

THE RETREAT NEWSLETTER

Volume 11

September 2010



The Retreat Clubhouse

The new Retreat manager for UPA is Kerry Laughlin. He grew up in Denver and has lived in great cities like Seattle, Los Angeles, Charlotte, NC and Austin, TX. This is his second time in Virginia Beach. He has 4 years association management, 5 years apartment management and 13 years working in hotels, with the main focus being in front office management and operations. We are glad to have you onboard and we look forward to working with you. Kerry's telephone number is 497-5752.



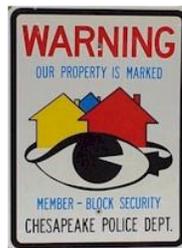
Advisory Budget Committee Report

The Advisory Budget committee is currently gearing up to develop the 2011 budget. This is being done with the assistance of UPA and of course the developer. Our number one challenge is to keep the association's monthly fee at the current \$250.00, and hopefully we can do this. However income drives our budget and since the sale of new homes has been slow our income has not materialized as we anticipated. You can be assured we are doing everything possible to keep our fixed cost down but that may mean the delay in some improvements such as power washing or even the painting of some houses. These projects are high on the priority list and will be done first chance, but currently our focus is paying for the necessities.

By now everyone should be aware of the changes in our Association Bylaws regarding insurance and the Association's responsibility for coverage on the various buildings. Unit owners are now responsible for

“skin” of the parameter walls which is an improvement over the previous level of coverage. We encourage every owner to review their personal policies and if you have less than \$80,000 on the structure, \$50,000 on your personal property and \$500,000 for liability coverage you should discuss your coverage with your insurance agent to ensure you are appropriately protected from losses and claims. Keep in mind, everyone’s case is different and your situation may require substantially more coverage. Please feel free to call Jim Cross if you have any questions regarding the Association’s insurance or your own. Jim Cross, Chair

STARTING SEPTEMBER 10TH, BASNIGHT WILL BEGIN TO AERATE AND SEED THE GROUNDS. THE SPRINKLER SYSTEM HAS BEEN TURNED OFF IN PREPARATION FOR THIS.



NEIGHBORHOOD WATCH COMMITTEE REPORT

We are looking for a new committee chair, if you would like to chair this committee, please let someone on the Advisory Budget Committee know. Members on the Budget Advisory committee are Janet Menia, Fayeelaine Haddaway, Tony Constand, Harry Wilkinson and Jim Cross.

Thank you Preston for all that you did for us, you will be missed. Preston has worked up spreadsheets dividing The Retreat into 16 blocks trying to keep the number of units in each block even. Block 1 is 1516-1534 Thornwood Ln, Block Captain (BC) Jim Cross. Block 2, 1501 Rosehill to 1523 Rosehill Dr., not yet occupied. Block 3, 1526 Carrolton Way to 1407 Alixis Way. Block 4 1502 – 1524 Carrolton Way, BC Andy Butler. Block 5, 1503-1509 Carrolton, 1500 – 1516 Waylen and 1502 – 1508 Rosehill, BC Dick Delong. Block 6, 1439 – 1459 Carrolton, Block 7, 1401-1409 Blairwood, Block 8, 1421 – 1441 Blairwood, Block 9 1425 -1447 Thistlewood, Block 10 1446 – 1448 Carrolton and 1405 – 1423 Thistlewood, blocks 11 through 13 not yet built, Block 14 1400 – 1422 Sandchip and block 15 not yet built. Blocks will be updated as they are built out. I will include the spreadsheet in the next telephone update or send out as a separate email. The block captains would be a POC for neighbors to call in case of need and it will give the committee chair POC’s in each block if a special alert would have to be issued. As you can see we are in need of several block captains and a committee chair. Please help out your community by becoming a volunteer. Neighborhood security is a very important aspect of our community.





ARCHITECTURAL REVIEW COMMITTEE REPORT Please be mindful of our **Rules and Regulations** in regards to **IV. GROUNDS CARE AND AESTHETICS** **B. Parking**, This is rather lengthy, but all parking by residents must be within the garage. **F. Decorative Items** - The display of any of the following decorative items is not allowed: hanging baskets, statues and decorative flags to name a few. **H. The American Flag** - Only the American Flag, when flown, shall be displayed in accordance with the U.S. Flag Code (4 US Code 1). **No freestanding flags of any type are allowed.** Please review these Rules and Regulations. Thank you for your cooperation. Janet Menia, Committee Chair



SOCIAL COMMITTEE REPORT When the Social Committee met back in March we planned many events for our community and so far everything has been a success starting with our Bingo night, Saturday morning breakfast, the Memorial day party, Strawberry Shortcake, Ice cream social and birthday celebrations and the watermelon feast. Thank you so much to each of you that planned these events for us. Your hard work and organization made each event a success.

Our upcoming events are: **SEPT 6TH, 1:00 PM JUST BRING A DISH TO SHARE AND BEVERAGE**

Sept 25th at 6:00 pm will be our end of summer party and birthday celebration for residents having birthdays in July, August and September, Jo Grahame and Beth Jordan will co-chair. BBQ will be provided and residents will bring side dishes.

We will begin our breakfast feasts again on Saturday, October 9th at 9:30 am in the clubhouse. Joan McKoy has volunteered but we need another person to assist her.

October 24th will be our Fall Festival party with cider, cheese, crackers and fruit, need volunteers for this event.

November 20th we will be having a guest demonstrate how to make a Christmas wreath/arrangement in the morning. This will be followed by decorating the clubhouse for the holiday season. Edna Constand is handling our guest arrangements.

December 4th we are going to have the cookie exchange at the clubhouse at 12:00 pm, there will also be a plate of cookies delivered to the Police Department located behind the firehouse.

December 11th at 6:00 pm will be our Christmas party that will be catered. Price per person to be determined based on the number of residents that sign up.

Make plans for the upcoming events. I would like to have volunteers for the October 24th event and December 11th Holiday party. There are many of us that would be more than happy to help others that have not ever volunteered before.

If anyone has any ideas for future social events please let me know. There will be a Social meeting on October 12th at 7:00 pm in the clubhouse. We will be discussing our Holiday party and events for next year. Please let me know if you would like to have another bingo night or game night, all ideas gladly accepted.

RETREAT GARDEN QUILTS The garden still looks very beautiful for this time of the year. If you plan on planting fall veggies, please let me know. After the fall bounty, I will inspect the boxes for any needed repairs for next spring. I hope everyone had a great time with their quilt and meeting your neighbors for a little local farming fun. If anyone is interested in helping me with this project, please let me know via email/telephone, would love to hear from you.



Well friends, the end of summer is upon us and that means that our pool will be closing after Labor Day, September 6th. It will probably be prepared for closing starting on Tuesday or Wednesday. It would be nice to keep it open longer in the season, but it would cost us an additional \$350.00 per week for maintenance.



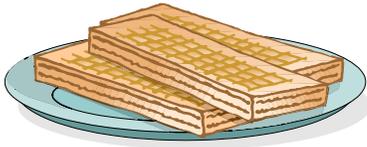
Neighbors have enjoyed chatting with each other and enjoying the wonderfully warm water. We will all miss it, but reopening the pool will be here before you know it. If anyone has any questions, please do not hesitate to call.





The recipe this month comes from Sharron Grasso.

Lemon Cheese Bars



- 1 Duncan Hines Lemon Cake Mix
- 1 8oz. Cream Cheese (Soft)
- 1/3 cup Sugar
- 1/3 cup Oil
- 2 Eggs
- 1 tsp. Lemon Juice

Mix dry cake mix, 1 egg and 1/3 c. oil until crumbly - Reserve 1 cup.
Pat mixture lightly in ungreased 13x9x2" pan.
Bake 15 min. @ 350 degrees
Beat cheese, sugar, lemon juice and 1 egg until light and smooth.
Spread over baked layer.
Sprinkle with reserved cup of mixture.
Bake 15 min. more.
Cool
Cut into squares.



Keep those recipes coming !!!



LABOR DAY, SEPTEMBER 6TH

Labor Day is a United States federal holiday that takes place on the first Monday in September. The holiday began in 1882, originating from a desire by the Central Labor Union in New York City to create a day off for the "working man."...

NEIGHBORHOOD NEWS AND CONCERNS

Our sympathies are extended to the Winston Family on Blairwood on the loss of Mr. Winston's mother.

Sympathies are also extended to the Grasso Family in the loss of Sharon's Father.



The homeowner's directory was distributed this past week. I have received a couple changes and resent the directory. If anyone has any other changes please let me know. I am seeking input from the community for the newsletter. Please call me or email me at simbasin@cox.net.

Fayeelaine Haddaway
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410-9037 or 647-2544