



CRITER

1ST
QUARTER
2012

The Official Publication of Courthouse Estates Community Association

MANAGER'S CORNER

By Tammy Bowie, Association Manager

In October 2011, I undertook the task of managing Courthouse Estates Community Association. Randy Miller took a different Position with United Property Associates. Victor De Napoli was hired to be your new Assistant Manager and he is ready to assist you with any concerns you may have.

This past fall was booming with productivity as we all worked hard to produce the 2012 budgets. I am thrilled to announce that CECA and all 15 Villages in Courthouse Estates successfully adopted their 2012 budgets by November 1, 2011. Because of the hard work and perseverance of the Boards of Directors all of the 2012 coupon books were ordered and delivered by mid December 2011. Congratulations on a job well done.

You may notice a few changes within Courthouse. Your Board of Directors interviewed several Landscaping and Irrigation companies and in the end chose Reynolds Landscaping and Heads Up Irrigation. They have had a great start and we are hopeful that they will make a big difference within your community.

I feel that UPA along with the CECA Board of Directors has been successful in addressing problems as they arise and I am confident that our efforts are working to guarantee your community's bright future. My goals as your manager are to uphold the high standards of your community and to help all of you maintain high property values in this turbulent economy. As always, please know that my door is open to everyone in Courthouse Estates. I thank you all for the opportunity to serve you.



MANAGEMENT INFORMATION

United Property Associates
525 S. Independence Blvd., Suite 200
Virginia Beach, VA 23452
(757) 497-5752
(757) 497-9133 – FAX
www.unitedproperty.org

TAMMY BOWIE
(757) 518-3248
tbowie@unitedproperty.org

PLEASE MARK YOUR CALENDAR

Board Meeting Schedule:

February 13, 2012
 March 19, 2012
 April 16, 2012

Meetings will be held at Kellam High School.

Board meetings to start at 7pm.

BOARD OF DIRECTORS

Gerri Scholl

President
 Charlotte Village

Steve Randolph

Vice President
 Highland Village

Teresa Wooden

Secretary
 Westmoreland Village

Doug Henchen

Treasurer
 Rockbridge Village

Position Open

Director
 Amherst Village

Steve Wilcox

Director
 Appomattox Village

Position Open

Director
 Augusta Village

Diane Hoople

Director
 Lancaster Village

Anna Roman-

Mercado
 Director
 Madison Village

Tresa Box

Director
 Matthews Village

Daren Williams

Director
 Princess Anne
 Village

Michael Felts

Director
 Shenandoah Village

Helen Rivera

Director
 Sussex Village

Brett Campbell

Director
 Warwick Village

Judy Wood

Director
 Wythe Village

Craig Burns

ACC Chair
 Warwick Village

COUPONS

Cut costs to your Association by *using your coupons*. When you send a check in for your Association Dues without a coupon a new coupon has to be generated and that costs your Association additional money. Please contact UPA if you have not received your coupon book or for information on how you can have your Association Dues withdrawn automatically from your bank account.



Got a dog? Make sure that you bring a bag when you walk him. Trash receptacles are provided for your convenience around the neighborhood. Your neighbor's sneakers will thank you.



KEEP WARM!

Visit us on the web at

www.courthousestatesca.org

COMMUNITY NEWS

APPOMATTOX VILLAGE

Greetings to Appomattox Village residents:

The Holidays came and went so fast. Thanks to the many households that brightened our lives with their decorations, they looked great!

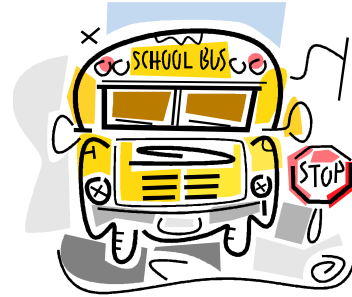
You may have noticed the additional plantings in the entrance island. The city installed the plantings in late November. Appomattox Village partnered with the city for this beautification project. We purchased the plants, just under \$300, and the city provided the labor. The island should look great Spring through Fall, and will look as it is now during the winter.

Much thanks to our village children and pets for staying clear of the common area during the seeding period. With their absence, the new seedlings were able to sprout unencumbered.

Our next Board of Directors meeting is tentatively scheduled for February 6th. We will be discussing end of 2010 financials and looking for ways to fund a Spring Fling egg hunt and get together. We had a large turnout last year and had great volunteer help from some of our teens

Please parents, try to avoid parking on the short section of Catawba while waiting for school bus pickup or drop off. On the exit side it is not legal to park so

close to the stop sign, and on the entrance side, you are blind to vehicles entering the village. Additionally, children have been observed jumping out of the vehicles and running across Catawba without first looking both ways.



There is room to park on Alameda and on Catawba after crossing Alameda. Sure it isn't as close, but it is much safer choice.

Being blessed with, thus far, a warmer than normal winter, many of you have tackled projects that would normally have to wait until spring. Don't forget to review the ACC Guidelines for changes to the home's exterior or landscaping to determine if you need to submit an ACC Application. The guidelines and application can be found at the Courthouse Estates website: <http://courthouseestatesca.org/>.

CHARLOTTE VILLAGE

Upcoming Board Meetings

March 13th, 2012 - 7pm to be held at 3293 Fayette Drive.

June 12, 2012 - 7pm, Location to be determined

October 8, 2012 - 7pm, Location to be determined.



Hope that all of you can join, we would love to see you there

HIGHLAND VILLAGE

I hope everyone who attended the Highland Village Fall Festival in October enjoyed the fellowship and sampling the chili cook-off entries. Thank you to all who brought various food items.

After testing a variety of plants in two of the median areas, this winter the board has determined to upgrade the landscaping of the Livingston Court center median. On the advice of the City Arborist, at no charge to the village, are removing the current six water intensive Pear trees with two Little Leaf Linden trees. They are offering four Lindens for elsewhere in Courthouse. In addition, the recommended Indian Hawthorne and Knock Out Roses are being planted in the end areas, followed up by reseeding with drought resistant fescue. This next year we will start evaluating what to do with the entrance median and common area.



We are having two issues with the entrance gas lamps; the wind blowing out the flame and the vandalism. Throughout Courthouse, many of the lamps are being damaged by thrown rocks. The management company is keeping up with the repairs but it is eating into the annual management reserve.

It is time to start re-evaluating the need for a Highland Village Neighborhood Watch but to implement the program, the village board needs 2-3 volunteers to take the project on.

Please contact me if interested. We also have two positions open on the village board; if interested, please contact me.

Steve Randolph
President, Highland Village

PRINCESS ANNE VILLAGE

Happy New Year!

2011 was another successful year for Princess Anne Village. The Board of Directors thanks you for reviewing the proposed budget and maintaining the quarterly dues. A special thanks to Denise for decorating the Village entrance. If you are interested in joining the Board or providing valuable member input please come out to the next meeting.



I also applaud Allison, Social Committee Chair, for her hard work with our Village events. She has put in a lot of planning and coordination to bring our community together,

and we appreciate her. If you have any great ideas or you want to organize social events during the Spring or Summer please don't hesitate to provide your in-

puts to the Social Committee. Additionally, Santa Claus and the holiday carolers filled our Village with joy this holiday season. Thank you for bringing cheer and fun to our Village.

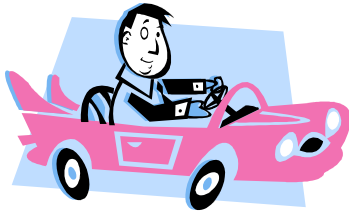
For 2012, I know everyone has some New Year's resolutions. One of my resolutions is to spend more time at home with my family. We are having a daughter in March so I will resign. Thank you John and the Board for selecting me as a delegate for the Courthouse Board of Directors. It was a honor and privilege to serve as on the Board of Directors.

Daren Williams



SUSSEX VILLAGE

Congratulations to all Sussex Village 2011 Yard of the Month winners! Everyone has done such a wonderful job taking care of their homes and yards. Keep up the good job on correcting any violations that have been noted!



I have heard some complaints about cars speeding through Sussex Village. Remember, the speed limit is **25 mph** on all streets in

Courthouse Estates, including all villages! Please remember to turn down the volume of your radios when you are driving around the village, it can be distracting to the driver and to our homeowners.

We will be scheduling the Sussex Village Annual meeting for sometime late March. We will be sending

out notices the end of February with the official date. Mark your calendars!

I'm sure you noticed the Neighborhood Watch signs at the entrance to the village. We still have not received all the required information. We will be working on collecting names for Block Captains and all the associated forms that still need to be completed.

Sussex Village of Courthouse Estates Facebook page is up and running! You must be a verified homeowner or tenant to be a member. Lots of good information is being shared with everyone. Please request to become a member!

Helen Rivera
President Sussex Village

What causes some clothes dryer fires?

Lack of maintenance is a contributing factor. People are not cleaning lint traps as often as they should nor are they checking and cleaning vent systems on a periodic basis. Reduced airflow resulting from lint buildup in the screen or other areas can cause the dryer to perform poorly, operate at elevated temperatures and possibly overheat.

Problems can also occur if consumers place improper items in their dryers, such as foam backed rugs or athletic shoes, or vent their appliances with plastic vinyl, or aluminum foil exhaust materials.



Additional Dryer Do's and Don'ts:

- Clean the lint filter before or after each load. Don't forget to clean the back of the dryer where lint can be trapped.
- The interior of the dryer and venting system should be cleaned periodically by qualified service personnel. If you notice the drying time is longer, clean the vent system thoroughly to ensure proper airflow.
- Replace plastic, vinyl, and aluminum foil venting with rigid or flexible metal venting.
- Do not dry clothing/fabric on which there is anything flammable (alcohol, cooking oils, gasoline, spot removers, dry-cleaning solvents, etc.) Flammable substances give off vapors that could ignite or explode.
- Don't forget to read manufacturer's warnings in use and care manuals that accompany new dryers. Also, warning markings can usually be found on the inside of the dryer's lid and take only minutes to read.



COURTHOUSE ESTATES COMMUNITY ASSOCIATION INC

MANAGERS FINANCIAL REPORT

Month Ending December 31, 2011

<u>INCOME AND EXPENSES</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>
TOTAL INCOME	\$45,345.12	\$2,632.50	\$42,712.62
EXPENSES			
Administrative	17,460.66	12,046.73	\$5,413.93
Utilities	4,933.59	3,916.68	\$1,016.91
Maintenance	16,148.47	20,010.05	(\$3,861.58)
Replacemant Reserves	10,179.30	10,208.34	(\$29.04)
Operating Reserves	416.67	416.66	\$0.01
TOTAL EXPENSES	\$49,138.69	\$46,598.46	\$2,540.23
NET INCOME	<u>(\$3,793.57)</u>	<u>(\$43,965.96)</u>	<u>\$40,172.39</u>

INCOME & EXPENSES YEAR TO DATE

INCOME	\$583,160.92	\$559,182.00	\$23,978.92
EXPENSES			
Administrative	145,228.04	144,561.24	\$666.80
Utilities	54,178.41	47,000.00	\$7,178.41
Maintenance	247,880.96	240,120.76	\$7,760.20
Replacement Reserves	125,268.78	122,500.00	\$2,768.78
Operating Reserves	5,000.04	5,000.00	\$0.04
TOTAL EXPENSES	\$577,556.23	\$559,182.00	\$18,374.23
NET INCOME	<u>\$5,604.69</u>	<u>\$0.00</u>	<u>\$5,604.69</u>

BALANCE SHEET

		<u>APY</u>	<u>Renews</u>
CASH-OPERATING/TOWNE	\$45,748.10		
CASH-OP RESERVE/TOWNE	\$47,300.31		
CASH-REP RESERVE/TOWNE	\$143,317.92		
CASH-CD/OA/HERITAGE/809340	\$40,271.20	1.35%	4/28/2013
CASH-CD/OR/BKLANTEC/171294	\$15,004.09	1.25%	11/24/2012
CASH-CD/OR/TOWNE#2046462	\$25,251.39	1.30%	2/8/2013
CASH-CD/RR/HERITAGE/809341	\$75,508.49	1.35%	4/28/2013
CASH-CD/RR/MONARCH#540871	\$82,054.79	0.85%	5/18/2012
CASH-CD/RR/MONARCH#624733	\$83,014.11	1.10%	10/17/2012
CASH-CD/RR/BANKHR/553926	\$90,346.15	1.00%	10/4/2012
CASH-CD/RR/BKLANTEC/171245	\$50,013.62	1.25%	11/24/2012
TOTAL RESERVES	\$652,082.07		
TOTAL	<u>\$697,830.17</u>		



Jane's Daycare
 Jane E. Fledler
 Augusta Village
563-9885
 12 + years experience
 Loving, Educational, Fun

COMPETITIVE PAINTING
 Over 23 Years of Experience
Jay C. Copeland
 President



Interior / Exterior
 Residential / Commercial
 Pressurewashing / Deck Sealing
 Fire / Water Damage
 Licensed & Insured
 757-563-2629
 cell 757-438-7053



**Dynamic Plumbing
 & Gas Company**

Raymond Giambrone
 Master Plumber/Gasfitter

Ph: 301-2785 Fax: 301-2786

Water Heaters • Faucets • Toilets • Sinks • Disposals
 Gas Logs • Gas Lines

LICENSED CHILDCARE PROVIDERS
 (Located in Courthouse Estates)

"Home away from Home"
 Monday-Friday 6:30 a.m.-6:00 p.m.
 CPR/First-Aid
 Private Playroom/Play Yard
 Educational Environment
 Daily Activities Meals Included/USDA
 Lots of TLC

Iris Helm
 Appomattox Village
 757-430-1641

Laura Mackey
 Amhurst Village
 757-430-1992

CRIME PROOF YOUR HOME

INSTALL CRIME RESISTANT LOCKS
 Use dead bolts on all outside entrances. Be sure the type you choose meets local building and fire codes. Reinforce (or replace) the key-in-the-knob locks with cylinder dead bolts or horizontal locks.

SECURE SLIDING GLASS DOORS
 Install locks designed to prevent sliding or lifting. Drill a hole through the inside frame and insert a nail to prevent sliding. Place a strong piece of wood in the track.

PREVENT WINDOW ENTRY
 Use window key locks. Keep keys in locks for quick exit in case of emergency or fire. Drill a hole through the frame and insert a nail to keep it from opening. Consider placing grates on basement and first floor windows. Be sure to check local fire codes first.

SAFEGUARD VALUABLES
 Engrave jewelry, watches, television sets and other portables with your driver's license number or

other identifiable labels. Rent-a-safe deposit box for valuables. Deposit extra cash in a bank.

CRIME PROOF OUTSIDE AREAS
 Keep yard, porch and entrances well lit at night. Look into motion detection lighting. Store tools, toys, etc. after each use. Never hide keys outside your home.



HAVE PEACE OF MIND WHEN YOU'RE AWAY
 Inform a trusted neighbor of any travel plans. Have him or her collect mail and other deliveries while you're away. Don't share plans with strangers. Leave shades and blinds in their positions. Put two (2) or more lights on a timer. Use them daily – not just when you're away.

GET TO KNOW YOUR NEIGHBORS
 Share daily schedules. Watch each others property.

COURTHOUSE ESTATES COMMUNITY ASSOCIATION
525 S. INDEPENDENCE BLVD., SUITE 200
VIRGINIA BEACH VA 23452



COURTHOUSE CRIER ADVERTISING

HOMEOWNER RATES

Single business card \$50 per issue

Double business card \$100 per issue

Insert * \$200 per issue

NON-HOMEOWNER RATES

Single business card \$100 per issue

Double business card \$200 per issue

Insert * \$400 per issue

*Insert costs for labor are not included and must be paid by the advertiser.

*Copies of insert must be provided

to UPA prior to printing of newsletter.
Please make checks payable to Courthouse Estates at the time of advertising

Want to advertise?

Contact Tammy Bowie of United Property Associates at 502-4813

CRIER ARTICLE SUBMISSION DATE:

January 6, 2012

Newsletter Advertising Agreement can be found on www.courthouseestatesca.org under 'forms'.

IMPORTANT

Proceeds from advertisements pay part of the publication costs of our newsletter and we encourage you to support these advertisers. However, Courthouse Estates Community Association, Inc. and United Property Associates do not assume responsibility for ad contents. It is therefore the consumers' responsibility to investigate the validity of the advertisement. The Crier is an official form of notification for the Association.