

NEWSLETTER

The Villages at Old Trail

HOA UPDATE

Welcome to the first issue of our new Old Trail Quarterly Newsletter!

DATES TO REMEMBER

- **May 6th:** Community Yard Sale

COMMUNITY CLEAN-UP

The community clean-up was a huge success! Thanks to all who joined the effort to pick up trash that weekend and every other day. As a reminder, to keep our community clean, please dispose of your yard debris appropriately in the garage. Do not throw it in common areas.



TRAFFIC

- **Slow down!** A flashing speed sign will be placed on Old Trail Drive.
- Additionally, HOA sidewalk repair will start soon.

IN THIS ISSUE

DEVELOPER UPDATES

Stay current on the new construction on Golf Drive and the second Old Trail Village Center Building.

CLUB EVENTS

Spring Activities for the whole family: Golf, Restoration, Swim.

LOCAL BUSINESS SPOTLIGHT

Say hello to your local neighborhood businesses!



HOA UPDATE CONTINUED

PETS

- Help keep our community free of pet waste! Clean up after your pets.
- Dogs must be leashed when walking trails and in our community. According to Sec. 4-225 an owner shall not allow his dog to run at large in the county.
- **What to Do If a Snake Bites Your Dog** The American Kennel Club website has a great article with exactly what to do! <https://www.akc.org/expert-advice/health/what-to-do-dog-bitten-by-snake/>

EASTER

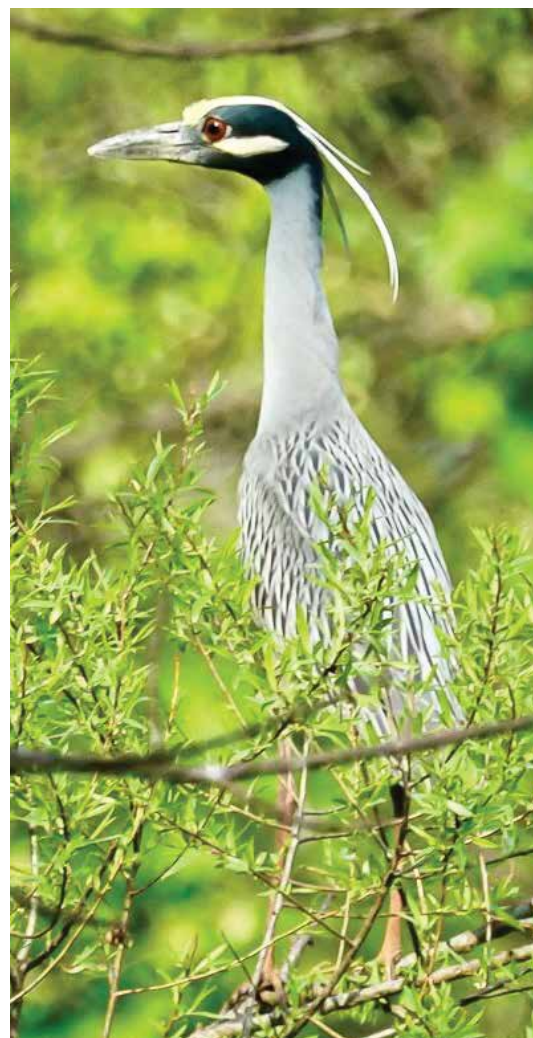
Thank you to Krystal Bitwa for organizing a very well-attended community Easter Egg Hunt! And to Bluebird & Co and Julie Ellen Designs for donating prizes.

"A huge thank you to all the volunteers who dedicated countless hours to filling eggs, hiding eggs, collecting donations, distributing prizes, and collecting eggs." - Krystal Bitwa

GARDENING TIPS

Don't do your Spring clean-up too early. Be patient. Doing your clean-up too early removes beneficial insects that are sheltering on stalks and in leaves.

- After Spring bulbs bloom, the leaves produce energy for next year's blooms. Remove stems if you want. Don't clear away foliage until it turns yellow and withers.
- It's time to repot houseplants! The longer days stimulate growth.



DEVELOPER UPDATE

NEW DEVELOPMENT

The East Village area is expanding with two new phases of development! Twenty-four townhomes will be added to the half-moon parcel (Block 10), and will be fronting the outer loop of Rowcross and along the north side of Golf Drive. Their garages will be accessed via an internal alley of this block. There will be 12 townhomes facing Golf Drive and offered for sale Southern Development. The other 12 townhomes facing the outer loop of Rowcross will be offered for sale by Craig Builders. The developer will start construction in the next 30 to 60 days; the grading and lot improvements will take around three months. Home construction is anticipated to start shortly after that and will continue into the early part of 2024.

The second development (block 31C) will be at the end of Golf Drive and consists of 4 single-family detached homes on the East side of Rowcross adjacent the trail access to Lickinghole Creek. These homes will be offered for sale by Craig Builders. Construction of this site will commence at the same time as the townhome development in Block 10 and homes should begin construction shortly after this.



NEW BUSINESS

The new addition to the Old Trail Village Center is nearing its final stages. This Mixed-Use building includes 31 residential units (1 and 2 bedrooms), constructed with high-quality Condominium style living. Each unit is carefully built with upscale finishes and soundproofing in the walls and floors. Denise Ramey of Long and Foster is leading the leasing, and we've had very strong interest from several new tenants.

The building is designed by Mitchell Matthews Architects in Charlottesville, who did a wonderful job of blending the architecture of this new building to match nicely with the other buildings of the Village Center. There will be a refurbished plaza at the south end of the new building (across from Grit and Coconut Thai) to host future Village Events. We anticipate another dining and entertainment tenant in the new building to also be facing towards this new plaza. We will be targeting another dining/entertainment establishment with outdoor seating at the other North end of the building. Our leasing agent Thalhimer is in talks with several businesses, and we hope to announce tenants very soon.

THE CLUBS AT OLD TRAIL



Spring at Restoration

Join us on the Patio!

Tuesday - Saturday 11am to 9pm | Sunday Brunch 10am to 4pm | Happy Hour 3 to 6pm | Prime Rib Dinner Special on Thursdays

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View Menu 

<https://oldtrailclub.com/restoration>



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Membership Sign-Up Open!

Ask about pavilion rentals! Perfect for birthday parties or private poolside barbeques.

 @oldtrailswimclub

OLD TRAIL BUSINESSES

Old Trail Village Center is full of businesses dedicated to serving our community. From your morning coffee, to your healthcare and financial needs. Here are just a few!

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Optical Shop



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TOM FORD EYEWEAR OVO OPTICALS *Miami Jim*

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