



Emerald Hills Homeowners Association Spring 2017 Newsletter



MESSAGE FROM THE BOARD OF DIRECTORS

We continue to address various items in Emerald Hills such as grounds maintenance, property violations, and unpaid assessments. Some items, like unapproved modifications and disrepair are being addressed with courtesy letters from APMS. Our aim is to maintain the overall harmony of neighborhood design; as per our governing Covenants, Conditions and Restrictions. Unpaid assessments, property liens, outstanding violations, pending legal action, will likely impact property sale closing. In light of this, it's very important that a disclosure package has been obtained well before closing.

Your BOD is committed to continuing the excellent quality of life we enjoy here in Emerald Hills. Thank you very much for your understanding, patience, and most importantly, your support.

ANNUAL ASSESSMENT OBLIGATION

Our association is legally bound to oversee the upkeep, maintenance, and improvement of Easements and Common Areas. In order to accomplish this, owners are assessed an annual fee per lot. As was announced at our September Annual Meeting, our 2017 - 2018 (July 1st through June 30th) assessment will rise slightly again this year to \$55 per owned lot. This rate will allow us to provide for required services and maintain a strong reserve.

As per our covenants, all property owners are required to pay the annual assessment for each lot owned. As of 10/1 there are still several owners who have unpaid invoices. All unpaid balances are subject a 12% late fee and also may incur collection, legal, and registered mailing fees. Failure to pay assessment for three years may result in a lien being perfected on the related property. Any unpaid assessment balance and fees must be paid at property sale closing.

PROPERTY IMPROVEMENT REQUESTS

According to our covenants, owners are required to get approval from Architecture Review (ARC) before starting any new building, performing exterior modifications to existing structures, or

altering your property. This includes new construction, exterior painting, structural additions, fences, walls, sheds, pools, etc. Please contact our Board, our ARC, or visit our "<http://ehhoa.info/>" website to obtain a "Property Improvement Request Form". Please note that Modification Forms should be sent to "EHHOA ARC, PO Box 1024, Fishersville, VA 22939" rather than to APMS.

ABOVE GROUND vs SEASONAL POOLS

As the Summer season is soon upon us, we remind residents of our above ground pool policy. Above ground pools are considered permanent structures, large in size, with rigid sidewalls. These pools will not be approved by our Architecture Review Committee. On the other hand, a seasonal pool is a small pool usually purchased from a local department store such as Walmart, K-Mart, or Big Lots. Seasonal pools are temporary in nature, small, made of vinyl or hard plastic with sidewalls ranging from a foot to approximately three feet high. Seasonal pools have historically been acceptable in the community as long as they are not put up before the weekend prior to Memorial Day and are taken down by the weekend following Labor Day.

OWNER, RESIDENT, PROPERTY STATUS

Emerald Hills Homeowners Association, Inc. is a legal Virginia corporation and is required to maintain a reasonable member list as a corporation in good standing as well as a basis for our Federal and State tax filings. Our Treasurer requests that owners provide status of property sales, rentals, and mailing address changes. Providing this information in a timely manner saves us the cost and effort of obtaining it from the county. Please contact APMS or use the 'Contact information update' form on the APMS website to update your information.

AUGUSTA COUNTY SHERIFF & VDOT

The Augusta County Sheriff's Department is responsible for the general public safety of our community and roadways. **25mph is the maximum speed** on our roads and **only when conditions are ideal**. Please slow down when approaching pedestrians. **Pedestrian Safety Tip:** "Walk left, ride right." Do not hesitate to call the Sheriff's Department at 540-245-5333 with issues dealing with speeding traffic, ATVs, mini/off-road



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bikes, illegal fireworks, and other illegal behavior.

Always call 911 in case of an emergency.

ONLY SPECIFIC SIGNS ALLOWED

Please be aware that, as per our covenants, only specific signs are allowed on Emerald Hills properties. Article II, Section Four says *“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. One sign not exceeding one-half (1/2) square foot displaying the name of the owner of the property shall be permitted on any of said lots”*. Other signs, such as political endorsements, will be considered in violation of our covenants.

MANAGEMENT SERVICES

Association & Property Management Services (APMS) continues as our management service. Please contact APMS for neighborhood questions, concerns, or violations. Feel free to use one of the forms on their “Homeowners Central” web page.

DOG OWNER RESPONSIBILITY

Please consider your neighbors. Uncontrolled dog barking continues as a leading neighborhood complaint. Leaving a barking dog outside or in a house with windows open will likely be a nuisance to your neighbors. Please do not allow your dog to run loose into the road as people walk. Please be courteous and clean up after your dog when walking them. Dogs not under direct control of their owner are deemed to be 'roaming' and prohibited in Augusta County. The Augusta County Animal Control Department is responsible for issues related to wild or domestic animals that may be an annoyance or danger to our community. Please do not hesitate to call the animal control officer at 540-245-5635 if you see stray dogs or a wild animal that is acting strangely.

VEHICLE PARKING REMINDER

Vehicles parked along the roadways on a permanent or long term basis is not allowed. By way of a reminder, Article II, Section Ten, of our Covenants contains the text *“No recreational vehicle or boat shall be permitted to be parked in front of the dwelling constructed on any*

lot. No large commercial vehicles shall be permitted on any lot.”. Generally, the board has handled this on a case by case basis. Also note that vehicles parked on or partly on the roads poses a danger for our residents, especially our children.

NEIGHBORHOOD YARD SALE

Our Annual Neighborhood Yard Sale, sponsored by our Homeowners Association, will be held on Saturday, May 13th. More information will be posted on our website as the time approaches.

ANNUAL MEETING IN SEPTEMBER

Our next annual meeting is currently set for 7-8pm September 11th at the Preston L. Yancey Fire House. Please watch your listserv email or our website for details as the time gets closer.

Contact Us:

Emerald Hills Homeowners Association, Inc.

PO Box 1024
Fishersville, VA 22939
Board Email: Board@ehhoa.info
ARC Email: Arc@ehhoa.info
Website: <http://ehhoa.info/>

Association & Property Management Services (APMS)

PO Box 2182
Harrisonburg, VA 22801
Phone: 540-423-3879
Email: office@apmsva.com
Website: <http://www.apmsva.com/homeowner-central/>

EHHOA Board of Directors

Nicole Baucom, President
John Murie, Vice President
Mona Troensegaard, Secretary
Jack Cameron, Treasurer
Jim Eiland, ARC Chair

Faded shutters? Tip: Try using Tire Cleaner Foam. This is a white foam with a directed spray available from most places that have auto products. Always test on a small inconspicuous spot first.

EHHOA - Property Improvement Modification Request Application

Please complete and mail this form and any attachments to the address shown to the right.

Architecture Review Committee
Emerald Hills Homeowners Association Inc.
PO Box 1024
Fishersville, VA 22939

Instructions: Fill out this form for each modification project. **Mail** the completed form and project sketch (if required) to the address above. Architecture Review Committee (**ARC**) will contact you to let you know that the request has been received (date of receipt).

Modification Request is Required: Owners are required by our Covenants, Conditions, and Restrictions (**CC&R's**) to submit a "Modification Request" for approval by the **ARC** before you do any exterior additions or modifications to your property. This includes home painting, structural additions, fences, walls, sheds, hot tubs, decks, porches, pools, driveway extensions, roofing, etc.

Covenants, Conditions, and Restrictions: Review your copy of the **CC&R's** or use the Covenants, Conditions, and Restrictions on our website at <http://ehhoa.info/>.

Please allow three weeks from receipt for review: Your modification request will be reviewed by **ARC**. Please allow at least three weeks from date of receipt of your modification request for this review. **ARC** will contact you if they have any questions regarding your request.

Contact Architecture Review Committee (Arc@ehhoa.info) or Board of Directors (Board@ehhoa.info) if you need assistance.

Date:	<input type="text"/>	Street address:	<input type="text"/>	Email:	<input type="text"/>
Name:	<input type="text"/>			Day phone:	<input type="text"/>
Mail address:	<input type="text"/>			Eve phone:	<input type="text"/>

Type of modification

- Home Addition
- Fence
- Wall
- Arbor
- Basketball Court
- Tennis Court
- Swimming Pool
- Shed
- Play House
- Bath House
- Hot Tub
- Painting
-

Description of the modification:

Color:	<input type="text"/>	Material:	<input type="text"/>		
Length:	<input type="text"/>	Width:	<input type="text"/>	Height:	<input type="text"/>

Provide a brief, complete description of your modification project to your house and lot lines:

Have you discussed this with your neighbors? Yes No

Neighbor's comments, if any:

Sketch included?: Yes No

Include a simple sketch of the modification

Mail your sketch to the Emerald Hills Homeowners Association. Include a plan showing your house, lot lines, and location of the project with regard to your house and lot lines. Use different views and attach additional pages or picture if needed.

Approved Disapproved: Cond. Approval: ARC Signature(s): _____ Date ___/___/___

ARC Comments: _____

Emerald Hills HOA
PO Box 1024
Fishersville, VA 22939

[To:]
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