



Emerald Hills Homeowners Association

Newsletter

Winter 2022/2023

Board of Directors

President

Jacques L'Heureux

Vice President

Suzanne Reich

Secretary

Frank Battaglia

Treasurer

Todd Parks

Chair-Architectural Review Committee

Nicole Baucom

Board Email

Board@ehhoa.info

Website

<http://ehhoa.info>

Message from President Jacques L'Heureux

Finally, I stopped procrastinating and finished the winter newsletter I started over 6 weeks ago. By nature, I am a procrastinator. I suspect that I am a procrastinator because I want to make sure that tasks are completed perfectly. Someone once told me that perfection is the enemy of progress. In the case of the newsletter, I wanted to make it interesting and newsworthy. Well, here are some valuable announcement, news, and reminders.

EHHOA Update

Main Entrance

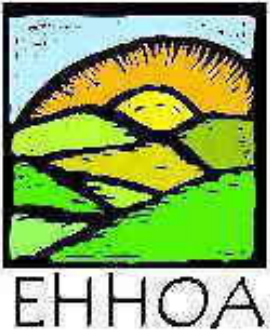
The HOA installed solar lights at the main entrance. The cost of solar lighting is less than two months of the utility expenses for electric lights. The electric meter is installed behind the north entrance sign and will be shut off to eliminate the monthly service fee. The Liriope plants at the main entrance are thriving. The next step for the spring is to weed the adjacent area.

Community Garden

At its December meeting, the BOD voted to make a portion of the field available to HOA members to plant gardens. Until someone volunteers to coordinate the community garden, you can send me an e-mail if you want a small plot for growing vegetables or flowers. I plan to till a section for a family vegetable garden and a few cherry trees. If you have a gasoline powered roto-tiller available for use, please let me know. Send e-mails to president@ehhoa.info.

Community Garden guidelines/parameters:

Since this will be the first year for using a portion of the open field for a community garden several initial guidelines have been established: One 20 ft x 5 ft garden plot may be assigned per EHHOA address participant, all garden plot areas will be located in one central location adjacent to one another (i.e. not scattered though out the open field area), there is no piped water available; accordingly each gardener is responsible for bringing in their own water as needed. Soil preparation and planting can start on April 1st. All plants and fencing (except for fruit trees) shall be cleared out by November 10th, only pick vegetables from your designated area. if you are not gardening, please don't pick the flowers or vegetables, weed control shall be accomplished organically, participants shall become stakeholders and be willing to meet informally as part of the gardening committee. There is no fee for participating in the community garden. As we move along in the process additional guidelines may need to be established.



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Hail Damage

Several homeowners shared, to the benefit of others, that their insurance companies will cover the partial cost of roof replacement. This explains why so many roofing companies have been working in the neighborhood since the April 2022 storm.

HOA Board Member Participation

To encourage more community involvement in managing the affairs of the Emerald Hills neighborhood Homeowners Association, a suggestion was made after the annual meeting to waive the HOA assessment for anyone who serves on the Board. This recommendation will be added to the agenda and put to a vote at the annual meeting that is scheduled for September 11, 2023.

Volunteers Needed

We appreciate many of our neighbors who are stepping into various roles to keep our neighborhood friendly, fun, and functional. There are several opportunities to support our community. Currently there are 4 open positions:

- Community Events Coordinator
- Green Space (Community Garden) Committee
- HOA President

Jacques has served as president since 2017 and agreed to serve until relieved. More than once, Jacques has said, "The time has come for some fresh ideas."

- Welcome Committee

Help your community! Contact Suzanne Reich at vp@ehhoa.info about serving on the board or joining a committee.

Neighborhood Reminders



Traffic Concerns: Speeding autos continue to be a concern on Wyndham Hill Drive and Emerald Heights Drive. A description of several speeding vehicles has been provided to the Augusta County Sheriff's Office. Please remind those living in or visiting your homes to obey the 25 MPH speed limit. Since this is a safety issue, the Sheriff's Office has been asked to patrol the neighborhood. We will not know the day or the time of day that the Sheriff's Office will issue speeding tickets.





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Lock Your Cars

Fishersville is not immune to vandalism and theft. Please lock your vehicles, especially at night, and turn on an outside light.

Neighborhood Watch

Report suspicious persons to the Augusta County Sheriff's Office. Call (540) 245-5333 or dial 911 in an emergency.

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.

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, performing exterior modifications to existing structures, or altering their property. This includes new construction, exterior painting which changes the color scheme, structural additions, fences, walls, sheds, pools, and other changes.

Please click <http://ehhoa.info> to obtain a property improvement request form. Send the completed forms to: EHHOA ARC. P.O. Box 1024 Fishersville, VA 22939

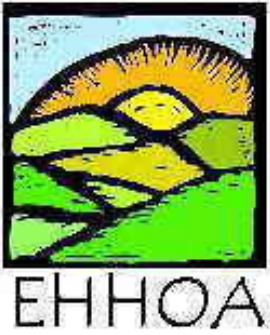
Do not send forms to APMS.

Swimming Pools

Permanent in-ground pools require approval of the ARC as well as contacting VA811 prior to digging. Above ground, semi-permanent pools are not allowed. Temporary, seasonal pools are allowed beginning the weekend before Memorial Day until the weekend after Labor Day.

Bicycle and Pedestrian Safety

Please walk on the left and bike on the right. Remind children to be careful when riding bicycles and avoid speeding around corners and through intersections.



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Cats

Community members continue to report feral cats in the neighborhood. Please do not feed stray cats in the neighborhood. Clearly there is a health and safety concern related to the feral cat colonies in Virginia. Cat's Cradle Animal Rescue Organization will be connected if needed.

Dogs

Complaints regarding barking dogs should be submitted to the property management company not the Board of Directors. There is a county ordinance which prohibits barking dogs from being left outside between midnight and 6:00 am. Please be considerate of your neighbors and please pick up after your animals.

Annual HOA Assessment Update

The annual HOA assessment is \$65.00 per lot. Communal area landscaping and maintenance is the association's major expense. Past due payments are subject to late fees, and excessive tardiness is subject to liens and legal costs.

2023 HOA Calendar

Quarterly Board Meeting	Sunday, March 5, 6:30 PM
Semi-Annual Property Inspection	April
Annual Neighborhood Yard Sale	May 20th
Quarterly Board Meeting	Sunday, June 4, 6:30 PM
Quarterly Board Meeting	Sunday, September 10, 6:30 PM
Annual HOA Meeting	Monday, September 11, 6:30 PM
Quarterly Board Meeting	Sunday, December 3, 6:30 PM

Send proposed meeting agenda items to BOD@EHHOA.info

Email If you are not receiving HOA e-mails, please join our email listserv by sending your name, physical address, and email address to vp@ehhoa.info. Email is a quick way to stay connected with your neighbors and stay up to date on events happening in our neighborhood. Meeting notifications and newsletters are also sent electronically. Use of e-mail is more cost effective than the USPS mailings.

The listserv is managed and monitored by members of the board who make every attempt to review and approve the emails prior to distribution as quickly as possible. Please see our web site <https://ehhoa.info/> for more information, rules, and protocol regarding our neighborhood listserv.

Facebook - Emerald Hills also has a Facebook page. Public information shared through email will also be posted on the FB page. Members may use the FB page in similar ways to email such as communicating with neighbors, finding lost pets, selling items, and events. The FB page is currently public but may transition to a private page this coming year.



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Website All information such as contacts, newsletters, meetings, resident information, and bylaws can be found on the HOA website: <https://ehhoa.info>. We hope these communication options are helpful.

U.S. Mail This newsletter is also sent out via U.S. mail.

Contacts

Emerald Hills Homeowners Association Inc.

Mailing address: PO Box 1024, Fishersville, VA 22939

Board E-mail: Board@ehhoa.info

Website: <http://ehhoa.info>

Our property management company partner is:

Association & Property Management Services (APMS)

Mailing address: PO Box 2182, Harrisonburg, VA 22801

Street address: 200 High Street, Bridgewater, VA 22812

Phone: 540-423-3879

E-mail: office@apmsva.com

Association & Property Management Services (APMS) collects dues, files tax forms, maintains property records, and pays most bills. Limiting what APMS does for our organization helps keep our HOA fees relatively low.

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Jacques L'Heureux, President

Suzanne Reich, Vice President

Frank Battaglia, Secretary

Todd Parks, Treasurer

Nicole Baucom, Chairperson of the Architectural Review Committee