



# **Running Man Homeowner's Association Meeting/ Open House**

**13 December 2020**

Running Man Clubhouse  
1:00PM to 4:00 PM

# AGENDA



- President's Welcome Eric Todhunter
- York County District 5 Representative Comments Tom Shepperd
  
- President's Report Eric Todhunter
  - Reserve Advisors Reserve Study
  - Status of Covenants Consolidation
  - Status of Volunteerism
- Retention Pond Status Dennis Carel
  
- Treasurer's Report Gail Astor
- Architecture Control Report Jon Waechter
- Communications / Webmaster Report John Ralls
- Neighborhood Watch Michael Artis
- Covenants Report Doug Knox
- Landscape / Common Area Report Phil Jones
  
- Election of Officers for 2020 Board Eric Todhunter

York County Representative



# Tom Shepperd

District 5 Representative  
York County Board of Supervisors

[shepperd@yorkcounty.gov](mailto:shepperd@yorkcounty.gov)

(757)903-1875

# York County Representative



**Revenue:** York County is doing well despite the pandemic. Revenue from tourism and restaurant sales is down about \$9 million but federal CARES Act funding helped to cover significant shortfalls.

- Early action by Supervisors minimized the negative impact of the shortfall by delaying both the school and county capital improvement projects by one year.
- School enrollment is down over 830 students. School revenue is based on student attendance. This drop will negatively impact school revenue unless the State steps in to help.

**Crime:** Rate is low throughout the County. Larceny from vehicles is still the leading crime. Keeping valuables outside in an unlocked vehicle is a sure way to lose your stuff.

- Break-in occurred in the Greenlands neighborhood (behind the Tabb Library) in which a large sum of money was stolen. Crime occurred in broad day light. The criminals kicked in the front door and carried out a small safe. Investigation is still ongoing.
- Are you keeping large sums of money or jewelry in your home? Keep quiet about it. Better yet, get a safety deposit box or install a safe that cannot be easily removed.

# York County Representative



**Transportation:** Major road and bridge projects are moving forward quickly.

- The I-64 widening west to the County line will be completed next year.
- In October, we broke ground on the Hampton Roads Bridge Tunnel Project, which is projected to be completed by 2026.
- The project has 3 travel lanes and 1 additional safety lane running east and west. Tunnels cost about \$5.8 billion to be paid for with local area sales and gas tax plus tolling for hot lane use.
- Hampton Highway bridges that connect York County to the City of Hampton are progressing smoothly. New bridge is now open. Project is scheduled to be completed this winter.

**Development:** Picking up around RM. Current 30 year mortgage rates are around 2.7% to 3% making home buying much more affordable and driving development.

- Lotz Development Company is surveying property for development. Land is located between Lotz Acres and RM near Lutheran Church on Rt 171.
- Action to sell or develop Smith's Farm is unknown but not unexpected.

# York County Representative



## Development (Cont.):

- Half-acre lot for sale on Calthrop Neck Road near the Wilson Farm is up for sale. Asking price around \$295,000!
- Houses in the new Smith Farm subdivision on Yorktown Road are progressing nicely. Prices for the new homes are running around \$500,000 +.
- Legacy of Poquoson development will start in 2021. This 600-unit residential development is located at the boundary between the City of Poquoson and York County
- HRSD bought all the land behind Tabb High School. The County is exploring buying some of the land to create a park or path from the High School to the Middle School. Tabb HS students proposed this idea.

## Actions by Supervisors:

- District 4 Supervisor Jeff Wassmer, resigned in October. Remaining Supervisors will pick a replacement to serve until the 2021 General Election. Six applicants will meet with Supervisors on Dec 8th.
- Get on distribution for the District 5 Reports and Crime Watch Updates by emailing name and address to [tgshep@cox.net](mailto:tgshep@cox.net) or [shepperd@yorkcounty.gov](mailto:shepperd@yorkcounty.gov).

# PRESIDENT'S REPORT



**Eric Todhunter**  
President

# Running Man Community Association



## *Vision Statement*

Have a neighborhood that is engaging, family friendly, and aesthetically pleasing while sustaining a modest annual cost to our neighbors

## *Strategic Objective*

Sustain or improve current community assets and add to the amenities available to the neighborhood as funding permits



# Running Man Community Association



- **During the 2019 Annual Meeting the President reported the following:**
  - ✓ The HOA's primary responsibility is the protection of the neighborhood and neighborhood property values.
  - ✓ Trends dictate that the HOA Board begin to take steps that will facilitate a possible transition of the neighborhood to a professional property management company.
  
- **Therefore the focus for the HOA Board in CY2020 was:**
  - ✓ Contracting for production of a professionally developed Reserve Study to determine the legally level of funding for the neighborhood Reserve.
  - ✓ Develop a strategy for the consolidation of the neighborhoods 17 Covenants into 1.

# Reserve Advisors Reserve Study

## Property Information



Version	v5.0
Name	Running Man Homeowners Association, Inc.
City	Yorktown
State	Virginia
Reference Number	200006
Length of Study (Years)	30
Number of Units	589
Number of Buildings	0
Date of Inspection	5/25/2020
Current Fiscal Year	2020
Fiscal Year Beginning	1/1/2020
First Year of Recommendation	2021
Remaining Budgeted Months	12
Beginning Reserve Balance	\$35,824.45
Current Reserve Contributions	\$27,494.50
Inflation	0.02
Interest	0.02
Frequency of Contributions	12

# Reserve Advisors Reserve Study

## Expenditure Plan



### RESERVE EXPENDITURES

Running Man  
Homeowners Association, Inc.  
Yorktown, Virginia

#### Explanatory Notes:

**2.0%** is the estimated Inflation Rate for estimating Fut  
FY2020 is Fiscal Year beginning January 1, 2020 and end

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			1 2021	2 2022	3 2023	4 2024	5 2025	6 2026
						Useful	Remaining	Unit (2020)	Per Phase (2020)	Total (2020)						
4.260	270	270	Linear Feet	Fence, Vinyl, Manhoac Run Playground Area	2029	15 to 20	9	40.00	10,800	10,800						
4.286	140	140	Linear Feet	Fences, Wood, Split-Rail, Recreation Center	2021	15 to 20	1	22.00	3,080	3,080	3,142					
4.660	1	1	Allowance	Playground Equipment, Manhoac Run (2021 is Surface Replenishment Only)	2021	15 to 20	1	37,000.00	37,000	37,000	3,900					
4.661	1	1	Allowance	Playground Equipment, Recreation Center (2021 is Surface Replenishment Only)	2021	15 to 20	1	48,000.00	48,000	48,000	7,200				52,996	
4.700	1	1	Each	Pond, Aerator	2033	10 to 15	13	9,000.00	9,000	9,000						
4.710	1	1	Allowance	Pond, Erosion Control	2028	to 10	8	8,000.00	8,000	8,000						
4.730	4,100	4,100	Square Yards	Pond, Sediment Removal	2048	to 30	28	30.00	123,000	123,000						
4.800	3	3	Each	Signage, Monuments, Renovation	2021	to 25	1	7,500.00	22,500	22,500	22,950					
4.881	12,700	12,700	Square Feet	Walking Trail, Regrading and Gravel Replenishment	2021	3 to 5	1	2.25	28,575	28,575	29,147		30,930			
4.891	1	1	Allowance	Walking Trail, Fitness Equipment (2021 is Surface Replenishment Only)	2021	15 to 20	1	33,500.00	33,500	33,500	6,000					
4.901	21,000	21,000	Square Feet	Walls, Masonry, Inspections and Capital Repairs	2027	8 to 12	7	1.20	25,200	25,200						

Anticipated Expenditures, By Year (\$1,220,767 over 30 years)

**Study's Proposed  
CY21 Outlays**

72,339      0      0      30,930      52,996      0

# Reserve Advisors Reserve Study

## Funding/ Resourcing Plan



### RESERVE FUNDING PLAN

	<b>CASH FLOW ANALYSIS</b>								0
	<b>Running Man</b>								To increase
	<b>Homeowners Association, Inc.</b>		<u>Individual Reserve Budgets &amp; Cash Flows for the Next 30 Years</u>						
	<b>Yorktown, Virginia</b>		<b>FY2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
	<b>Reserves at Beginning of Year (Note 1)</b>		35,824	64,310	22,329	53,177	85,248	87,327	67,767
	Recommended Reserve Contributions		27,495	29,500	30,100	30,700	31,300	31,900	32,500
	Additional Reserve Contributions								
	<b>Total Recommended Reserve Contributions (Note 2)</b>		<b>27,495</b>	<b>29,500</b>	<b>30,100</b>	<b>30,700</b>	<b>31,300</b>	<b>31,900</b>	<b>32,500</b>
	<b>Estimated Interest Earned, During Year (Note 3)</b>		991	858	748	1,371	1,709	1,536	1,680
	<b>Anticipated Expenditures, By Year</b>		0	(72,339)	0	0	(30,930)	(52,996)	0
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	<b>Anticipated Reserves at Year End</b>		<b><u>\$64,310</u></b>	<b><u>\$22,329</u></b>	<b><u>\$53,177</u></b>	<b><u>\$85,248</u></b>	<b><u>\$87,327</u></b>	<b><u>\$67,767</u></b>	<b><u>\$101,947</u></b>

# Covenants Consolidation



- Initial work began in February 2020 by the Covenant Consolidation Committee consisting of ; Kathy Cook, Kathey Tapfer, Huck Robinson, and Dick Strunk.
  - ✓ Crafted initial consolidation of covenants into a format provided by RM's legal advisors
  - ✓ Passed product off to HOA Board April 2020
- Board quickly realized the Covenants and the By-Laws were inter-dependent requiring both to be updated- - effort evolved into an update of all governing documents.
- Board took a holistic view of the Running Man governing documents; covenants, By-Laws, and ACC Standards (formerly ACC Guidelines).
- Board focused on formatting, organizing the documents, and covering new topics that were not envisioned when the developers began construction of our neighborhood 35 years ago
- Board submitted our draft work to the legal firm of Gordon, Rees, Scully, and Mansukhani for:
  - ✓ legal review to ensure everything is still legally sufficient
  - ✓ Add language to facilitate the RM HOA to annex or acquire assets that facilitates the maintenance of neighborhood property values.
- RM Board submitted draft documents to Gordon, Rees, Scully, and Mansukhani for action on the following dates:
  - ✓ 8 Sept: By-Laws & Covenants
  - ✓ 4 Oct: ACC Standards

# Covenants Consolidation



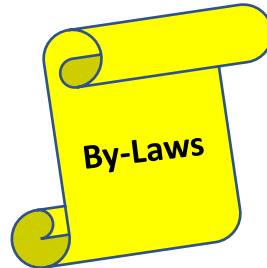
- New features included in the new draft Governing Document (Covenants, By-Laws, Standard) include:
  - ✓ Prohibits the use of properties within the neighborhood from being used as a drone distribution center for commerce
  - ✓ Prohibiting short-term rental thus precluding the establishment of a Bed and Breakfast (AirBnB) establishments within the neighborhood.
  - ✓ The By-Laws now include a provision to facilitate the assessment of fines against neighbors who don't comply with the Covenants or Standards.
  - ✓ The Standards have been reorganized for clarity and will now be reviewed at least annually by the HOA Board for approval.
    - Previously the Standards could be changed based on the judgement of the appointed ACC Committee.
    - Now recommendation must be made and approved by the elected HOA Board.
    - Provides neighbors a means of appeal to the HOA Board if the ACC determines a submitted request does not conform with the approved Standards and denies the submitted request.

# RM HOA Hierarchy of Governing Documents



Describes and establishes the organizational foundations of the neighborhood including land and building requirements and usage of the properties.

**Approval/Modification requires 90% approval of Association Membership**



Describes how the HOA “governs” and enforces the neighborhood Covenants and Standards.

**Approval/Modification requires Majority vote of Association Membership in attendance at the Association’s Annual Meeting**



Describes those areas that may modified change over time due to changes in style and taste over the years.

**Approval requires Majority vote of the Board of Directors**

# Running Man Community Association



## Current Situation

- Volunteerism within the neighborhood is still waning. This year we ***almost didn't have our annual Holiday Luminaries for the first time in 35 years*** due to a lack of a volunteer. It was saved by two of our sitting board members stepping up to coordinate it after it was clear no one else was going to.
- We're losing two current board members that have served the Running Man Community in various capacities for many years.
- Tonight we have volunteers for only 6 of the 9 positions.

## What does this mean...what is the "so what"

- The HOA's primary responsibility is the protection of the neighborhood and neighborhood property values.
- Fewer volunteers means less control over the neighborhoods well being by the residents themselves
- Potential loss of long standing favorite neighborhood traditions like the Holiday Luminaries



# ELECTION OF OFFICERS



## ➤ Current Nominees

- Eric Todhunter
- Gail Astor
- John Ralls
- Doug Knox
- Jon Waechter
- Michael Artis
- **OPEN**
- **OPEN**
- **OPEN**

➤ Nominations from the Neighborhood – If you're interested in joining the CY2021 RM HOA Board please let us know.

➤ Vote

RETENTION POND



**Dennis Carel**  
Vice President

# Retention Pond Status



- **Recent History**

- Completed pond rehab project in 2018 installed 2 forebays & removed muck
- Addressed flooding on RM Trail, long-term function of the pond, re-installed fountain

- **Status**

- Forebays are functioning as advertised
- Fountain and landscaping have improved aesthetics

- **Future Actions**

- Plan to clean near forebay (next to RM Trail) in December 2020 ... after most leaves have fallen
- Request residents make efforts to prevent leaves from entering the pond ... more leaves in the pond essentially means we have to clean it more often

# TREASURER'S REPORT



**GAIL ASTOR**  
Treasurer

# TREASURER'S REPORT

## 2020 Budget Status



INCOME	2020 BUDGET	JAN - OCT	% OF BUDGET
Architectural Fees	\$ 500.00	\$ 1,200.00	240%
Disclosure (Home Owner) Packets	2700.00	\$ 3,000.00	111%
Dues (\$210 x 589) (589/589)	123,690.00	\$ 123,490.00	100%
Garage Sale	300.00		0%
Income Tax Refund/Insurance Reimbursement	-	\$ 4,131.00	
Interest Income	35.00	\$ 49.42	141%
Verizon Tower	9,522.00	\$ 7,935.00	83%
TOTAL INCOME	\$ 136,747.00	\$ 139,805.42	102%

# TREASURER'S REPORT

## 2020 Budget Status



EXPENSE	2020 Budget	Jan –Oct	% Budget
Administration - Stipend	\$ 1,200.00	\$ 1,000.00	83%
Annual Meeting	550.00		0%
Annual State Registration	100.00	\$ 35.00	35%
Board - Treasurer, Supplies, etc.	350.00	\$ 249.35	71%
Directory	1,000.00		0%
Disclosure Packet - Costs	400.00	\$ 198.12	50%
- Stipend	1,400.00	\$ 1,200.00	86%
Dues Letters - Costs	500.00	\$ 135.44	27%
- Stipend	883.50		0%
Electricity	3,600.00	\$ 2,664.87	74%
Garage Sale	400.00		0%
Grounds Improvements (New/ Repairs)	6,000.00	\$ 3,231.50	54%
Grounds Maintenance	63,000.00	\$ 49,895.80	79%
Insurance - Common Area	5,400.00	\$ 5,305.00	98%
Legal Fees	6,000.00	\$ 7,581.80	126%
Luminaries	2,500.00		0%
Miscellaneous	100.00		0%

# TREASURER'S REPORT

## 2020 Budget Status



EXPENSES	2020 BUDGET	JAN-OCT	% BUDGET
Neighborhood Watch	275.00	\$ 1,029.99	375%
Pond Improvements	6,000.00		0%
Pond Maintenance	3,840.00	\$ 3,232.76	84%
Post Office Box Rental	85.00	\$ 92.00	108%
Reserve Fund			
Storage Unit	1,344.00	\$ 1,125.00	84%
Taxes - Accountant Fees	850.00	\$ 800.00	94%
- Federal (Paid)	1,000.00		0%
- State (Paid)	725.00		0%
- YC Real Estate (Verizon Tower)	300.00	\$ 143.10	48%
Welcome Packets	150.00		0%
Youth Activities: After Prom	200.00	\$ 200.00	100%
Cookies with Santa	150.00		0%
Easter Egg Hunt			
Halloween Parade	250.00		0%
Safety Town	200.00		0%
Swim Team	500.00	\$ 500.00	100%
Capital Improvements (Res.Fund Study)	27,494.50	\$ 2,750.00	10%
<b>TOTAL EXPENSE</b>	<b>\$ 136,747.00</b>	<b>\$ 81,369.73</b>	<b>60%</b>

### ASSETS

**CHECKING: \$90,901.60**  
**SAVINGS: \$ 91.55**  
**M. MARKET: \$35,797.16**  
**\$126,790.31**

\* Money-market + savings

# TREASURER'S REPORT

2021 Budget



INCOME	2021 BUDGET
Architectural Fees	\$300.00
Disclosure Packets	\$3,000.00
Dues	\$123,690.00
Garage Sale	\$300.00
Income Tax Refund	0.00
Interest Income	\$50.00
Verizon Tower	\$9,522.00
<b>TOTAL INCOME</b>	<b>\$136,862.00</b>



# TREASURER'S REPORT

## 2021 Budget



EXPENSES	2021 BUDGET
Admin- Stipend	\$1,200.00
Admin- Annual Meeting	\$550.00
Annual State Registration	\$100.00
Board Treasurer Supplies	\$350.00
Directory	\$1,000.00
Disclosure Pkg Costs	\$300.00
Stipend	\$1,400.00
Dues Letters- Cost	\$500.00
Stipend	\$883.50
Electricity	\$3,600.00
Garage Sale	\$400.00
Grounds Improvements	\$6,000.00
Grounds Maintenance	\$60,000.00
Insurance-Common Area	\$5,575.00
Legal Fees	\$7,500.00

EXPENSES	2021 BUDGET
Luminaries	\$2,500.00
Miscellaneous	\$100.00
Neighborhood Watch	\$500.00
Pond Improvement	
Pond Maintenance	\$4,005.00
PO Box Rental	\$95.00
Storage Unit	\$1,404.00
Taxes-Accountant Fees	\$850.00
-Federal	
-State	
-County	\$300.00
Welcome Packets	\$150.00

EXPENSES	2021 BUDGET
Youth Activities	
After Prom	\$200.00
Santa & Cookies	\$150.00
Easter Egg Hunt	\$275.00
Halloween	\$250.00
Safety Town	\$200.00
Swim Team	\$500.00
Capital Improvement	\$36,024.50
<b>TOTAL EXPENSES</b>	<b>\$136,862.00</b>

# TREASURER'S REPORT

## 2021 Annual Dues Letter



This letter is to inform you that the annual Running Man Community Association, Inc. (RMCA) assessments will remain the same for the 2021 calendar year at \$ 210.00 per lot owned. Annual assessments are due January 1 each year. Any assessments which are not paid within 30 days will be delinquent.

**2021** dues payment should be submitted as follows:

- Payment is due and payable by **January 1, 2021, and will be considered delinquent if not received by January 31, 2021.**
- Checks payable to **RMCA** in the amount of **\$ 210.00**
- Mail to: Running Man Community Association  
P.O. Box 2114  
Poquoson, VA 23662-0292
- Include Running Man street address on the check to ensure proper credit to your account

- All Payments: via online banking, personal check, and such must be postmarked by **January 31** and be submitted for the **2021** dues amount of **\$210.00** to be considered on time.
- Failure to pay your assessment in full by the deadline may result in your account being turned over to our attorney for collections. The initial charge for the demand letter from our attorney will be \$ 192.00, which amount will be added to your account. Such amounts are your responsibility under the governing documents of the Association. Legal fees and costs shall continue to accrue as additional collections efforts are taken until such amount is paid in full.
- To avoid additional charges and / or collections actions, including, but not limited to, the filing of a memorandum of lien against the Lot, please make payments on time.

Note: RMCA will **not** send multiple reminder letters.

Thank you in advance for your assistance.

*RMCA Board*

# ARCHITECTURE CONTROL COMMITTEE



**Jon Waechter**  
Director



## Committee Members

- Kathey Tapfer
- Huck Robinson
- Doug Knox

# ARCHITECTURE CONTROL



## Running Man ACC

- Architecture Control Committee (ACC) focuses on additions or external modifications to the property
- Contact the ACC Chair if you have questions about your project **before you begin your project**. Call/text (740) 706-9666 or email [jon.waechter@gmail.com](mailto:jon.waechter@gmail.com)





## ACC Submissions

- The ACC Change Request form can be obtained on the RMCA website, then the HOA link.
- Email, call, or text Jon for submission process for quickest response.
- Please include pictures that show the location of the addition, your plat, as well as a detailed description of the project, and check for the \$25 fee made payable to RMCA.



## ACC Notes of Interest

- 50 Inquiries / Requests processed in 2020, up from 36 in 2019
- 32 Disclosure Packets
- Revised ACC Standards are being finalized with legal review and will be published on the website ASAP. Update includes clarification on new projects, repair vs. replacement, and maintenance of existing structures. It is meant to help preserve the beauty and value in our neighborhood!
- The location of your property may be in a Resource Protection Area (RPA) or a Resource Management Area (RMA) and may slightly vary the ACC Standards, which is why it is important to check with the ACC before any work begins on your project for approval.

COMMUNICATIONS/ WEBMASTER



**John Ralls**  
Director



# COMMUNICATIONS/ WEBMASTER



## Key Points

- The Communications/Webmaster position includes maintains communications for the RMCA via three official channels: RMCA Signage, Website, RMCA HOA email. Other official correspondence may be sent from the RMCA from time to time.
- The “News and Events” section allows members of the neighborhood to receive timely electronic posts for neighborhood.
- The Communications position also includes/included:
  - Writing RMCA monthly information articles for the Smoke Signal (1/2 of 2020)
  - Changing the neighborhood signs (typically every 4 to 6 weeks)
  - Posting RMCA information on RMCA website (news and events section)
  - Handling the RMCA email account
- The Running Man website, [runningmancommunity.com](http://runningmancommunity.com), was designed by RM resident Melissa James of Creative Copy.

# COMMUNICATIONS/ WEBMASTER



**WEBSITE: <https://www.runningmancommunity.org/>**

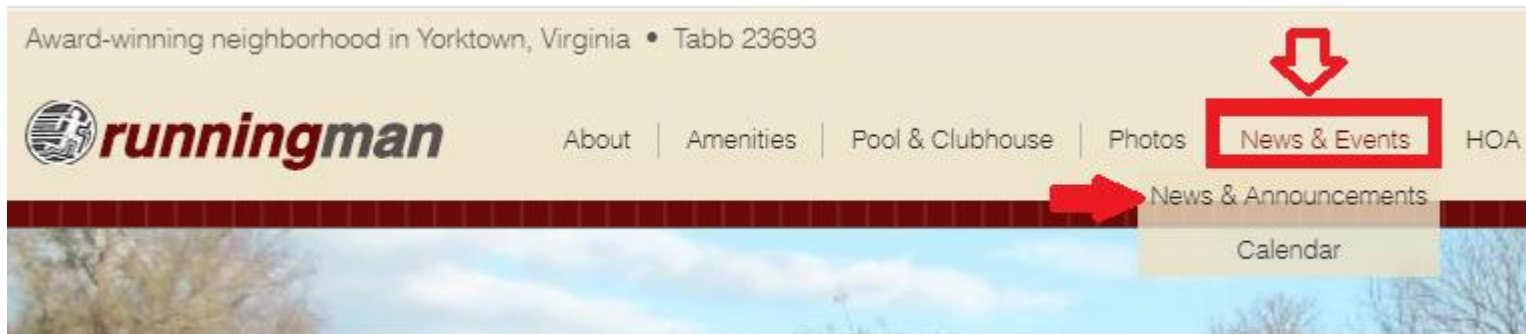


Contact Webmaster: [runningmanhoa@gmail.com](mailto:runningmanhoa@gmail.com)



## HOW TO SIGN-UP FOR EMAIL ALERTS

1. From <https://www.runningmancommunity.org/> select **News & Events**
2. Next select **News & Announcements** from the drop down menu



3. Add your email address to the text block and hit submit.
4. Residents may unsubscribe from the email messages sent when messages are posted to the website.





# COMMUNICATIONS/ WEBMASTER



## Example Announcement

Award-winning neighborhood in Yorktown, Virginia • Tabb 23693

 [About](#) | [Amenities](#) | [Pool & Clubhouse](#) | [Photos](#) | [News & Events](#) | [HOA](#) | [RMRA](#) | [Contact](#)

## News & Announcements

### Revised Annual Meeting Date: 12/13/2020

As a result of recent changes announced on 11/13 by the VA Governors EO-67, the RMCA HOA is no longer able to hold the annual meeting on ...

### RMCA Annual Meeting 12/5 at 3PM EST

This years annual meeting will be held on Saturday 12/5 at 3PM EST. The location will be outdoors. The RMCA will be getting a tent for t...

Subscribe to RMCA Announcements

**SUBMIT**

### Recent Posts

Revised Annual Meeting  
Date: 12/13/2020

RMCA Annual Meeting  
12/5 at 3PM EST

York-Poquoson Sheriffs  
Office Shield Program

### Revised Annual Meeting Date: 12/13/2020

As a result of recent changes announced on 11/13 by the VA Governors EO-67, the RMCA HOA is no longer able to hold the annual meeting on 12/5/2020, as originally planned. The RMCA HOA will be providing additional information via mail relative to how the 2020 annual meeting will be conducted in order to remain compliant with the recent executive order. Please standby for additional information from the RMCA board. Thank you and stay safe!!!

Here is the Executive Order issued on 13 November:

[https://www.governor.virginia.gov/media/governorvirginiagov/executive-actions/EO-67-SIXTH-AMENDED-and-Order-of-Public-Health-Emergency-Seven---Phase-Three-Further-Adjusting-of-Certain-Temporary-Restrictions-Due-to-Novel-Coronavirus-\(COVID-19\).pdf](https://www.governor.virginia.gov/media/governorvirginiagov/executive-actions/EO-67-SIXTH-AMENDED-and-Order-of-Public-Health-Emergency-Seven---Phase-Three-Further-Adjusting-of-Certain-Temporary-Restrictions-Due-to-Novel-Coronavirus-(COVID-19).pdf)

NEIGHBORHOOD WATCH



**Michael Artis**  
Director

# NEIGHBORHOOD WATCH



- Inspected all Security Cameras
- Made following repairs
  - ✓ Repaired electrical street light issues at Kanawah and Manokin
  - ✓ Replaced cameras at the Victory Blvd entrance of Running Man Trail and the entrance of Mesongo Run.
- Camera data is downloaded routinely every two weeks and archived.
- Review York County Crime Statistics and post items of interest to the neighborhood to Next Door Neighbor

# NEIGHBORHOOD WATCH



- 2021 to restart Neighborhood Watch Program
- 5 steps to start Neighborhood Watch Program
  - Recruit and Organize as many neighbors as possible
  - Contact your local law enforcement agency and schedule a meeting
  - Discuss community concerns and develop an action plan
  - Create a communication plan
  - Take Action: Hold Meeting and Events

# NEIGHBORHOOD WATCH



- Benefits of starting a Watch Group
  - Partnerships with Law Enforcement and your Neighbors
  - Reduction in Crime
  - A More Secure and Better Prepared Hometown
  - A More United Community
  - Improved Communications

More information regarding start date will be posted on the RMCA website and Facebook page.



# COVENANTS



**Doug Knox**  
Director

# COVENANTS



- Covenants Director: Doug Knox
  - 107 Piankatank Turn; [dougknox11@gmail.com](mailto:dougknox11@gmail.com); 757-846-6271
  - Completing first year on HOA board; will continue as Covenants director
- Covenants' purpose
  - Maintain property values and minimize annoyance, distraction or offensive property use
- Board's current covenants philosophy
  - Pragmatic enforcement of clear-cut covenants violations mixed with polite engagement on less-clear issues
- What I \*DON'T\* do
  - Drive around specifically looking for violations
  - Walk onto your property to inspect something
- What I \*DO\* do
  - Respond to complaints I've received from Running Man residents (~19 this year)
  - Most common infractions: Signs, trailers, boats and RVs in driveways
  - Engage residents on issues I happen to notice while traversing the neighborhood

LANDSCAPE/COMMON AREAS



**Phillip Jones**  
Director

# Duties of the Landscape Director



- ✓ Attend Board of Directors monthly meetings
- ✓ Monitor contractors
- ✓ Recommend improvements
- ✓ Oversee new plantings, signs and entrance lighting
- ✓ Provide assistance to the board and members
- ✓ Maintain fiscal records
- ✓ Operate within the budget

## 2020 Year-End Review



- ✓ Oversaw maintenance bushes, trees and plants in common area
- ✓ Oversaw installation of bushes, and plants (perennials and annuals)
- ✓ Worked with Grasswackers Inc. weekly during the summer to optimize grass
- ✓ Continued monitoring contract with Grasswackers Inc. cutting (new contract/no price increase)

## 2020 Year-End Review



- ✓ Responded to and completed repairs to brick wall at the end to Tuckahoe Trace.
- ✓ Worked with insurance company to resolve claim payment for Tuckahoe repairs
- ✓ Addressed inquiries from members concerning landscaping and common area issues

# Christmas Luminaries



- **Need Volunteers to:**
  - ✓ *Put candles out in Common Areas* *Dec 24<sup>th</sup>*
  - ✓ *Pick up candles from Common Areas* *Dec 26<sup>th</sup>.*
- Sand Delivery *~Thurs, Dec 10<sup>th</sup>*
- Luminaries Inclement weather decision will be posted on the Next Door Neighbor App and Running Man website.
- **If you're not going to be home, need help, or are able to volunteer please notify Jon Waechter via text or call @ (740)706-9666.**

# ELECTION OF OFFICERS



## ➤ Current Nominees

- Eric Todhunter
- Gail Astor
- John Ralls
- Doug Knox
- Jon Waechter
- Michael Artis
- **OPEN**
- **OPEN**
- **OPEN**

➤ Nominations from the Neighborhood – If you're interested in joining the CY2021 RM HOA Board please let us know.

➤ Vote





**Thanks for Your Support**  
and  
**Happy Holidays**  
from the  
Running Man Community Association  
Board