

Emerald Hills Homeowners Association

December 8, 2025

Subj: EHHOA Winter Newsletter

Dear Neighbors,

For your reading pleasure here is the semi-annual neighborhood newsletter. It provides some updated information as well as information included in previous letters, but worth repeating.

There were 14 families in attendance at the September 15th Annual HOA meeting. The next Annual HOA meeting is scheduled for Monday September 21, 2026.

The neighborhood yard sale is scheduled for Saturday June 6, 2026. Any homeowner who is interested in having their own yard sale on a different date is welcome to do so. One week prior to the June yard sale date reminder notifications will be sent out, as well as posting on a local yard sale web site.

This newsletter is being sent out electronically to homeowners whose e-mail addresses have been included and updated in the Emerald Hills Homeowners database. As a cost saving and labor saving initiative the newsletter is being mailed via USPS to a limited number of homeowners whose e-mail address is still not on file or who choose not to receive e-mail correspondence from the organization (currently 12 of 181 owners will be receiving a letter instead of an e-mail). Any homeowner whose e-mail address is listed in the database automatically has the ability to send an email to everyone in the neighborhood using the e-mail address:

ehhoa-members@ehhoa.info.

If your e-mail address has not been included in the HOA e-mail database you are consequently unable to send e-mails using this system.

The previous administrative review step to review and approve e-mails prior to distribution has been eliminated so as to expedite the notification process for time critical issues such as: lost dogs or cats, suspicious activity in the neighborhood, nearby vehicle accidents etc. This expedited e-mail distribution process provides an enhancement to our informal neighborhood watch program.

Common courtesy when sending e-mail is expected and required. Issues with respect to rudeness, use of inappropriate language, neighbor complaints about another neighbor sent to the entire community will be handled on a case-by-case basis and could result in loss of group e-mail privilege for specific neighbors or going back to the old way of all group e-mails being reviewed and approved by a system administrator prior to retransmission. Needless to say but I will say it anyhow: avoid using this neighborhood e-mail address for sensitive issues such as religion and politics. Outside neighborhood people should not be able to access our system. The current file size limit is 2.6 MB. E-mails with large attachment photos that exceed 2.6M will require administrative approval prior to distribution. Currently Jacques is the only one that is maintaining the e-mail distribution list and acting as administrator. Not having redundancy is a weak link and not a good situation. **A new volunteer is needed to take-over the task of updating the e-mail distribution list. This task typically requires less than one hour per month.**

If you are not currently receiving EHHOA e-mails and would like to start receiving them, please send an e-mail to either president@ehhoa.info or VP@ehhoa.info. The semi-annual Emerald Hills Newsletters will be sent out electronically so as to save on postage costs (\$0.78 per letter) and mailed to the ten or twelve homeowners who prefer U.S. mail delivery to e-mail communications. Keeping the e-mail list up

to date has been somewhat of a challenge; therefore, two-way communications is important. (homeowners can have more than one e-mail address per property owner).

Pertinent neighborhood information that had previously been available on the Emerald Hills webpage is now posted on the 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 Reich via Facebook. The EHHA web page has been deactivated until further notice.

Neighborhood Watch: A neighborhood alert can be sent via e-mail using the group e-mail list ehhoa-members@ehhoa.info. The Augusta County Sheriff's Department neighborhood watch coordinator is Sergeant Ryan Chandler rchandler@co.augusta.va.us. Report suspicious behaviors to the Sheriff's Department in Verona via 540-245-5333 or in case of an emergency dial 911.

Snow Removal: Neighborhood roads are maintained by the Virginia Department of Transportation. VDOT will plow neighborhood roads after it clears main roads. If your street has not been plowed after all others have been cleared, call the VDOT snowplow dispatcher (540) 434-2587.

Speeding: Please remind your family members and guests that the posted speed limit is 25 mph; additionally, the stop signs are intended for stopping and preventing accidents.

	<u>Traffic Concerns:</u> There continue to be speeding cars on Wyndham Hill Drive and Emerald Heights. A description of several of the speeding vehicles has been provided to the County Sheriff's office. Please remind those living or visiting your homes to abide by the 25 mph speed limit. Since this is a safety issue, the Augusta County Sheriff's Department has been requested, earlier this month, to increase surveillance in the neighborhood. We will not know the day or the time of day that the Augusta County Sheriff's Department will be issuing speeding tickets.	
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Property Improvement Requests: According to our covenants and by-laws, homeowners are required to obtain 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 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 "EHHA ARC, P.O. Box 1024, Fishersville, VA 22939" rather than to APMS. (the HOA is currently not using the APMS communications portal). 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. Completion of property improvement modifications within 12 months of starting a project is expected.

At the December 7th BOD meeting an increase to the annual assessment was approved. The annual assessment for next year (due in June 2026) will increase from \$65.00 to \$75.00 per year. The last assessment increase (to \$65.00) was in 2018. The fee increase is due to the increased cost for lawn mowing, and the APMS property management fees.

As of October 31st there are eight homeowners who are past due on payment of the assessment fee. Two of the eight past due accounts are for more than one year despite repeated reminders; accordingly, property liens have been filed with the County. This assessment fee is used to maintain the common areas, pay taxes for the organization, pay the administration fee to the management company maintain the Virginia State Corporation Commission registration of the HOA current, and file and pay EHHA taxes.

Forthcoming meeting dates are: *(selected at the December 7th quarterly HOA board meeting)*

Quarterly EHHA Board of Directors Meeting March 8, 2026

Quarterly EHHA Board of Directors Meeting June 14, 2026

Quarterly EHHA Board of Directors Meeting September 20, 2026

Annual HOA meeting September 21, 2026

Quarterly EHHA Board of Directors Meeting December 6, 2026

Specific meeting agenda requests can be sent to BOD@EHHA.info. The agenda for the annual meeting will be mailed in August.

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, Architectural Review Committee Chair

Current Committee members:

Stark Smith, Architecture Review Committee member

Steve Slayton, Architecture Review Committee member

Carrie Covey, Welcome Committee

John Nixon, Garden Committee

Suzanne Doell, Facebook Coordinator

Cynthia Varga & Andrea Felice, Book Swap Station Coordinators

Rachael Ford, Events Committee

More Volunteers needed: We appreciate the neighbors who have stepped up into various roles to help keep our neighborhood friendly, fun and functional. There are a few opportunities to help support our little community. Currently the HOA President position is past due for routine Board Member rotation. Jacques has been HOA President since 2017.

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@ehha.info.

Contact us:

Emerald Hills Homeowners Association Inc.
P.O. Box 1024, Fishersville, VA 22939

Board e-mail: BOD@ehha.info

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.

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.

A special thank you to Chris Jenny (530 Wyndham Hill Drive) for once again setting up the garland and wreaths at the neighborhood entrance.

Happy Holidays!

Sincerely,

Jacques L'Heureux, Emerald Hills Homeowners Association President

401 Wyndham Hill Drive

President@ehha.info