

THE MADISON VILLAGE COMMUNITY UPDATE

NOVEMBER - DECEMBER

2022

OPEN LETTER TO THE MADISON VILLAGE COMMUNITY

I wrote this sort of letter to the community a year ago and, unfortunately, we find the need to write it again with another year added. Now I have served as Treasurer of our Homeowners' Association for the last 13 years and a couple other Board members have been on the Board even longer than that. Not complaining; still happy to contribute my help to serve our community, because I know it's very important, but..... and I think the other Board members agree with me in saying – This is NOT supposed to be a whole career for any of us and perhaps some other residents should step up to the plate.

We welcomed two new gentlemen to the Board last year after the election, but unfortunately, they both have since resigned. So, we went from 5 to 3, until Tom Anderson jumped back in – thank you, Tom. And now we're at 4.

One Board member has decided not to continue. That will take us back to 3. Is it fair that 3 of us would have to do the work of 5 and that you expect us to do all the work forever? Approximately 80 residents live in Madison Village. Of course, for various personal reasons, some people just cannot take on another responsibility and that is totally understandable. What about everyone else?

Everyone has something unique to offer; we each work within our own abilities. No specific skills are required; common sense is most important, as well as a sincere interest in working to maintain and preserve our community. We are a team; we work together. Community Partners, our management company, handles the day-to-day details, but the Madison Village Board makes all the decisions.

If you want to dig in and participate in the management of our community, please submit your name to Kim Harris to be put on the ballot for the January election. If you are hesitant about getting in over your head, or you are concerned that it might take too much of your time, or wondering just what you could offer, talk to Kim. She can address your questions.

I ask that everyone give this some serious thought and think about the opportunity you have to make a real difference in the community. We do need someone to step forward. Submit your name to Kim Harris. The election is in January for a 2-year term on the Board. After the election, the Board members decide among themselves who will handle what function.

As NIKE famously says – Just do it!

Once again, thank you for your consideration.
.....Pat Deutsch

THE PRESIDENT'S CORNER

I am glad to be back helping with the shortage in Board members. I also am glad to be shown the confidence of Roy, Pat and Kim to be asked and voted on to be President again. Kim will be departing after the Annual meeting and we may be down to a three-person Board. Hopefully, we will get some interest from the neighborhood in becoming Board members. Send your interest and resume to Kim.

I cannot thank Kim enough for her work on the Board. She has been invaluable to the Board in so many ways. The Board will miss her and the community will miss her work while on the Board.

The Budget for this year will be increasing \$12 per month or approximately 5%. This is in line with some of our contracts. Please make sure your banks know about this increase if necessary. Coupon books will be mailed out at the appropriate time to those that pay by coupon.

As a reminder, holiday decorations may be displayed two (2) months prior to and no more than one month after any commonly recognized holiday for which such decorations are traditionally displayed [Charter Colony Design Standards, Article 3, Section 3.10].

Tom Anderson

Grounds Report

◆ We are presently working on securing a contract for gutter cleaning. Homeowners will be notified by email when this work is scheduled to begin.

◆ Last grass cutting of the year will be done on November 3rd unless there are some unusual changes in the weather pattern.

◆ Montgomery Irrigation will be winterizing our irrigation system on November 3rd.

I would like to thank Nature's Way and Montgomery Irrigation for the fantastic job they did this year.

Tom Anderson
Chairman, Grounds Committee

November 15 - December 15

- Apply fertilizer (32-8-5) 30% slow release.



U.S. Air Force: Dick Ebert, Bo Harris
U.S. Army: Tom Anderson, Stan Deutsch, Jud Lifsey, Quintin Martin, Wendell Outhouse
U.S. Marines: John Flinn*
U.S. Navy: Mac Paulett, Paul Hite*, Earle Payne*

*Deceased



ELECTION

Madison Village will have 3 board of director seats that will be voted on at the Annual Homeowners' Meeting on January 31, 2023.

Submit your nominations to Kim Harris at home4rbh@verizon.net by December 15 so your name can be added to the ballot that will be mailed to residents in early January.



NEW COMMUNITY MANAGER

Madison Village has a new community manager. Donna Scott replaces Tammy Kolanko who left Community Partners in September. Donna's contact information:

Donna Scott, Community Manager
dscott@communitypartnersva.com
804-378-5000, ext. 222

Trisha Saintelus, Community Administrator
tsaintelus@communitypartnersva.com
804-378-5000, ext. 225

The 2023 Budget was approved by the Board at the October 25th meeting and has been posted to the Madison Village website www.madisonvillageatchartercolony.com under Financial Reports. A copy will be mailed to the home address of all residents by the end of the year.

MADISON VILLAGE - 2023 BUDGET**PER MO.****TOTAL****PER HOME**5010 INCOME - Assessments\$140,544\$244.00**EXPENSES****Administrative**

6010	Audit & Tax Prep.	3,700	6.42
6020	Management & Accounting	12,800	22.22
6030	Insurance	2,500	4.34
6040	Legal & Professional	500	0.87
6050	Printing & Reproduction	500	0.87
6060	Postage/Mailing	300	0.52
6150	Misc. Administration	100	0.17
6180	Taxes	200	0.35
6190	Licenses & Fees	115	0.20
6223	Website	500	0.87

Total Administrative21,21536.83**Landscaping**

7300	Lawn Maintenance	38,460	66.77
7360	Grounds Repair & Improvements	2,500	4.34
7390	Irrigation Repairs	6,500	11.28
7392	Irrigation Contract	2,700	4.69
7410	Snow Removal	4,500	7.81

Total Landscaping54,66094.90

7085	Repairs-Exterior	5,869	10.19
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Reserves

8160	Reserve-Irrigation	600	1.04
8318	Reserve-Wood Trim, Fence	600	1.04
8319	Reserve-Roof Replacement	36,000	62.50
8320	Reserve-Vinyl Siding	1,200	2.08
8321	Reserve-Painting/ Power Washing	10,800	18.75
8323	Reserve-Landscaping, Mailboxes	600	1.04

Total Reserves49,80086.46**Utilities**

7200	Electricity	500	0.87
7230	Water	8,500	14.76

Total Utilities9,00015.63**TOTAL EXPENSES**\$ 140,544\$ 244.00**EXCESS INCOME (EXPENSES)**\$ 0\$ 0

Budget
Notes

1. Monthly assessment increase \$12 to \$244.
2. The management contract will increase 5% in 2023.
3. The lawn contract will increase 5% in 2023.
4. The irrigation contract and repairs are expected to be about the same.
5. Water and electricity are estimated to remain about the same as 2022.
6. Reserve dep. \$3,900 higher than 2022 in accordance with the 2020 Res. Study.

HAPPY BIRTHDAY

Barbara Anderson	Nov. 2	Jane Payne	Dec. 2
Nancy Paulett	Nov. 9	Donna Hensel	Dec. 7
Susan Evans	Nov. 16	Daniel Clemmons	Dec. 9
Sheldon Paul	Nov. 19	David Mason	Dec. 13
		Rich Evans	Dec. 24
		Mildred Fary	Dec. 27

Annual Meeting of Homeowners

Tuesday, Jan. 31, 2023 at 4:00 pm
Charter House

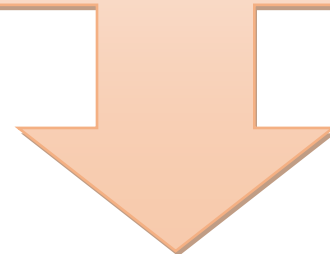
**Board of Directors
Meeting Schedule for 2023**

Tuesday, April 25,
Monday, July 24
Tuesday, Oct. 24
Colony House

New meeting time >>> 4:00 pm

**Charter Colony Design Standards, Article 3,
Section 3.23.c: Campaign Signs**

Campaign signage is permitted only in the front yard and may not exceed 6 square feet and may not stand higher than 5 feet from the ground. Only one election sign (total) may be displayed per developed or undeveloped lot in accordance with national, federal, local or community elections. The sign may be displayed no more than 30 days prior to or 14 days following any election.





There were two modification requests that were reviewed and received approval from the Madison Village Architectural Review Committee July through October 2022. They were forwarded to the Charter Colony Design Review Committee for final review and approval.

14101 Shawhan Place	Landscape Lighting	Approved
14112 Shawhan Place	Landscaping	Approved

Planning on Making Any Changes or Additions to Your Property?

Don't forget whether you are planning to remove, add new or change existing landscaping anywhere on your property or install improvements, i.e., attic fans, awnings, dormers, landscaping walls, pergolas, storm doors, water features, etc. those changes must be submitted first to Madison Village for approval and later to Charter Colony for final approval.

Feel free to contact Roy Dahlquist, committee chairman, to have your application pre-checked or to ask for help before you submit your official request. RoyDahlquist@verizon.net or 379-3273

Roy Dahlquist, ARC Chairman





SMOKE ALARMS

Have you tested or replaced your smoke alarms? The National Fire Protection Association recommends smoke alarms be tested once a month and replaced every 10 years.

Did you know Chesterfield County has a Smoke Alarm Program to assist residents with smoke alarm installation, battery replacement and smoke alarm checks. Visit <https://chesterfield.gov/529/Smoke-Alarm-Program> or call 804-748-1426 to find out more about this important program and how to submit an on-line request for one of these services.

Smoke Alarm Testing & Batteries

All smoke alarms in your house should be tested once a month and batteries should be replaced annually. Read more about smoke alarm safety from the [US Consumer Product Safety Commission](#).

Need Smoke Alarms?

The purpose of the Smoke Alarm Program is to ensure a minimum of one working smoke alarm exists on each occupied level of a home. If smoke alarms are needed at your home, Chesterfield Fire and EMS will provide and install them at no charge.

Once the Smoke Alarm Request Form has been submitted, you will receive a phone call to schedule a date and time for your request to be completed.

If you have any questions [email Fire & Life Safety](#) or call [804-748-1426](tel:804-748-1426).

Smoke Alarm Request Form

Type of Service Requested *

Smoke Alarm Installation Battery Replacement Smoke Alarm Check

Check all that apply.

REFERRAL CORNER

Have you had a window replaced, heat pump/AC serviced or repaired, interior painting or other maintenance or service performed? Do you know a great handyman? Were you happy with the service? Do you want to share it with your neighbors? If the answer is yes, send an email to Kim Harris at home4rbh@verizon.net (no phone calls, please) with the following information: the name of the company or individual; the contact information (phone number and/or email); and the type of service the company or individual provides. Incomplete referrals will not be posted. Referrals will be included in the newsletter until a request to remove it is received.

Type of Service	Contractor	Website or Email	Phone Number	Referred By	Posted
Appliance Repair	Oliver's Appliance Repair (specializes in GE Appliances)		804-216-2289	Scott & Lois Lau	5/1/2021
Attic Insulation	Kefficient (Shawn)		804-318-5002	Betty Zacharias	3/1/2022
Carpet Installation and Repairs	Wayne Hill		804-921-5450	Pat Deutsch	7/1/2018
Ceramic, porcelain & natural stone installation	Thomas Tile & Stone (Josh Stone)		804-387-0332	Jean Thorp	7/1/2021
Dryer Vent Cleaning	Dryer Vents RVA LLC (Corey Parrish)	dryerventsrva@gmail.com	804-922-3159	Dick Ebert	11/1/2021
Dryer vent cleaning/repair	DryerVent Safety	DrysafeLLC@gmail.com &	804-839-4637	Wayne Moran, Mac Paulett, Bo Harris	11/1/2019
Electronic Repair & Installation	Prism Industries (Tim Scholtes)	t.scholtes@prism-industries.com	804-916-0074	Bo & Kim Harris	5/1/2021
Electronic Repair & Installation	Vincent P. Dexter General Contractor	dextergeneralcontractor@gmail.com	862-334-4408	Quintin & Tina Martin	6/04/2022
Kitchen & Bath Remodeling	Home Services Management Co. (Jeff Marinelli)	https://www.hsmrichmond.com	804-464-7640	Pat & Stan Deutsch	9/9/2021

Painter	Hands On Painting & Repair (Miles Brown)	Miles3brown@gmail.com	804-221-8813	Jean Thorp	7/1/2021
Painter	Aspen Painting (Joe Wassem)		804-217-9836 or 804-402-5171	Pat & Stan Deutsch	11/1/2019
Plumber	Allied Plumbing (Dominick Shelkey)	Allied_Plumbing@yahoo.com	804-715-7155	Darnell Hoose	3/1/2021
Plumber/Water Heater Replacement	Hobgood Plumbing (Joe Hobgood)		804-641-3983	Adria Hogan	11/1/2021
Plumbing	JM Plumbing (Juan)		804-888-3180	Betty Zacharias	3/1/2022
Shower Caulking	Spray Side of Virginia, Inc. (Miles Lynn)		804-350-8129	Scott Lau	10/1/2018
Shower Glass Replacement	Budget Glass (Mike)		804.257.7300	Betty Zacharias	3/1/2022
Tile & Grout Cleaning/Restoration	The Grout Geeks	Tony@TheGroutGuys.net	804-640-9434	Kim Harris, Tom Anderson	11/1/2019
Tree Removal	Old Dominion Tree Company (Jay Harper)		804-564-1384	Darnell Hoose	3/1/2021
Window Cleaning	Clay's Window Cleaning (Clay Robertson)		804-683-0824	The Eberts	1/1/2022
Window cleaning, gutter cleaning, power washing, Christmas light decorations	Shack Shine (Doug Wooten)		804-357-2253	Darnell Hoose	7/1/2021