

Emerald Hills Homeowners Association

September 2008 | Message from the Board

Dear Neighbors,

It's hard to believe that summer is over, school has started, and fall is right around the corner. The board hopes you had a pleasant summer as we look forward to cool nights and the beautiful autumn foliage. Below is some helpful information regarding our homeowner's association:

Second notices regarding annual dues

Currently we have collected 86% of the annual association dues with 25 members who have still not paid. For the majority of members who have already paid, we appreciate your help in keeping Emerald Hills one of the most desired neighborhoods in Augusta County. For the 25 members who have not paid, the second notice regarding annual association fees will be sent out soon. If you have not yet paid, please be advised that a late fee will be assessed on the second notice. If the fees are not paid after the second notice, the board will be forced to contact a collection agency. Please help us avoid this unpleasant process and make payments as soon as possible. Remember, that the homeowners association is "legally" responsible for collecting dues. According to the covenants, we are required to oversee the upkeep, maintenance, and improvement of Easements and Common Areas. In order to accomplish this, annual assessments are required. Please understand that the board has kept the fee as low as possible. Your cooperation is needed.

Remember, "For Sale Signs" only... No political or advertisements allowed

Now that the political season is upon us and many of us are excited about supporting our candidate, please be aware that political yard signs are a violation of our covenants. Also, signs advertising a product or service fall under this category. As directly quoted from our Association Covenants,

"No sign of any kind shall be displayed to the public view on any of said lots except one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during construction."

Are you considering improving the exterior of your home?

According to the covenants, residents are required to get approval from Architecture Review before starting any exterior modifications to your property. This includes exterior home painting, structural additions, fences, walls, sheds, pools, etc. Please visit our community website at <http://ehhoa.info/> to obtain a [Modification Request Application Form](#).

Augusta County Sheriff

The Augusta County Sheriff's Department is responsible for the general public safety of all residents in Augusta County. The Sheriff's Department can help you with issues dealing with illegal fireworks, unlicensed mini-bikes and go-carts driving up and down our streets, speeding traffic, and other illegal behavior. Please do not hesitate to call the Sheriff's Department at (540) 245-5333.

As always, thank you for your time, patience, and most importantly your support. The Board of Directors is proud to serve you and is committed to continuing the excellent quality of life we enjoy here in Emerald Hills.

Sincerely,

Kurt Michael, President
Emerald Hills Homeowners Association
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