



# Emerald Hills Homeowners Association

Community Update Fiscal Year 2005-06

**Board of Directors**  
Scott Jones, President  
Kurt Michael, Vice President  
Ryan Aleshevich, Secretary  
Larry Mattox, Treasurer

Dear Neighbors,

The EHHOA Board is pleased to inform you that we are wrapping up another successful year. This year we saw the improvement of the front entrance with the addition of a retaining wall which was badly needed in order to help control the erosion problem. We thank all members who helped obtain bids and provide input to the project.

Enclosed you will find a letter regarding your annual assessment. The EHHOA Board will maintain the annual fee at its current rate. If you remember, last year the dues were lowered from \$100 to \$50. This was a 50% decrease in your assessment! Through prudent expenditures, the board will continue to maintain this lower rate and make adjustments only as needed to account for inflation and other unforeseen costs while preserving the financial health of the association.

Note: The homeowners association is "legally" responsible for collecting dues. According to the covenants, we are required to oversee the upkeep, maintenance, and improvement of Easements and Common Areas. In order to accomplish this, annual assessments are required.

On a lighter note, we encourage all our members to visit the EHHOA website at <http://ehhoa.info/>. On our website you will find helpful information such as upcoming events, community projects, HOA meeting minutes, covenants, subdivision maps, etc. A new section for Realtors® has been added. The Realtor link contains information that is useful when selling or purchasing a home in Emerald Hills.

Finally, as elected volunteers, we are pleased to serve you; however, the board's job is simply to perpetuate the covenants of the neighborhood. The board does not have the legal authority to take care of issues beyond that which is granted in the covenants. According to the covenants, the purpose of the EHHOA is two fold:

- 1) to oversee the upkeep, maintenance and improvement of Easements and Common Areas that may hereafter be conveyed to the Association. 2) to make sure that no building or other improvements shall be erected, placed or altered on any of said lots until the Architectural Review Committee has approved the external design and materials, and to ensure that said improvements are in harmony with existing structures.

If you have other concerns outside of these two areas, please refer to the back of this letter for a list of **Public Officials and Local Government Agencies that can Help**. As always, if you have any questions please feel free to contact us. Thank you for helping to keep Emerald Hills a wonderful place to live.

Sincerely,

Kurt Michael, Vice President EHHOA  
540-946-8277 or [kmichael1@juno.com](mailto:kmichael1@juno.com)

**Update on Delinquent Dues:** Regrettably, on May 13, 2005 the EHHOA board met with Allen and Carwile, Attorneys at Law to seek council regarding the collection of delinquent dues. All attempts to collect dues without legal action were attempted with the help of our attorney. As a result, many delinquent dues were collected except for one case that ended up in court. As a result, the judge ruled in favor of the EHHOA and a lien and judgment were filed against the property for having several years of un-paid dues. It is with regret that the association was placed in this position. We thank all the members of our association for understanding the reason for the annual dues and for faithfully paying them on time.

**Are you selling your home?** Please be aware that the HOA does not collect "partial dues payments." If a property in our neighborhood is sold during the fiscal period, the real estate "closing attorney" should pro-rate a credit to the property owner. This is similar to how property taxes are handled, and should be reflected on the closing statement. Also, please inform your Realtor that no signs are permitted on association common areas, including the front entrance. Thanks for respecting our covenants and good luck on the sale of your home.

**Improving the exterior of your home?** According to the covenants, residents are required to get approval from Architecture Review before starting any exterior modifications to your property. This includes home painting, structural additions, fences, walls, sheds, pools, etc. Please visit our community website at <http://ehhoa.info/> to obtain a [Modification Request Application Form](#).

# Public Officials and Local Government Agencies that can Help

## **Wayne Magisterial District Supervisor** (Elected official, paid Position)

Mr. Wendell L. Coleman

(540) 942-3030 / (540) 245-5618

- Responsible for the general well being of all residents in the Wayne District
- Can help with almost all problems related to our development such as, drainage, road, noise ordinances, light ordinances, animal control ordinances, speeding traffic, etc.
- Should be aware of all laws affecting our district and is a great source of information.

## **Augusta County Sheriff** (Elected official, paid position)

Sheriff Randy Fisher

(540) 245-5333

- Responsible for the general public safety of all residents in Augusta County
- The Sheriff's Department can help you with noise problems, loud parties, speeding traffic, domestic disputes, fireworks, robberies, etc.

## **Augusta County Animal Control** (Tax payer supported agency)

(540) 245-5635

- Responsible for issues related to wild or domestic animals that may be an annoyance or danger to our community.

## **Virginia Department of Transportation** (Tax payer supported agency)

(540) 332-9201

- Responsible for public roads, repair and snow removal in the Wayne District. All roads in Emerald Hills Subdivision are public.

## **School Board Member** (Elected official, paid position)

Jeff Moore

(540) 234-8236

- Elected official responsible for the general well being of school children in the Wayne District.
- Can help with problems dealing with school buses and other school related issues.

## **School Superintendent** (Public employee, paid position)

Dr. Gary D. McQuain

(540) 245-5108

- Responsible for the general well being of school children in Augusta County.
- Can help with problems dealing with school buses and other school related issues.

## **Planning Commission Member** (Appointed, paid position)

James Walter Curd

(540) 942-0900

- Responsible for land use issues in the Wayne District
- Can help with zoning and traffic related issues.

## **Augusta County Community Development** (Tax payer supported agency)

(540) 245-5700

- Responsible for building inspections, unsafe structures, and zoning.

## **Preston L. Yancey Fire Department** (Volunteers)

(540) 943-8878

- Responsible for fire safety.