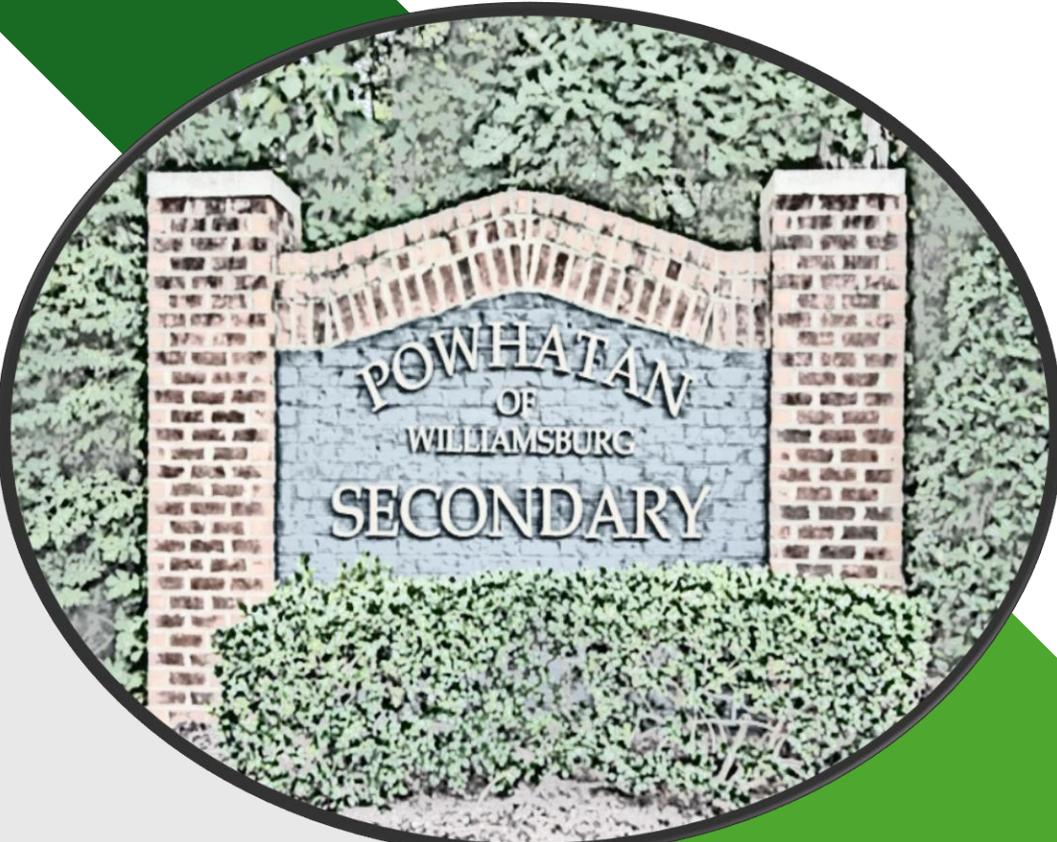


Annual Meeting

Friday, February 27th 2026



Agenda

- Call to Order
- Proof of meeting Notice
- Quorum Certification / Certification of Proxies
- Reading and approval of the 2025 Annual meeting minutes
- President's Report
- Treasurer's Report
- Committee Reports
- Comments from the membership
- Resolution on Excess Income 70-604
- Nominations
- Voting Results
- Adjournment



President's Report

2025 Accomplishments

- During 2025, the Board focused on addressing long-deferred infrastructure and maintenance issues that had been delayed since the COVID years. These efforts were essential to protecting our community assets and preventing further deterioration. Key accomplishments include:
- Completion of multiple repairs to Best Management Practices (BMPs) and lakes throughout the community, many of which had been postponed for several years
- Major repairs to the lower pond, including critical spillway work to address longstanding safety and functionality concerns
- Pool repairs completed in time for the opening season, along with the replacement of deteriorated gazebos at the pool area
- Removal of hazardous and dead timber along the walking trails, addition of much-needed gravel, and completion of overdue trail maintenance
- Addressing numerous items identified in the Reserve Study that had previously been deferred, ensuring no further postponement and preventing additional deterioration
- Application for and pursuit of grant funding to assist with BMP, dam, and sinkhole repairs—several of which were successfully completed in 2025
- These efforts represent a major step forward in restoring and maintaining the infrastructure of our community.

Looking Ahead to 2026

- In 2026, the Board will continue its commitment to responsible planning and long-term sustainability. Planned initiatives include:
- Construction and completion of the stack block dam project
- Completion of a new Reserve Study, which is now due
- Continued pursuit of grant opportunities to help offset costs associated with BMP, dam, and infrastructure repairs

Financial Considerations

- The Board has worked diligently to manage expenses responsibly. However, rising costs for labor, materials, and services—along with the implementation of thoroughly defined and detailed landscape and pond care contracts—have made a dues increase necessary. This increase will ensure we can properly fund ongoing maintenance, meet reserve requirements, and complete critical projects such as the stack block dam.

What does your HOA fee cover?

The HOA has
Responsibility for...

- Twelve areas consisting of ponds, BMPs, and dry ponds
- Swimming pool maintenance and management (including lifeguards)
- Pool garage / pump room / storage building
- Community Clubhouse
- All common area security locks, water, sewer, and electric
- Irrigation in the common area around clubhouse
- Common area landscape maintenance including mowing and mulching
- Walking path maintenance
- Common area drainage (including storm drain and sinkhole repairs)
- Maintenance of all signage
- Management contract for HOA
- Insurance
- Legal fees (I.e. collection of past due HOA fees, etc)

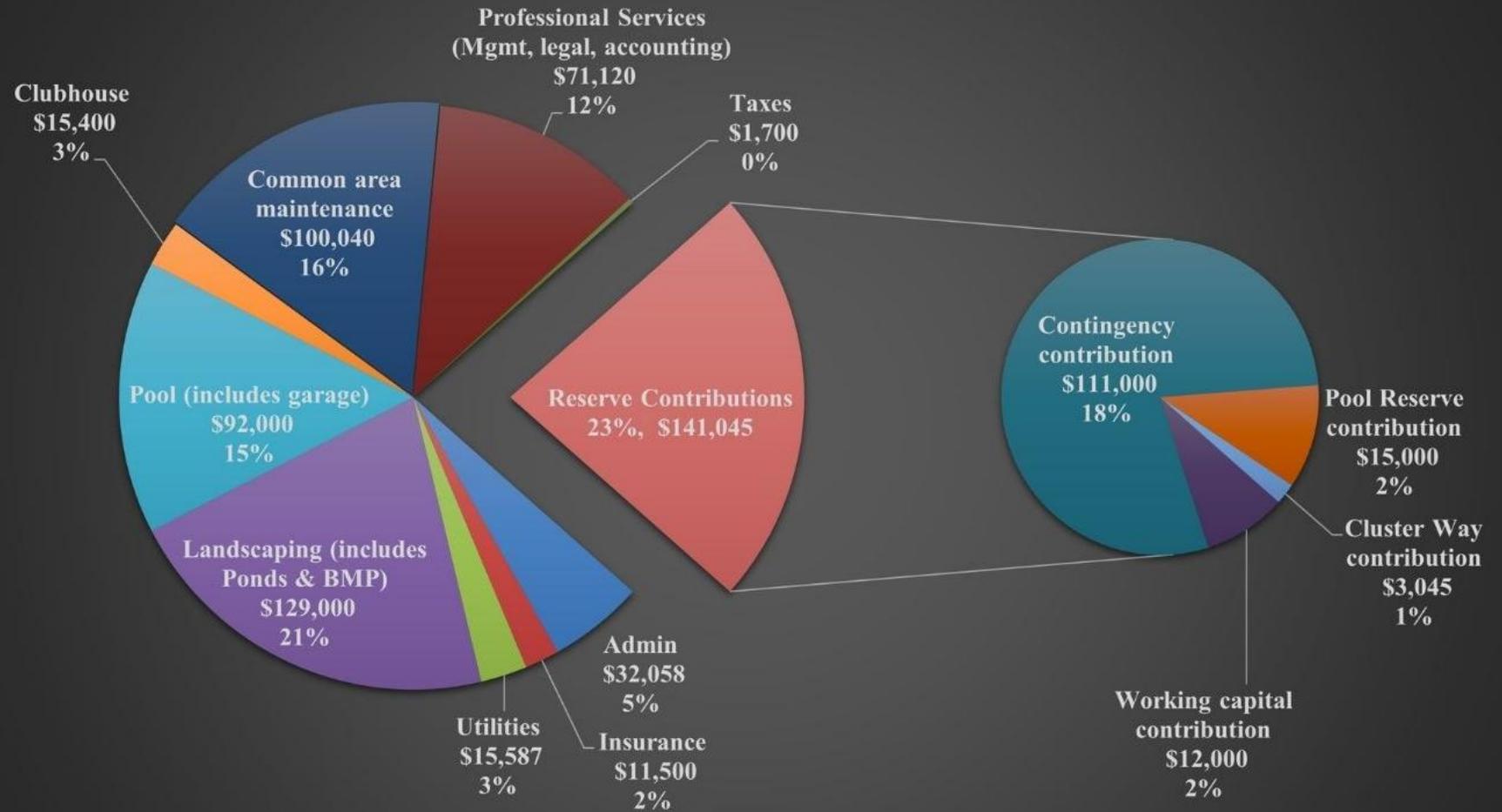
2026 Budget Breakdown



Total Income
\$609,450

Projected Expenses
\$468,405

Reserve Contributions
\$141,045





Treasurer's Report



Committee Reports

Architecture Review Committee (ARC)

2025

- Total project applications = 38 | Approved = 37 | Rescinded = 1 | Denied = 0
 - 2025's 38 was below the 5-year average of 45.8 project applications
- Average time from submission to approval = 7.5 days
 - 7.5 days is from 9.4 days in 2024 and 13.2 days in 2023
- With all applications, the ARC works with homeowners to get to an approval

2026

- Finish new draft of the Architectural Guidelines and make it available for Board of Directors (BoD) review
- The ARC proposed 2 compliance inspection change to the BoD
 1. Add inspection of driveway cracks for weeds and grass to 3rd quarter
 2. 2nd quarter tree/shrub pruning violation letters provide appropriate pruning time according to vegetation type

We're always looking for new volunteers!

– Especially from Powhatan Woods, Essex/Sussex, Wythe, & Westover –

Clubhouse Committee

- The clubhouse generated over \$9k in rental revenue in 2025!
 - ❖ Bi-weekly cleaning and pest control reduces NET profit
- We need a clubhouse chair ASAP!!!!
- Duties include:
 - Performing routine checks to ensure clubhouse was returned in the manner it was rented
 - Coordinating supplies and maintenance with Associa and board
 - Serve as alternate admin on door access system
 - Opportunities to decorate and upgrade

Communications Committee

- ✓ Website on autopilot – routine updates for events
 - ✓ Averages 300-400 unique visitors every month
- ✓ Eblast templates and messaging well established
 - ✓ Decreased almost 200 addresses (~733 last check) in the past year from folks unsubscribing or erroneous emails
- Looking for volunteers to contribute to the newsletter and/or learn the eblast and website process for handover in 2027
- 2026 Ambitions:
 - Interactive project tracker for board use
 - Working with ARC committee to improve applications and processing

Grounds Committee

- BMP Repair and Maintenance
 - Post-JCC BMP Inspection Repairs Completed in 2025
 - JCC Grant Application Submitted for PC136 Stack Dam Repair 2026
 - BMP Routine Maintenance Contract Initiated beginning Spring 2026
 - Future Reserve Study Items
- Sinkhole/Community Drainage System Repairs
 - Four Repairs Completed in 2025
 - Two System Repairs Working for 2026 (thus far)
- Landscaping
 - 2026 Contract Updated to Consolidate Services/Cost Savings
 - Signage Plant Shrub Refurbishment Planned

Grounds Committee (continued)

- Pond Contractor Change 2025
 - Service Package Upgrade
- Community Trail Maintenance and Repairs
 - Four Foot Bridge Repairs
 - Two Pond Pier Repairs
 - Two Post-Storm Tree Clearing Events
- Grounds Committee Volunteers Needed!
 - Administrative Work (RFP/Contract/Grant Application Development)
 - Signage Plant/Shrub Expertise and Plantings
 - Clubhouse/Pool House/Playground Power Wash Cleaning
 - Trail/Foot Bridge Repair Work Parties
 - Monthly Dog Waste Station Replenishment

Social Committee

2026 Events:

- March – Tentative last weekend – Spring Festival
- April 24th – Happy Hour (BYOB)
- May 9th – Cars & Coffee
- June 6th (Tentative) – Cornhole tournament – prizes & food truck
- July 3rd – Party on the Lawn
- July 4th – Parade
- July 31st – Happy Hour (BYOB)
- August 14th – Middle School Pool Party
- September 26/27 (T) – Fall Festival
- October 30th – Adult Halloween Party
- November 7/14 (T) – Lantern Walk
- December 12/13 (T) – Cookies and Cocoa with Santa

The Social Committee welcomes additional volunteers and event chairs. To join the Social Committee or volunteer for an event, please contact: laurafisher917@gmail.com

Pool Committee

One extra week of swimming for 2026!

Opening dates are Friday, May 22 – Monday, September 7th.

2025 Improvements

- Handrail repair / concrete surround
- Electrical upgrade in pump room
- Expansion joint repair and caulking
- Guard shack update – paint, drywall repair, fridge, organization
- New gazebos (2 of 3 assembled)
- New handicap chair lift
- New bathroom lights
- New gable fan in pump room
- Improved relationship with pool contractor
- Robust pool committee (from 1 to 6)
- Under allotted budget thanks to community volunteers

2026 Ambitions (not board approved yet)

- Resurfacing of wading pool
- Sunshade for wading pool
- Handicap ramp for parking spot
- New picnic tables
- Addition of recycling bins
- Access control system
- Automated acid control pumps
- Wireless locks for garage and guard shack
- Dedicated lap swim areas during select times of day

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Thank you for attending!

www.powhatansecondaryofwilliamsburg.org

The next regular board meeting is Wednesday,
March 4th 2026