

Emerald Hills Homeowners Association

March 21, 2026

Subj: Emerald Hills HOA Spring Newsletter

Dear Neighbors,

As we welcome spring, we have a few important updates and reminders for our community. Please take note of the following upcoming events and pertinent information.

Dates to remember

- + Neighborhood Easter Egg Hunt = April; 4th at 11:00 (Open Field Area)
- + Neighborhood Yard Sale June 6th
Homeowners are welcome to have their own yard sale on a different day if the 6th is not a convenient date for you. One week prior to June 6th there will be a web advertisement for the yard sale.
- + Annual HOA meeting is scheduled for September 21st
Specific meeting agenda requests can be sent to Board@EHHOA.info.
The agenda for the annual meeting will be mailed in August.
- + Semi-annual neighborhood drive thru with APMS – May

Annual Assessments

The Annual HoA Assessments that will be sent out in June will be increasing to \$75.00. The last increase was in 2018. The reason for the increase is that all of our HOA expenses have increased. As of February, there were still eight neighbors who are not up to date on paying the annual assessment. Our association is legally bound to oversee the upkeep and maintenance (i.e. mowing, tree pruning etc.) and improvements of common areas. The \$75/year rate will allow us to provide for required services and maintain a strong reserve.

Property Improvement Requests: According to our covenants and by-laws, owners are required to obtain approval from the Architecture Review Committee (ARC) before starting any new building project, 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 a member of the Board or the ARC, or visit the Facebook Page to obtain a "Property Improvement Request Form". Please note that Modification Forms should be sent to "EHHOA ARC, P.O. Box 1024, Fishersville, VA 22939 rather than to APMS. Replacement of roofing, windows or siding that does not change the color or appearance of your home does not require submission of an ARC form.

Swimming Pools: As the summer season will soon be upon us, we remind residents of our above ground pool policy. Above ground pools are considered permanent structures, large in size and rigid walls. Above ground non-seasonal pools will not be approved. These rigid sided pools are not intended to be taken down. However, seasonal pools, most often soft sided, are allowed so long as they are not put up before the weekend prior to Memorial Day and are taken down by the weekend following Labor Day. Permanent in-ground pools require approval by the ARC as well as contacting VA811 prior to digging.

Lock your cars: Fishersville is-not immune from vandalism and thefts; accordingly lock your cars when they are parked in your driveway or in the street. This is important especially at night.

Neighborhood Watch: Report suspicious behaviors to the Sheriff's Department in Verona via 540-245-5333 or in case of an emergency dial 911. Group e-mails can also be sent to the entire Emerald Hills neighborhood by using address: ehhoa-members@ehhoa.info. If you would like to have an e-mail address added to the group e-mail distribution list, please send an e-mail to president@ehhoa.info or vp@ehhoa.info.

Traffic Safety

+ Please remind your young drivers and contractors that:

The speed limit on our roads is 25 mph and only when conditions are ideal.

Please slowdown when approaching pedestrians.

+ Pedestrians should walk on the left (facing traffic).

+ Bicycles (and scooters) should ride on the right (with the flow of traffic)

+ Please be vigilant and watch out for young people on bicycles & scooters speeding around corners. Stop signs also apply to bicycles and electric scooters.

+ Pedestrians do have the right-of-way on our narrow streets. When there are two cars approaching from opposite directions and there is a walker in the road one of the cars needs to slow down so that the walker(s) is (are) not forced off of the road when two cars pass each other.

Dog owner Responsibility. Please consider your neighbors. Uncontrolled dog barking continues as a neighborhood complaint. Leaving a barking dog outside or in a house with windows open will likely be a nuisance to your neighbors. (ref: Augusta County Section 15 "Nuisances") 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. This is a public health and sanitation issue. 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. If you see any stray dogs or a wild animal that is acting strangely call animal Control at 540-245-5635.

Property maintenance hint

One option to pressure washing your siding yourself or hiring a contractor is to purchase one of the commercially available detergents that can be applied using a garden hose connected to the detergent bottle itself. Lowes, Home Depot, Rocking R Hardware and other stores sell a soap container with a built-in siphon devise that allows for application of the detergent and rinsing using the same applicator. The spring property inspection has been deferred from April to the month of May so that there are a sufficient number of warm weather days to do some spring cleaning outside. If your siding has not been cleaned in several years the siding may need to be cleaned with a scrub brush and/or pressure washer.

Facebook Page. Access to the Emerald Hills Homeowners Association Facebook page is by invitation. If you are not already a member of the EHHA Facebook page, please contact Suzanne via the Facebook page. The Emerald Hills web page has been deactivated until further notice.

Your volunteer HoA 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.

Board of Directors are:

Jacques L'Heureux, President

Roger Ford, Vice President

John Nixon, Secretary

Todd Parks, Treasurer

Nicole Baucom, Chairperson Architectural Review Committee

Current Committee members:

Steve, Stayton, Architecture Review Committee member

Suzanne Reich, Facebook Administrator

Carrie Covey, Welcome Committee

Rachael Ford, Events Committee

Andrea Felice & Cynthia Varga, Mini Library Committee

Volunteers needed: We appreciate the neighbors who have stepped up into various roles to help keep our neighborhood friendly, fun and functional. There are still several opportunities to help support our little community. Currently there are 3 open positions:

Events Committee members (minimum of two)

Architectural Review Committee (need one more)

Someone to help daft the Emerald Hills Newsletter (2 times per year)

Board member position: President.

We are past due for routine Board Member rotation for HoA President

If you would like to be involved in any way with any of these committees or if you would like to become a member of the HoA Board, please contact Roger Ford at vp@ehhoa.info.

The Property Management Company, APMS, pays our bills, manages our bank accounts, files our taxes and helps to maintain the list of homeowners up to date. Limiting what the property management company does for us helps to keep our annual HoA assessment fees relatively low.

Contact us:

Emerald Hills Homeowners Association Inc.

Board e-mail: Board@ehhoa.info

PO Box 1024, Fishersville, VA 22939

Our property management company partner is:

Association & Property Management Services (APMS). P.O. Box 2182, Harrisonburg, VA 22801 (200 High Street, Bridgewater, VA 22812) Phone: 540-423-3879 e-mail:

office@apmsva.com

Thank you for reading, and we look forward to a great spring season!

Sincerely,

Emerald Hills Homeowners Association Board of Directors