

## **Emerald Hills Homeowners Association Fall 2018 Newsletter**

### **MESSAGE FROM THE BOARD OF DIRECTORS**

This has been an amazingly wet summer. We should be thankful that Hurricane Florence took a southern path and spared Fishersville from its wrath.

At the September 10<sup>th</sup> annual Homeowner's meeting several updates were provided that impact the neighborhood. Most significant is the County's interest in taking over maintenance of the wetlands area located between Molly Court and Peterson Drive. Augusta County has applied for a government grant to increase the number of wetlands areas that it manages. Once the County further develops its plan, a special Homeowner's Association meeting will be scheduled so that the County can describe the proposed plan in detail. Overall the County's proposal has the potential of being a win-win situation wherein the EHHOA landscaping costs will likely be reduced if the County takes over maintenance responsibility for the proposed storm-water pond. One other issue brought up at the meeting worth mentioning is vehicle speed control. The BOD has contacted the Virginia Department of Transportation regarding the feasibility of installing speed bumps at various locations. This may be done in addition to periodically setting up the County Sheriff's office radar trailer.

Overall attendance at the annual Homeowner's Association meeting in September was somewhat low. The comments and active participation by those who attended is valued and appreciated. As mentioned at the meeting, one of the goals is to be open and transparent regarding various issues that impact our neighborhood. A copy of the September 10<sup>th</sup> meeting minutes will be posted on the webpage.

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.

As discussed at the annual meeting our Treasurer, John Muire, has decided to step down after serving on the Board for three years. John's efforts and contributions serving as both VP and Treasurer have been appreciated. During the month of October John will be turning over Treasurer responsibilities to Brent Adams who will be the new Treasurer. Brent has lived at 45 Beatrice Court with his wife and two daughters for the past two years.

### **MANAGEMENT SERVICES**

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

### **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.

#### Halloween Safety

Refer to the National Safety Council web page for safety tips and review with your children things that they should be mindful about.

<https://www.nsc.org/home-safety/tools-resources/seasonal-safety/autumn/halloween>

In years past children from outside our immediate area visited our neighborhood. It is your choice to decide if or how long your household will participate by keeping the front porch light illuminated to invite trick-or-treaters.

#### 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 which changes the color scheme, 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

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Modification Forms should be sent to "EHHOA ARC, PO Box 1024, Fishersville, VA 22939" rather than to APMS.

### Semi-annual Neighborhood Inspection in October

APMS will be conducting its required semi-annual inspection in October. Items of concern in the past have included: faded shutters, algae growing on dirty siding, untrimmed shrubbery, peeling paint on porch railings 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. A representative from the Architectural Review Committee will accompany APMS during this inspection which is scheduled for October 12<sup>th</sup>.

### 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 has been requested again for later this year.

Always call 911 in case of an emergency

### **Contact Us:**

*Emerald Hills Homeowners Association, Inc.*

PO Box 1024

Fishersville, VA 22939

**Board Email:** [Board@ehhoa.info](mailto:Board@ehhoa.info)

**ARC Email:** [arc@ehhoa.info](mailto: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](mailto:office@apmsva.com)

**Website:** <http://www.apmsva.com/homeowner-central>

### **EHHOA Board of Directors**

Jacques L'Heureux, President

Patrick Maddox, Vice President

Brent Adams, 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](mailto:Webmaster@ehhoa.info) so as to add their names to the distribution list.