events.

Email the Board members.

Coming soon, e-payment of HOA dues!

Suggestions? Ideas??

