

Raven Pointe



Autumn 2022 Newsletter

Annual Meeting



The Annual Meeting will be held on October 24 at 7pm at the Millwood Fire Station Bingo Hall.

If you cannot make it, please complete the enclosed proxy form and give it to a neighbor who will be in attendance or mail it to the Board at PO Box 1701; Winchester, VA 22604.

Area Development

Clearing has begun on the One Logistics Park project south of Millwood Pike. We have received no information from the developer on exactly what we can expect in the form of new neighbors. We will continue to inquire and pass along any information that we obtain. Clearly, this is going to result in more traffic in the near future.

Approximately 150 homes have been built in Raven Oaks and this has already started to have an impact on the traffic volume on Inverlee Way.

The Board submitted a request to the Frederick County Planning Division to place "No Through Truck Traffic" signs at the intersection of Inverlee Way and Millwood Pike. The request was unfavorably considered in that it was not passed on to the Board of Supervisors or VDOT. We will submit the request again once the development of One Logistics Park has progressed to the point of generating a noticeable increase in truck traffic in the area.

GloFiber Service

All fiber optic distribution cable has been installed in Raven Pointe. The delay in acquiring service is with connecting Raven Pointe to the feeder lines coming in from US 50. Frederick Water is prohibiting GloFiber from crossing one of their water mains in the Raven Wing area. GloFiber now has to re-engineer the system to get the feeder lines into our area via another route. One would think that this issue would have come up during the planning phase but, sadly, no. We are now told that it will be closer to Christmas before we are able to acquire GloFiber service.

Your HOA Board



Bill Melvin—President
Joe Dewald—Vice President
Natalie Evernham—Treasurer
Valerie Kramer—Secretary
Bob Puttock - Director

Please feel free to
contact the Board at
board@ravenpointehoa.org



Communications With and From the Board of Directors

The Board has long adhered to a policy of using the website for most communications. All newsletters, meeting notices, minutes, letters to lot owners, etc. can be found on the site and Members are encouraged to visit the site to keep up to date and to find answers to questions they have. In addition, the Board is always available by email at board@ravenpointehoa.org. Questions are usually answered quickly, though sometimes it takes time to track down an answer.

When new neighbors move in to Raven Pointe, the Board requests an email address to be used for Board business. We make a pledge to keep email traffic to a minimum. When something happens out of the ordinary, an email alerts everyone to the new information.

We continue to encourage all lot owners to use the website and to ask any questions they have of the Board. The Board tries to keep the community informed when something of interest happens, but please keep in mind that the Board has no control or foreknowledge of anything going on outside of Raven Pointe.

There are two times during the year we are required to communicate using the US Postal Service: the announcement of the Annual Meeting and for sending out Annual Dues Notices.

Lantern Flies

The community is being plagued with lantern flies. These critters can and will destroy your trees. We highly recommend that you contact an expert who can treat your trees and prevent the loss of your expensive landscaping. No endorsement, but here is contact information for a service in the area that can assist.

Bartlett Tree Experts 540-364-2401

Frederick Water Issue

Frederick Water is requiring the developer to make corrections to plumbing cleanouts installed on some homes in Section 6, Phase 2. These corrections will involve digging up the front yards to expose the cleanout down to the line coming from the home. A new valve box must be installed over the existing cleanout. In some cases,

the cleanouts were never installed, so the correction will include tapping the line and installing a cleanout as well as a valve box. These corrections will be made at the developer's expense.



Neighborhood Directory

- If you are not currently in the directory and would like to be, please contact Brenda Goodwin at 540-723-4236.
- Don't want to be in the directory but also don't want to be left out of communications from the Board? Send an email to board@ravenpointehoa.org. Let us know your address (so we know with whom we are communicating) and we will add you to our email list that doesn't get shared with anyone.

Special Thanks

Dave Goodwin

For running almost daily police calls of our streets, keeping the community clean and orderly.

Brenda Goodwin

for being our unofficial welcoming person and for maintaining and distributing the neighborhood directory.

Alex Hewes

for untold hours of pro bono guidance and administrative assistance to the Raven Pointe HOA Board.

Pete Sherman

for maintaining and updating the website.

Brandy Schwab

For producing our very attractive and professional newsletters.

New Common Area

A Storm Water Retention Pond constructed at the end of Summerfield Drive behinds lots 43 and 44 will result in the HOA inheriting open or common area that requires maintenance.