



JAMESTOWN 1607 COMMUNITY NEWSLETTER / LATE SPRING 2025

Celebrating 50 Years of Community!

Did you know Jamestown 1607 is celebrating its golden anniversary? It was 50 years ago, in the Spring of 1975, that the very first homeowners began moving into the 54 newly constructed brick and clapboard buildings in blocks 100-900. Five years later, construction resumed under a new developer and by 1983 Jamestown 1607 had grown to include a total of 176 townhomes, a clubhouse, community pool, playground, and basketball court!

Our neighborhood is tight-knit and has weathered many storms - both literally and figuratively - over the last five decades. Please join us in celebrating this milestone and working together to keep 1607 an exceptional place to live!

2025 Board Meeting Schedule

All meetings are called to order promptly at 6PM.

Meetings are open and residents are encouraged to attend!

Quarterly Meetings 6/17, 9/16, (at Abbitt Realty*)
12/16 (At Clubhouse)

Annual Homeowner Meeting 11/18 (at Abbitt Realty*)
Monthly Work Sessions 7/22, 8/1, 10/21 (at 1607 Clubhouse)

Jamestown 1607 Property Manager:
Tricia Wells / 757-599-3335 / associations@abbitt.com

* Abbitt Realty (Meetings only. This is not their main office)
1312 Jamestown Road
Williamsburg, VA 23185

Renting Out Your Townhome? Stay in Compliance with Regulations!

Just a friendly reminder that all homeowners renting out their units are required to submit a rental form to the HOA within 15 days of a lease creation/renewal. These forms include the tenant names and phone numbers, the make/model/plate # for each tenant vehicle, and a certification from the tenant stating that they have received the community rules and regulations. If you need to update your homeowner contact information, please send an email to associations@abbitt.com

Owners are also required to provide their tenants with copies of 1607's Rules & Regulations (available at Jamestown1607HOA.org). Thanks for your cooperation!

*The **Pool and Clubhouse** will remain closed for the 2025 season. Please attend our Board meetings to follow the progress on this ongoing issue.*

*A **Special Assessment** to cover all repair costs will be discussed at the **June 17th** Board meeting. A Special Assessment Meeting will then be scheduled to be voted on with a date TBD*

Pay Your Monthly Dues Online!

All Homeowners in 1607 are required to pay monthly dues. Set up your free homeowner account at **abbittrentals.com**

*Want to get to know your neighbors?
Need to share an event or ask a
quick community question?*

Join us on Facebook!
facebook.com/groups/jamestown1607

Many common homeowner and renter questions (including Rules and Regulations, ARC Guidelines, community information, and more) can be answered by visiting our neighborhood's website:

Jamestown1607hoa.org

You may hear residents refer to the different sections in 1607 by a letter. If you're new to the neighborhood, the breakdown of sections is as follows:

Section A 100 - 900's
Section B 1000- 1600's
Section C 2000 - 2700's
Section D 3000 - 3600's

Section lights are on timers which sometimes trip. If you notice a section light out, please post on the Facebook page to alert a Board member so we can fix it promptly!

A Plea to Parents & Caregivers

We love seeing children playing around the neighborhood. Its a true hallmark of summer. The residents of 1607 pride ourselves on being a welcoming community for families but it seems we could use a refresher on basic safety and respect.

Please protect your children and help safeguard our community assets by observing the following:

- Please do not allow your children to hang on or swing from tree limbs in the common areas. These limbs are subject to cracking and there have already been injuries.
- Please do not allow your children to remove any of the larger rocks around the storm drain grates that help act as a French drain for our water system when it rains. Also speak to your children about throwing smaller rocks at people, homes, and cars. Parents will be held financially and legally responsible for any damage caused by unsupervised minors.
- Please ensure that your children know to stop and look both ways before crossing the streets or darting out in-between cars. Many residents have voiced concerns over the growing number of unsupervised young children that are not paying attention and have almost been hit. All Toys and bikes are not allowed to be stored in the front of units
- Please also speak to your children being kind and respectful to others and about bullying and not to place their hands on any other children in the neighborhood.

FRIENDLY REMINDER:

Front and back yards are private property. Please do your best to avoid cutting through, riding bikes across, or dragging trash/recycling bins over your neighbors lawns. All center unit residents should use right of ways on the sides of of each building or walk your trash and yard materials through your front door instead. *Thanks!*

Keep an eye out for the Bookmobile!

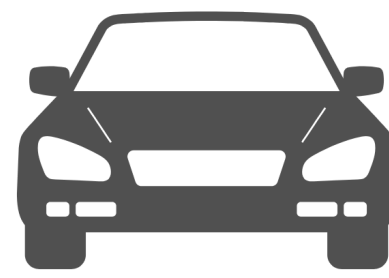
In the A Section "elbow" by the 400-700 blocks Every Thursday from 5:15 to 6:00 PM!

See Something? Call JCC PD!

Please call legal and safety concerns in to the non-emergency number: [757-253-1800](tel:757-253-1800).

In an emergency, please dial 911.

Important Guidelines



ASSIGNED PARKING SPACES

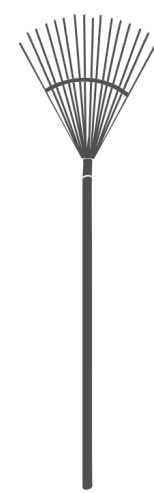
Each residence in 1607 is assigned two parking spaces directly in front of the unit. If both of your spaces are being used, additional visitors may park in overflow spaces for no longer than 24 hours. ALL vehicles must be fully operable and have current licenses, inspection stickers, and registration. Vehicles that do not meet these requirements are subject to towing at the vehicle owner's expense.

TRASH & RECYCLING

Trash is picked up every Tuesday morning. Trash must be placed in covered cans with the house # clearly written on it. Cans should be placed at the street the morning of collection and then removed that evening and stored at the BACK of your unit. If your trash exceeds your can's capacity, ONE heavy-duty black plastic bag may be placed beside it. Please do not place any thin kitchen trash bags at the street. These are magnets for wildlife that spread trash around the neighborhood.

Recycling is picked up every-other Wednesday and must be arranged through the county. Recycling bins are provided and must be removed within 24 hours of collection and stored behind your unit.

Bulk pick-up must also be arranged through James City County. Violators will be charged all removal fees.

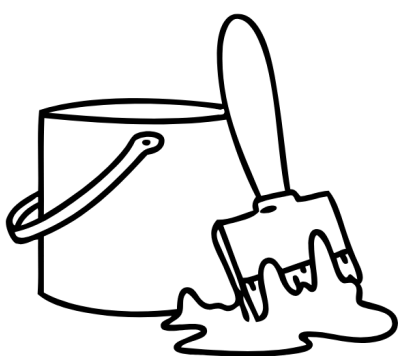


GROUPS MAINTENANCE

Common areas and unfenced yards are mowed by contractors on a regular basis. If your lawn has toys, chairs, dog waste, etc. on it the mowers will not service your yard. Residents are responsible for maintaining all trees, bushes, and garden beds on their property. Please do not dispose of yard waste in common areas. You must bag these up and take them to the JCC recycling center.

EXTERNAL CHANGES

Please remember, ALL exterior modifications or additions like painting, fencing, re-roofing, re-siding, sheds, etc. must have a ARC application filled out and turned in for approval prior to beginning any work. Approved Paint colors can be found on the Jamestown 1607 website as well as the ARC guidelines and applications. No work can begin until applications have been turned in and approved by the Committee and Board.



RESPONSIBLE PET OWNERSHIP

We love our 1607 pets! Please keep all dogs leashed when outside of your fence line and remember to pick up after them and control excessive barking.

There are two pet waste stations provided by the HOA. Owners that do not pick up after their pets will be penalized. There are dozens of Ring doorbells in this neighborhood - don't get caught on camera leaving dog waste in common areas or on neighbors lawns!



WE ARE IN STORM EVACUATION ZONE B.