

Lincoln's Crossing

My POA
 202 North Liberty St. Suite 101
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 (540) 434-6166
 Info@MyPoa.com



Newsletter

December 2018

MyPOA Holiday Hours

Offices closed Monday, **December 24th** & Tuesday, **December 25th** for the Christmas Holiday.

Offices closed Monday, **December 31st** & Tuesday, **January 1st** for the New Year's Holiday.

Annual Meeting Reminder and Location Change
The Lincolns Crossing Annual Meeting will be held Wednesday, January 9, 2019 at 6pm at the New Market Community Center. All owners in good standing are welcome and encouraged to attend.

Topics to be discussed:

- Financial Reports
- Budget
- Board Elections
- Community Issues
- Review of Community Contracts

Holiday Trash Delays

Lincolns Crossing should not have any trash delays due to the holidays.

Christmas Tree Disposal

You may take your tree to the county dump at no charge.

Snow Policy

Contractors will plow snow if more than two inches fall and only after the storms stops for snow events that are less than ten inches. Chemicals will be applied to try and control ice problems, but extreme conditions may result in slick conditions. Large snow events often cause delays with all contractors and may require multiple service trips. For these large snow events (10+ inches expected) the contractor will come out approximately midway through the storm and then again once the storm has stopped. Snow removal for parking spaces and sidewalks is an owner/resident responsibility. We thank you for your patience and understanding. Please drive carefully.

Easy Home Weatherproofing

Some small weatherproofing jobs require little to no "handiness", but can make a real difference once cold weather hits. By doing these things before the snow flies, you'll be saving yourself some hassle (and possibly some money, too!):

- Clean gutters and downspouts in mid-fall and double-check them before winter.
- Replace the filter in your furnace.
- Close any vents in your home that may have been opened for the warm weather.



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- Disconnect hoses from outside faucets and turn off the water.
- Buy a snow shovel and other winter supplies before the messy weather hits.
- Keep extra water and canned food in storage just in case.
- Test your heating system, so that you know it will work properly when you need it.
- Give your deck a fresh coat of sealer to protect it from the winter elements.

Holiday Pre-Travel Checklist

- **Tell Your Neighbors**
The first thing that you should do when leaving your home either attended or unattended is to tell your neighbors that you will be gone. Let them know when you're leaving, and when you plan to return.

Ask them to keep an eye on your property to make sure that no one is entering without permission, and leave them a key in case they need to check the heat or plumbing. If you get mail delivered to your home, ask them to pick it up for you so that it isn't left unopened on your front step.
- **Turn the Heat Down**

Keep your heat turned up enough to prevent any seasonal freezing, but low enough that you won't be wasting power on an empty house.

If you have someone checking in on the property while you are away, ask them to turn on the faucets every couple of days to make sure that water is going through your plumbing. This helps to keep pipes from freezing, and it keeps the pea traps from drying out and causing unpleasant odors.

- **Leave a Timed Light On**
If possible, leave an outdoor light on with a timer. Having a light on for your whole absence may show that you are actually away, while having one on a timer can indicate that someone is home. If you do have someone checking in on the house, ask them to make sure that they turn off any lights and lock any doors before leaving.
- **Plan for an Emergency**
Traveling in the winter, either by plane or by car, is always a risky business. With inclement weather and unexpected storms, you never know whether or not you can trust your return date. Keep in close contact with whoever is taking care of your home to ensure that they are up-to-date on your plans.
- **Pets**
If you have pets and will be leaving them at home, be sure to arrange for their care. Even if



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you only have a small pet like a fish or a gerbil, have someone check in to make sure that they have fresh water and food. If your trip is delayed, it won't matter that you left them plenty of food and water before you left, they might be out by the time you get back.

- **Seasonal Care**

If you have someone close by who you can ask, have them shovel and salt the walks while you are gone. It wouldn't be much fun to come home to a pile of snow and a parking space that you can't park in. If they're able, ask if they can check on the house in the event of a power outage as well, to make sure that the heat kicks back on properly and that your appliances (such as your fridge) are back to working order.

and yard, and being a courteous and respectful neighbor. Other suggestions are to check on your elderly neighbors or take them a meal occasionally. Offer to trade nights of babysitting with fellow neighbors, to watch each other's homes while on vacations, or assist with dog walking or small maintenance items. If you need assistance, reach out to your neighbors.

The fourth definition for Neighbor in Webster's Dictionary is "a person who shows kindness or helpfulness towards his or her fellow humans." Let's make this definition our goal for 2019!

From Your Community Manager's Desk

This time of year reminds us of how blessed and grateful we are. Most of us have warm homes, food in our bellies, and friends and families that fill our hearts. But not all of us are always so fortunate, and I am a believer that charity begins at home.

Use this holiday season as a reminder to be a good neighbor, and work towards that goal every day. You and all your neighbors chose your community for several reasons, and it is up to all of you to work together to keep it a great community.

Every little thing counts, from always picking up after your pets, driving slowly and reasonably in the community, being diligent in maintaining your home

