



Gayton Glen



Homeowners Association, Inc.

Volume 2005, Issue 1

www.gayton-glen.org

Winter 2005

Board of Directors

Updates from the Board of Directors

The 2004 Annual Homeowner's Meeting was held on December 16, 2004. The meeting was well attended with lively discussion. The Board acknowledged and thanked every homeowner for helping to make 2004 a successful year for Gayton Glen. New homeowners to Gayton Glen were extended a warm welcome. Many homeowners help in a variety of ways from delivering newsletters and other notices, to keeping our streetlights in good repair for very little expense.

Continued on page 2

2004 Accomplishments – 2005 Goals

The grounds are in the best condition ever. Trees and shrubs have been trimmed and in some cases removed where they were a hazard to homeowners and property. During Hurricane Isabel only 2 of 175 homes were slightly damaged by falling trees and branches due to the preventative tree maintenance performed earlier that summer. In 2005 new trees will be planted in common areas throughout the community, especially the Ryan townhomes area. The additional trees will enhance the appearance of Gayton Glen and our property values.



Green Screen Updates

Plantings for the new "Green Screen" along John Rolfe and Gayton Road are scheduled to begin in late February, early March 2005! Homeowners along these busy areas will benefit from sound and privacy enhancements created by this natural barrier. The entire community will benefit from the effect this beautiful screen will have on property values, and, we avoid the expense and ongoing maintenance of a fence along John Rolfe and Gayton Road.

Maintenance and Repairs

Over the last 18 months the Board has made an intensive effort to replace all rotten wood on all homes in Classes 1, 2, and 4. A goal we originally thought would take 3 years will be finished in early 2005. All rotten wood is replaced with PVC, a permanent replacement that requires very little maintenance by homeowners and no maintenance by the Association. This saves more dollars for other badly needed repairs in the future.

Continued on page 2



Our Association Management
United Property Associates,
Catherine B. Davis

Office Location: Virginia Beach

525 South Independence Blvd. Suite 200

Virginia Beach, VA 23452-1103

Toll-free Telephone: (800) 578-9722

Direct Dial Telephone: (757) 497-5752 ext 274

FAX: (757) 497-9133

Email: cdavis@unitedproperty.org

Catherine sent a letter of introduction to all homeowners on January 10, 2005. She looks forward to greeting Gayton Glen homeowners at the January 25, 2005 meeting. Please do not hesitate to contact Catherine with any questions, concerns or emergencies at the above numbers. The Board extends a warm welcome to Catherine.

Coupon Book Update:

UPA has assured us that coupon books for 2005 will be mailed to all homeowners by early February. In the interim, coupons for January and February were sent to all homeowners earlier in the month. Late fees will not be assessed in January due to the delayed coupon books.

Auto Debits:

Homeowners who use the auto debit service to pay their monthly assessment were sent a letter from Catherine on January 12, 2005. The full letter is also posted on the Gayton Glen web site. Should you need additional information regarding your monthly dues payment, please contact Catherine directly.



Seventh Annual Garden Tour

The Seventh Annual Gayton Glen Garden Tour is scheduled for Sunday May 1. Local sponsors including the Great Big Greenhouse will again add to the festivities. Following the tour, the

Board of Directors will sponsor a small reception with hors d'oeuvres; ice tea and lemonade. We look forward to even more sponsors, great prizes and lots of fun. Think spring!

Watch for more details on the Gayton Glen web site.
<http://www.gayton-glen.org>

Continued from page 1 - Updates from the BOD

To name a few, the Board thanks: Vernon Jackson, Mike Angelini, Gardner Jeffress, Linda Pillage, Ned Yates, Kristan Farmer, Vinney McCarthy and many others for all their help throughout 2004 and into 2005.

The ARC Committee members were acknowledged for their great work in 2004:

Architectural Review Committee

Chairman – Barbara Long

Committee Secretary – Darlene Couch

Previous Secretary - Norma LaRue

Committee Members:

Barbara Long	Judy Gilman
Brenda Angelini	Jo Ann Kiernan
Norma LaRue	Clara Spicer
Darlene Couch	Nancy Wood
Claudette James	Gayle Hunter
Diane Parrish	Sheila Tyson (prior member)

The ARC Committee worked very hard in 2004 reviewing over 33 ARC requests!

This committee goes beyond the call of duty, they:

- pick up trash along John Rolfe Parkway and throughout the community
- give their time for each monthly meeting
- watch over the community grounds and help keep the BOD informed of needed grounds work
- coordinate the community home and garden tour
- are available as ARC Area Captains, and much more!

Other highlights of the Annual meeting included passage by vote of the 2005 Budget by Class II. The Budget for Class I was subsequently approved on December 21, 2004 by the Board of Directors. Visit the web site or call the Association Manager if you need another copy of the 2005 budget.

Continued from page 1 – Maintenance and Repairs

Sidewalks and parking lot areas that need attention in Classes 1 and 4 townhomes are a priority. These areas will be repaired, improved, renumbered, and completed by year-end 2005.

Stanton Way

A special thanks to homeowners in Class 3 on Stanton Way and a heart felt welcome to all our new residents there. Last year the community and the Board rallied behind Stanton Way to allow you to take over your own repairs and avoid a 2 to 3 year \$300 monthly assessment. The 8th Amendment passed and has proven to be an overall success. Your financial investments and improvements in your homes have

made Stanton Way a pretty street to walk down. Keep up the great work.

Fences

Gayton Glen is an unusual Association in that it has several distinct types of homes that were built over many years. The passage of the amendment to create a fourth class of stock for the Ryan townhomes in late 2003 now allows the community to focus on the unique needs of this class of stock. Deteriorating privacy fences that have not been maintained over the years are being replaced and we expect to see this project completed by the end of 2006. New shadowbox fences are popping up all over the Ryan townhomes area, taking the place of the decaying stockade fences of the past. Homeowners have been very responsive to the fence maintenance notices they have received by replacing or removing deteriorated fences and, if needed, requesting extensions.

Second notices will be mailed shortly and will ask owners to complete fence maintenance such as sealing all fence areas with clear wood sealer (privacy and homeowner installed fences). Second notice reminders to remove or replace deteriorated fences will also be sent soon. **The completion dates for the second notices will be April 30, 2005.** Thank you to all the homeowners who have enhanced their property and Gayton Glen with new fences.

Fences on the patio homes of Timberly Waye will receive a face lift with badly needed repairs and will be completed prior to the end of 2005.

Carpenter Bees

The carpenter bee infestation has been very costly for the homeowners in Classes 1 and 2. In order to eradicate the infestation, the Board secured a plan with a reputable company to provide a reasonable contract to address this problem. We were able to obtain a very reasonable rate for all affected homeowners from Western Pest Service. Treatment will be generous and continuous. By the end of this 3 year effort, Gayton Glen should see a near, if not complete eradication of carpenter bees.

Good news for all those homeowners who have current contracts with Western Pest Service, in Classes 1 and 2:

The Board had Western include in the contract, a reimbursement to you in the form of a \$25 voucher toward future individual contracts or other services. Homeowners who have been working on their own with an extermination program, will now pay about half of the cost due to the benefits of "economies of scale" through the arrangement with Western Pest Control.





Gayton Glen



Homeowners Association, Inc.

Volume 2005, Issue 1

www.gayton-glen.org

Winter 2005

Management Cost Savings

Over the last two years, the region and our community experienced a number of unexpected catastrophic events. Hurricane Isabel cost Gayton Glen over \$6,000 for clean up. Increased snow and ice storms and the worst winter storm in the history of Richmond occurred over the past 2 years. Snow removal and ice treatment exceeded budgeted amounts by almost \$3000. The impact of these unexpected expenses was offset because of the Board's fiscal management and additional tasks performed by the Board on behalf of the community which significantly reduced management costs for 2004 and 2005.

Reserve Study planned for 2005

Reserve studies are required to be **completed** at least once every 5 years for all Association Communities in Virginia per Statute § 55-514.1. Reserves for capital components. Gayton Glen included this expense in our 2005 Budgets. Per the Virginia Statute, reserves are now required for "items, whether or not a part of the common area, for which the association has the obligation for repair, replacement or restoration and for which the board of directors determines funding is necessary", i.e. siding, common sewer/ plumbing along with roads, roofs, etc. Budgets for reserves will be reflective of the differences in each class of stock in Gayton Glen. For example, Stanton Way homes will not have reserves collected for roofs or siding, as they are responsible for their own maintenance. On the other hand, **all** areas will include reserves for common plumbing/sewer and streets. Results of the study once complete, will be distributed to all homeowners.



Repairs and other services:

Visit the Gayton Glen web site for handy repair and maintenance references.

http://www.gayton-glen.org/repairs_services_reference.htm

HOME PREVENTATIVE MAINTENANCE

Outside hoses and water connections - Remember to turn off the water to your outside water connections and drain hoses for the winter to prevent unexpected breaks and water leaks.

Washer Hoses – Remember to check your washer hoses regularly. Replace them with steel hoses and turn off the water when not in use to prevent unexpected water damage to your home.

Hot Water Heaters – check regularly if an older unit for rust that could result in leaks. If possible have your water heater installed in a catch pan with a drain.

Heat Pumps – Have your heat pump checked regularly. Note: The life expectancy for many of these units appears to be 10-15 years. Coil leaks substantially reduce efficiency and increase operating costs.

FIRE LANES

Cars are being parked in the fire lanes on Timberly Way and Stanton Way. This creates a dangerous situation in our community. The police are called each time cars are seen in the fire lanes. Parking in the fire lane is prohibited by County Law and police impose \$50 tickets for parking in these areas throughout the community. We had 2 fires in the Gayton Glen last year...one house burned down. Please keep fire lanes clear at all times.

REMINDERS

Dog poop – Please clean up after your pet. Hearings and fines are being enforced for owners who do not clean up after their dogs.

Trash Cans/Recycle bins – Cans and bins are not allowed in the front of homes or in common areas except on pick up days.

QUESTIONS & ANSWERS

When are roads and parking areas plowed during a snowstorm? When do they apply ice melt chemicals or sand? Roads are plowed when snow accumulates to 2 or more inches throughout the community. Chemical/salt/sand is applied at the circle entrance and at entrances to Timberly Way and Stanton Way intersection areas when we have slippery conditions. For example, salt was applied three times this past week for our first snow events. If you have additional questions, please contact our Association Manager, Catherine B. Davis with your concerns.

Who do I call in case of a repair emergency on my property or other concerns regarding Gayton Glen services and common areas? Please call the managing agent, Catherine B. Davis, **toll-free (800) 578-9722**, or direct dial (757) 497-5752 ext 274, to report emergency repairs to the exterior of your home such as roof leaks. Keep in mind some issues may be covered by your homeowner's insurance, such as the damage caused by Hurricane Isabel, or a house fire for example, and are not part of Association covered maintenance and repair.

2005 BOARD MEMBERS:

- Gayle Hunter - 916-8290
- Carla Meixner - 740-8646
- Kay Smith - 741-6916
- Sue Warren - 644-9622 x303
- Chip Richardson -

The Board of Directors accepted the resignation of Jeffrey Stilton on December 16, 2004. The Board is pleased to introduce Chip Richardson from Stanton Way who has volunteered to serve the remainder of Jeffrey's term. Short biographies for our newest Board Members are attached in this newsletter package. Welcome!

Calendar of Events 2004

Jan. 25 - BOD	Aug. 23 - BOD
Feb. 22 -BOD	Sep. 27 - BOD
Mar. 22 - BOD	Oct. 25 - BOD
Apr. 26 - BOD	NOTE: Annual Homeowner meeting – Date in Nov. TBD
May 1 – Home & Garden Tour	Nov. 22 - BOD
May 24 - BOD	Dec. 27 - BOD
Jun. 28 - BOD	
Jul. 26 - BOD	

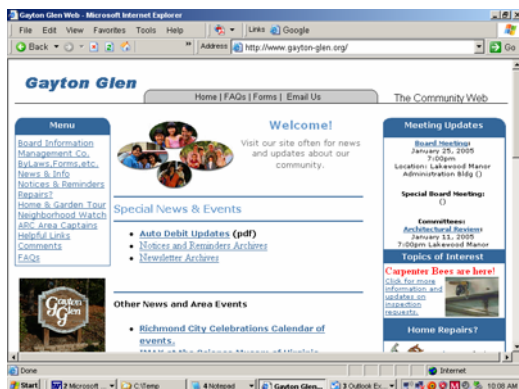
BOD – BOARD OF DIRECTORS MEETINGS – 7:00 P.M. 4TH TUESDAY EACH MONTH
Private dining room - Beth Shalom Gardens 2001 Lauderdale Drive – Please check the community sign in the traffic circle for meeting and venue updates.

NOTE: We will meet at Lakewood Manor through March. Administration Building –Lauderdale Drive

Our Web site

Please visit often for news and other helpful information about our community including BOD meeting minutes, repairs and maintenance reference and more:

www.gayton-glen.org



WOULD YOU LIKE TO BE A PART OF ---?

Would you like to **submit an article for the newsletter OR be a part of other committees?**

Please send an email with your document attached or contact any member of the Board or Communication Committee. Email - gayton@gayton-glen.org

Communication Committee

- Kristin Farmer 377-1491
- Carla Meixner 740-8646
- Kelly Reid 269-3264

Architectural Review Committee

Need an ARC form? Visit the Gayton Glen Web site to print a blank form, or contact Barbara Long or any Board member:

http://www.gayton-glen.org/bylaws_rules_forms.htm

Barbara Long, Chairman 741-9185

Architectural Review Meetings 2005

Jan. 11 - ARC	Jul. 12 - ARC
Feb. 8 - ARC	Aug. 9 - ARC
Mar. 8 - ARC	Sep.13 - ARC
Apr. 12 - ARC	Oct. 11 - ARC
May 10 -ARC	Nov. 8 - ARC
Jun. 14 -ARC	Dec. 13 - ARC

ARC – Architectural Review meetings – 7:00 P.M. 2ND TUESDAY EACH MONTH

Administration Building – Lakewood Manor, Lauderdale Drive

Gayton Glen Area Captains

AREA	AREA CAPTAIN/S	PHONE #
Charlesfield & Keeney Ct.	Gayle Hunter	916-8290
Oceana Ct.	Norma LaRue	741-5992
Berman Ct.	Clara Spicer	750-2331
Timberly Waye/ 1800s	Nancy Wood	741-0703
Smithers Ct.	Brenda Angelini	741-4449
Stanton Way	Claudette James Darlene Couch	741-2118 914-7864
Timberly Waye/ 1700s	Judy Gilman Barbara Long	754-7596 741-9185
Available to all residents	Barbara Long	741-9185



Gayton Glen



Homeowners Association, Inc.

Volume 2005, Issue 1

www.gayton-glen.org

Winter 2005

2005 Board Member Introductions

Sue Warren:

Dear Gayton Glen Homeowner, I have been living in this immediate community since 1987 and have been a happy neighbor in Gayton Glen for 14 months. I worked very hard in order to find a home here, which included leaving fliers throughout the neighborhood, asking for interested persons willing to sell to call me. I chose Gayton Glen, because I wanted a lovely, quite, and secure place to settle down, for many years to come.

Currently, I am the Wellness Director at the Downtown YMCA and in that capacity, I manage a department of 45 employees, oversee a six figure budget and am involved with and participate in the monthly board meetings of the Downtown YMCA Board of Management. I work closely with our board members to resolve issues relating to our membership, Wellness programs, as well as the annual budget. Additionally, I am very involved with our Annual Giving Campaign, raising \$200,000 this year and I actively participate in our community outreach programs to serve the people in this area.

When I purchased my house on Timberly Waye it was in deplorable condition, but I am proud to say that I have worked very hard, with the help of the Association, to renovate it and turn this house into a beautiful home again. I believe, taking pride in and responsibility for ones' home and community is so important. The improvements I made to my home have enriched my life and I believe, further enhanced the overall beauty of my neighborhood.

I am anxious to serve all Homeowners in Gayton Glen as a Board member. I promise to use my management skills, open minded attitude, and strong work ethic to continue to improve the community and serve you. Thank you for giving me the chance to give back to Gayton Glen some small part of what I have already received.

Very Truly Yours, Sue Warren 1707 Timberly Waye

Chip Richardson:

My name is John Richardson, but please refer to me as Chip. I've been a homeowner here in Gayton Glen for just about 1 year. I sort of found this neighborhood by accident, but in the past year have very much grown attached to it, and my Stanton Way home.

I'm currently employed by Wachovia Bank as a Financial Specialist, and have been with them since 1998. I specialize in Home Equity Loans, and Lines of Credit. I also work for the Tuckahoe and Shady Grove YMCAs, as well as Capital One, as a studio cycling instructor.

When I was approached to serve on the board of the Gayton Glen Homeowners Assoc., I was very receptive, because I knew it would give me a voice, and allow me to be involved in helping to make this a more wonderful neighborhood than it already is.

I very much look forward to working with the other board members, as well as the homeowners to accomplish whatever goals we set for our community.

Recipes for Cold Winter Days

The Best Chicken Soup

1 (2 to 3 pound) whole chicken
 3 stalks celery with leaves, chopped
 1 pound baby carrots
 2 onions, chopped
 2 cubes beef bouillon, crumbled
 1 packet chicken noodle soup mix
 2 (14.5 ounce) cans low-sodium chicken broth
 1 pinch dried thyme
 1 pinch poultry seasoning
 1 pinch dried basil
 5 black peppercorns
 2 bay leaves
 1 pinch dried parsley
 1 (8 ounce) package farfalle (bow tie) pasta

DIRECTIONS:

Place chicken in a large pot and cover with water. Place celery leaves in pot and bring to a boil, then reduce heat and simmer until chicken is cooked through, 30 to 40 minutes. Remove chicken from pot and place in a bowl until cool enough to handle.

Meanwhile, place celery, carrots, onion, bouillon, soup mix and chicken broth in pot and let simmer. Season with thyme, poultry seasoning, basil, peppercorns, bay leaves and parsley.

Bone chicken and cut up meat into bite-size pieces. Return meat to pot. Cook until vegetables are tender and flavors are well blended, up to 90 minutes.

Stir pasta into pot and cook 10 to 15 minutes more, until noodles are al dente. Serve hot. Serves 8.

Super Simple Bread Recipe---by hand

>> 350 oven for 20 minutes <<

1 c. milk (Hot) 4 c. all-purpose flour
 1/4 c. sugar 1/4 c. warm water
 4 T. margarine
 1 tsp. salt
 1 pkg. yeast
 1 egg

To hot milk add sugar, margarine and salt...Let cool. In a small bowl mix the 1/4c. warm water & yeast. Set aside until bubbly (about 5 min.) To milk mixture add one c. flour and mix well. Add one slightly beaten egg and yeast mixture. Use a wire whisk to mix this. Add approximately 3 more c. flour, enough to handle easily. (Use wooden spoon). Knead, place in greased bowl for first rise. Punch down or knead, place in two greased bread pans, cover with a damp cloth and let rise again. Bake at 350 for 20 minutes...delicious.

Breakfast CINNAMON BUNS – Easy and Yummy!

20 Frozen Dough Rolls
 1 c Brown Sugar
 1/4 c Vanilla Instant Pudding
 1 tb Cinnamon (up to 2 Tbsp)
 3/4 c Raisins -- Plumped
 1/4 c Butter -- Melted (up to 1/2 C)

Before you put the cat out and turn off the lights, grease a 10" bundt pan and add the frozen rolls. Mix the brown sugar, dry pudding powder and cinnamon. Sprinkle over the rolls. Sprinkle the plumped raisins on top. Pour the melted butter or margarine over all. Cover with a clean, damp cloth. (Leave out at room temperature). Turn out the lights and say Good Night.

In the morning preheat the oven to 350F and bake for 25 minutes. Let sit for 5 minutes and then turn out on a serving plate. Now Enjoy!

You may substitute butterscotch pudding for the vanilla pudding.

Meaty Spaghetti Sauce with Homemade Taste

12 ounces spaghetti
 1 pound lean ground beef
 1 teaspoon salt
 3/4 teaspoon white sugar
 1 teaspoon dried oregano
 1/4 teaspoon ground black pepper
 1/8 teaspoon garlic powder
 2 tablespoons dried minced onion
 2 1/2 cups chopped tomatoes
 1 1/3 (6 ounce) cans tomato paste
 1 (4.5 ounce) can sliced mushrooms

DIRECTIONS:

Brown beef over medium heat. Drain off fat.

In a large pot, combine beef, salt, sugar, oregano, pepper, garlic powder, onion flakes, diced tomatoes, tomato paste, and mushrooms. Simmer at a low heat setting for 2 hours, stirring occasionally.

Cook pasta according to package directions. Drain. Serve sauce over spaghetti.

