



CROFTON PERDUE
ASSOCIATES, INC.

Fall-Winter 2025-2026 Newsletter

Keith's Korner

Thank you for choosing our team to manage your community. We remain dedicated to ensuring that your association thrives. Your trust in us motivates our continued commitment to providing exceptional service and support.

So far in 2025, we have been fortunate to welcome six new communities:

- * Greenpoint Trail
- * Willow Rise
- * Dwell on Jefferson
- * Kirkdale Villas
- * The Brewster Alling House
- * The Sagamore on East



We are also excited to share that we've added three new team members to better support our communities.

As the year comes to a close, we wish you a wonderful holiday season filled with joy, peace, and meaningful moments with loved ones. Happy Holidays!

Keith

Holiday Office Hours

- 11/26 - Office closes at 1pm
- 11/27 & 11/28 - Closed
- 12/24 - Office closes at 1pm
- 12/25 & 12/26 - Closed
- 12/31 - Office closes at 1pm
- 1/1 & 1/2 - Closed



Crofton Perdue Vendor Fair & Golf Tournament is Wed - 10/15 at Woodcliff!!

All Board Members are invited to join us for this exciting networking event!

You'll have the opportunity to meet many of the vendors who work with your communities, enjoy interactive games, and even win prizes.

More information will be sent to all Board Members soon — but for now,

SAVE THE DATE!



Crofton Perdue Teambuilding at the Red Wings game 8/13/25

Testimonials

We are very happy to have our ceiling fans!
Thank you Rory for a job well done!!
Paula & Phil - Villas at East Hampton

Carmen, you're an efficient problem-solver with
a great attitude of service to your VC customers .
Mary - Valley Creek

Kelly Florio, thank you for your support last night
and, more importantly, your ongoing dedication
to doing what is best for Pirates Cove. I appreci-
ated your kind words and your support in trying
to make the overhead projector work. You are a
great property manager and a great person.
With the most profound respect and admiration
for your work ethic.

Lee - Pirates Cove

Rory thank you for coming over so quickly—
great work!
Linda - Webster Knolls

Eugene fixed the sagging soffits and I think he is
wonderful.
Gail - Tobey Court

Chris came out this morning and said the "gutter
is completely clogged in one area and a larger
deflector might be needed in the other spot."
He is such a courteous and conscientious
worker.
Mary Ellen - Villas at Fieldstone

Brian is excellent. I was so impressed with his
professionalism, and the ownership he took de-
spite the issue not being a masonry issue. After
meeting with us, he immediately contacted
his Crofton management, and arranged for a
contractor to come take a look at the issue. I am
truly impressed.
Robin - Lockwood

In response to our request for slate walkway re-
pair of an issue caused long ago by the installa-
tion of the buried downspout we want to ex-
press our thanks and kudos to Elliot for the fine
job.
Rusty - Edgewood Estates

Variance Request Forms

**Crofton Perdue homeowners may fill
out and submit a variance request at:**

www.CroftonInc.com

*All changes or modifications to the exterior of the buildings
(e.g., windows, doors, paint, decks, etc.), grounds (e.g.,
shrubs, trees, new or existing beds), or common elements
(e.g., mailboxes, retaining walls, walks, asphalt, satellite dish-
es, etc.) must first be approved, in writing, by the BOD.*

**Click on *Our Communities* and choose
your association to take advantage
of this great option.**



Testimonials

Thanks, Michelle Schell! As always, you try so hard
to give us great info and are very understanding!
Fern & Dan - Colonial Heights

Elliott was very nice, calm and kind regarding the
gutters and Brian was very helpful too!
Elizabeth - Tobey Court

I just wanted to let you know how much we like and
appreciate Lindsay Miller for what she does for
Cross Creek. She has been great and keeps us in-
formed as well as on track.
Jodi - Cross Creek

The Colonial Heights HOA has just completed a
comprehensive roadway project.
It was a huge project! Our Property Manager,
Michelle Schell, did an outstanding job coordinating
the project. She was attentive and responsive to the
many diverse details every step of the way. Her
communication with the CH Board, the contractor,
and the homeowners was key to our success.
Trish - Colonial Heights

We attended the Long Pond annual HOA
meeting. Dylan Krall's presentation was done very
professionally, accurately, and efficiently. I com-
mend your knowledge of the property and con-
tracts. You were able to give excellent, unbiased an-
swers.

Carol & Bill - Long Pond