



### Association Newsletter's

Starting January 2011, Bruton Glen Homeowner's Association introduced its very first community newsletter. This newsletter is intended to communicate the activities and management of our association to homeowner's throughout the community. Newsletters are scheduled to be produced and mailed on a quarterly basis. Any and all information posted within the newsletter is intended for communications and advisory information only and is not be taken out of context or misconstrued. ■

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### Board of Director's

## Who Are They....What Do They Do?

Bruton Glen was established as an Association back in 2003 after the community had finally been constructed and the developer had released the contractual agreements to the homeowners. This meant that Bruton Glen's homeowners now possessed full ownership of their community and would be required to establish a board consisting of elected officials, homeowners as their governing body.

The state of Virginia requires the establishment of Homeowner Association's to be established when contractors present plans of a newly developed community. This is in order to regulate and maintain the esthetics of the community and the protection of the jurisdictions developmental and environmental progress.

It's a well known fact that homeowner association's provide and protect the esthetics of a community through proper man-

agement and continued development of such community with the provisions provided. It's the intent of this board to manage our community appropriately, while providing certain provisions throughout the community that'll help maintain and enhance the beautification of our development. These provisions are limited mainly to the common areas associated with Bruton Glen and include such necessities as; trash receptacles, lighting, park benches, storage shed, community signs, landscaping, etc.

The Board of Director's is also responsible for maintaining financial records associated with the community and the funds collected. These funds are allocated towards the development and maintenance of our community, and in no way are used as a stipend to any board member. In fact, homeowner's need to realize that everyone of the board members serving on the board is a volunteer and re-



### Association Board of Director's Are All Volunteer's

**President:** Ron Quesenberry  
**Vice President:** Calvin Wisley  
**Secretary:** Lori Powell  
**Treasurer:** Manuel Lacerda  
**Member at Large:** Erik Tremblay

ceives nothing in regards to payment for their service to the community and homeowner's associated with Bruton Glen. These folks simply volunteer their time because they care about the community they live in. Serving on the board is certainly self gratifying to those involved and sometimes becomes a full-time job.

The management of our community is accomplished through the hard work, dedication and commitment of those board members involved, serving as your communities ambassadors.

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### Grounds Maintenance

## Keeping A Handle On It!

As part of the provisions associated with our community, is that of maintaining our common areas and assuring that these areas are presentable. Many homeowner's of Bruton Glen may remember what we faced after allocating ownership of our community.

The common areas were nothing more than overgrown fields, trash induced collection spots for vandals and unwanted guest to gather and use illegal drugs, endangering our community and exposing our children to such issues. Bruton Glen Park was simply none existent. The common grounds were simply overgrown vacant lots.

Once the Board of Director's was established, the vision of creating a useable park was just short of

making the decision to do so. Soon afterwards, the board began making changes to our community through the beautification project offering landscaping, later followed by park benches, trash receptacles, and play ground equipment.

This vision holds strong today as it did in its inception. It's our goal to improve the beautification of our community and provide such provisions throughout the community for homeowner's to embrace and enjoy. We hope that you'll realize these amenities come with a cost and that not just through funding, but through the use of the park and homeowner's willingness to maintain such provisions.

Remember, it's our community, so it's up to us to take care of what

we have created.

Many thanks goes out to the grounds maintenance crew of James River Ground Management for their continued service, maintaining our common grounds and providing floral presentations throughout the season. Appreciation also reaches out to our board members for their dedication and commitment in developing and creating such a beautiful park for our homeowner's and residents to enjoy, even if it just taking a walk through the park or simply sitting down and reading a grand story from that book you've held onto for ever.

Remember, presentation is the first impression made upon visitors and homeowner prospects. Help keep our community looking presentable throughout the year. Get involved today and lend a helping hand, by simply picking up that trash, preventing loitering. ■

We're on the Web!  
[www.BrutonGlen.org](http://www.BrutonGlen.org)



Contact the Board of Director's or visit us on the web for additional information regarding our community and its management.

**Bruton Glen Homeowner's Association**

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## Easter Egg Hunt (Post Event)

Sponsored By:

The Recreational Advisory Committee



On Saturday April 7th, 2012 the RAC held its annual event, reaching out to the many children living in our community, by hosting such an event which provided much more than just fun and games.

Prizes were awarded to those collecting that special egg. Everyone seemed to enjoy the provisions provided, with music being accompanied with plenty of food and drinks to indulge.

While wishing everyone a Happy Easter on this day, the members of the RAC committee sponsored an event that brought the whole family together to share in the joy of spending time with their children, while socializing with their friends and neighbors alike.

Children enjoyed various treats and games, while spending time hunting for those goodies and eggs hidden within the grassy knolls throughout the park.

Along with the goodies tucked within the eggs, were hidden treasures leading to various prizes.

Parents seemed to enjoy the moments, while pausing to watch their children play and hunt for those lost eggs was nothing more than priceless.

So as you pass through

the community, remember to say thank you to those RAC committee members responsible for providing such an event that allowed everyone to relax and enjoy those precious moments, while enjoying the refreshments provided. Also remember to thank those board members who assisted with the event, lending a helping hand to the RAC committee members involved. ■



### Community Picnic

Our next scheduled event will be the Association's Annual Community Picnic. This event is scheduled to commence later this fall during the month of October. Please look for flyers in the mail announcing this event, and outlining the activities associated with it. If you've never attended the community picnic, then you're missing a great time with delicious food provided by our selected catering company.

This is certainly a family event for all to enjoy! ■

## Board of Director's

### Who Are They....What Do They Do? (CONTINUED)

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Each and everyone of these people volunteer's their time, while holding down a full-time job, sometimes working two jobs like many other Americans in the community, and have families to raise and spend time with as well, leaving little time for other things, such as managing their duties and taking care of the responsibilities associated with their position on the board they so respectfully hold. This is all accomplished, simply because they care enough about their community to get involved.

Each of these board members is responsible for various duties associated with their respective positions and any other assigned responsibilities allocated by the board President, necessary to accomplish the various tasks allowing for adequate distribution and management of our community. Many task are handled directly through the means of availability and allotted time by those assigned and accomplishing such task. Managing our community requires a certain amount of funds necessary to provide such provisions, in which the Association collects through HOA assessments. It's the board's responsibility to allocate these funds appropriately in order to provide the necessary provisions mentioned earlier in this article.

Unfortunately, the burden of managing such a community requires board members to make decisions they care not to render. Collecting HOA assessments is certainly necessary, in order to maintain such amenities within our community. However, not everyone shares in this vision and chooses not to pay their assessments as required. This is also shared by some homeowner's not maintaining their properties as required by the Association's governing documents. Either case, someone must address such issues and enforce the regulating policies and procedures sent in place by the board. As difficult as this many be from time to time, it's necessary that the board addresses such matters in a professional and no basis manner.

When it comes to managing an Association or community, such as ours, many factors must be taken into consideration. Is the decision to manage the communities business to be rendered by an outside agency or is it most beneficial to manage your own community. In order to make such decisions, homeowner's are task with serving on the Association's board and must realize the magnitude of the commitment involved and weigh the cost to benefit of hiring someone else to handle such business matters, legal issues, etc. Many of these issues are handled by professionals outside of the community or organization regardless of whether the association is self managed or an outside management company manages the community. One of the first questions to ask yourself is; can we manage our own community and at what cost. This is a decision that the board members must make, realizing the responsibilities and commitment involved in managing their Association. At what cost do you hand-over control of your community to someone else, knowing that many of the decisions made will be rendered by an outside agency on behalf of the Association. The question is; who has your communities best interest at heart.

Realizing the importance of this decision, regardless of which way the board decides. Managing an association and community can be very taxing and frustrating at times, even if your working with an outside management company. All association's in the state of Virginia are regulated by laws established in the Property Owner's Association Act. Board members are governed not only by the laws established within their state, but also by the Covenants, By-Laws, Rules & Regulations and policies established by the Association and elected board members, in which they're required to follow and enforce as prescribed. Serving as a board member on your Association's Board of Director's is strictly a voluntary position.

As a board member, realizing that the decisions being made may in fact not be very pleasing to everyone, but must be rendered without malice or any personal gain. It's the responsibility of the board members to maintain a professional and unified mannerism when representing their community and Association. So, the next time you confront one of your board members with an issue of concern pertaining to the community or your own personal matter, please remember that these individuals are all volunteers and here to serve the community. Respect One Another & Lets Work Together! ■