

PROVIDENCE PRESS

Newsletter

Fall
2025

www.providenceatreams.org

providenceatreams@gmail.com

And just like that, it's Fall.

Enjoying the outdoors is no longer a morning-only activity. But it's best to enjoy the fine weather while it lasts, because we all know what comes next! Enjoy a walk around the neighborhood, note the changing colors on the trees, and say "hi!" to your neighbors!



Water!

The company that provides our landscaping service is planning to do aeration and seeding in mid-October. It's important to prepare for this by setting your irrigation timer to water regularly. So, for a chance at getting healthy green grass in the coming Spring season, water, water, water.

Roofers beware

Many residents in the Providence neighborhood are having their roofs replaced or repaired; and, one homeowner has a tip he'd like to pass along. Be sure to talk to your contractor about the way our cottages and villas were built. They will often have their natural gas line or water line near the roof rafters.

They'll be sure to thank you, because roofers who are NOT aware of this stand the risk of puncturing one of these lines. This is not speculation, but has already happened in a unit on Providence Knoll Drive. So, be safe, and save your roofer the hassle of a punctured line.

When Trick or Treaters come knocking

How many trick or treaters will appear on YOUR doorstep on October 31st? It's a mystery, to be sure. But, we've read the tea leaves and it's clear: the Providence neighborhood is a trick or treaters' dream: it's clean, it's safe, and homes have short driveways.

Alas, homeowners are encouraged to consider the following to help the fright-night go smoothly:

- illuminate your property –not only for safety but to give families a clear indication that you're welcoming visitors of the night.
- clear pathways of obstacles like pitchforks, and garden hoses
- bring unruly pets indoors.
- be sure your scary decorations are powered with electrical cords that are outdoor-rated and not overloaded.
- stock up on pre-packaged treats (extra candy can be jettisoned at the upcoming Jingle Mingle).
- if you choose to NOT participate in this ghoulish nonsense, turn off your lights. A dark house is understood to be not worth a trick or treaters' time. Boo.



The Art of Gutter Cleaning

The gutter cleaning and power washing was done and with few concerns. This is a good opportunity to note that if you have an issue with work, please use the CPVA portal (URL on the next page).

Timeliness matters when it comes to dealing with any issues that might arise. The sooner you report an issue, the sooner the contractor can make a call-back. If more than a week transpires, then there's less of a chance that the issue can be addressed.

Save the Date!

Providence has one of the best Jingle Mingles. Make sure you mark your calendar for: December 13th.

There will be more information coming on this big



neighborhood event, –including a special guest appearance. This is a neighborhood event you won't want to miss!

Get onboard

If the idea of driving or flying is enough to spoil your travel-lust then there's a different mode of travel you should know about –and in this scenario, a custom trip can be designed where you simply hand off your luggage, get on-board, and leave the driving to someone else!

Karolyn Hall, Tour & Travel Specialist at SignaTours, has more than 25 years in the travel industry. She's ready to create a custom designed tour just for residents of the Providence neighborhood. As she will point out, SignaTours plans motorcoach tours and cruises that are catered to the active older adult. Custom tours are created for a group with a minimum of 25 people.

Pre-determined tours are already underway. You can get a sense of the exciting destinations, both past and future, on the SignaTours website: <https://travelsignatours.com/newsletter>

The company newsletter showcases recent trips to nearby destinations such as Washington D.C.'s National Zoo, Tangier Island or Riverside Dinner Theatre in Fredericksburg; as well as overnight trips to Niagara Falls, Lancaster PA, Charleston SC, and beyond.

And coming next summer, a 4-Day tour to Jamestown, NY to celebrate the 75th Anniversary of the "I Love Lucy" Tour!

Karolyn will be giving a presentation at the Oct. 23 Annual Meeting (6-7pm). She can answer your questions there, or you can contact her at karolyn@travelsigna.com



Share your thoughts

The Providence Press newsletter is published on a bi-monthly basis. If you have info that you'd like to share with your neighbors, please email: clementpatricia55@gmail.com.



Annual Meeting of the Providence Homeowner's Association: Oct. 23

Our Annual Meeting is fast approaching, and you'll want to mark this date on your calendar:

Date: Thursday, Oct. 23

Regular HOA Meeting: 5-6pm

Annual Meeting: 6-7pm

Location: St. David's Episcopal Church (corner of Reams and South Providence)



By the publication date of this newsletter, you should have received letters outlining the new nominees to the board. Voting and placement of board members will take place during the Annual Meeting. Be sure to attend this important meeting so your vote for new board members can be counted.

This year's Annual Meeting will feature a presentation by Carolyn Hall of Signatours. A few of our Providence neighbors have already booked a special trip to Tennessee –including a tour of Nashville and the Smokey Mountains. This presentation might just open the door for you to travel more in the coming year.



Our Property Management

The Providence neighborhood works closely with Community Partners of VA. Comments and complaints are handled by our community manager. Residents are encouraged to use the portal on the CPVA Management website. Using this messaging portal ensures that your comments are tracked and recorded.

<https://home.cpvamanagement.com/dashboard>



If you have questions about using the community dashboard, don't hesitate to contact our Community Manager at CPVA. The CPVA Management messaging portal is reserved for use by residents of the Providence neighborhood.



Community Manager, Josiah Meier

jmeier@cpvamanagement.com

CPVA Management

812 Moorefield Park Drive, Ste 102

North Chesterfield, VA 23236

804.378.5000