

**Emerald Hills Homeowners Association
Spring 2018 Newsletter**

MESSAGE FROM THE BOARD OF DIRECTORS

The winter cold weather has kept many of us indoors during the past few months. We should all be grateful that we have not been inundated with the heavy snow storms that have hit the northeast during the month of March. The recent shift to daylight savings time and warmer weather has been a welcome change and provided opportunities to complete some of those deferred yard chores.

Your volunteer Board Members are committed to continuing the unique setting that we enjoy here in Emerald Hills. Thank you very much for your assistance and cooperation in making this an excellent neighborhood.

MANAGEMENT SERVICES

Association & Property Management Services (APMS) continues as our management service. Please contact APMS for neighborhood questions, concerns, or violations. Their contact information is provided on page 2 of this newsletter.

ANNUAL MEETING IN SEPTEMBER

The next annual homeowners association meeting is currently scheduled for Monday September 10th at 6:30 pm at the Preston L. Yancey Fire House.

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 2017 Annual meeting, the 2018-2019 (July 1st – June 30th) assessments will rise again this year to \$65.00 per owned lot. This rate will allow us to provide for required services and maintain a strong reserve.

NEIGHBORHOOD YARD SALE

Our Annual Neighborhood yard Sale, sponsored by the Homeowners Association, will be held on

Saturday May 12th. Additional information has been posted on the website (<http://ehho.info/>)

NEIGHBORHOOD SAFETY & SECURITY

Safety

Just a reminder to EHHOA residents, it is a good idea to have your house number prominently and clearly displayed either on your mailbox or your house, or both, to aid EMS and first responders locating your home quickly in the case of an emergency.

Security

The newspapers and television news have been full of reports regarding local crime incidents; unfortunately our neighborhood has not been immune from automobile break-ins and vandalism. Although the neighborhood has a no solicitation policy, salespersons and other strangers are sometimes seen walking from house to house. Always be alert and mindful of who may be travelling through the neighborhood. As a precaution, keep your cars locked (especially at night) and make use of outdoor lights. Although the Augusta County Sheriff's Department is responsible for serving a large area, reports of crime have prompted increased frequency of patrols in the neighborhood.

Neighborhood reminders

Property Improvement Requests

According to our covenants, owners are required to get approval from the Architecture Review Committee (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.

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Semi-annual Neighborhood Inspection in April

APMS will be conducting its required semi-annual inspection in April. Items of concern in the past have included: faded shutters, algae growing on dirty siding, untrimmed shrubbery and RV and trailer parking. Homeowners with areas of concern which detract from the overall neighborhood appearance and value of homes will be sent notification letters by APMS.

Vehicle Parking:

Vehicles parked along the roadways, including Cul-de-sacs, on a permanent or long term basis is not allowed. In addition, no RVs, boats, etc.. may be left on your property in front of your home. 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 pose a danger for our residents, especially our children.

Augusta County Sheriff & VDOT

The Augusta County Sheriff's Department is responsible for the general public safety of our community and roadways. 25 mph 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 bikes, illegal fireworks, and other illegal behavior. The radar trailer set up for 2 weeks last fall appeared to have had positive results in slowing down traffic. Use of this trailer will be requested again later this year.

Always call 911 in case of an emergency

Architectural Review Committee Vacancy.

There is currently one opening for a new member to serve on the Architectural Review Committee. If you are interested, please contact arc@ehhoa.info or talk to one of the board members listed below.

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

Jacques L'Heureux, President
Patrick Maddox, Vice President
John Murie, Treasurer
Frank Battaglia, Secretary
Nicole Baucomm, ARC Chair

If you know of any neighbors who are not currently receiving e-mails please direct them to contact Jack Cameron at Webmaster@ehhoa.info so as to add their names to the distribution list.