



Emerald Hills Homeowners Association

Fall 2017 Newsletter



The September 11, 2017 Homeowner's Association meeting that was held at the Yancey Fire Station was well attended. There was good discussion about many issues that concern many homeowners. Some of the lengthy discussions included:

Snow plowing and VDOT's schedule. Since the meeting, a call has been made to the local VDOT office requesting that the Emerald Hills sub-division be placed on a higher priority list for plowing.

Traffic control and speeders. The neighborhood had been on a wait list with the Augusta County Sheriff's Department and finally received the radar trailer during the last week of October.

Vehicle vandalism. Solicitors and strangers in the neighborhood.

Architectural Review Committee (ARC) open homeowner requests.

The Treasure's report: An increase in annual homeowner's Association Fee to increase by \$10.00/yr to \$65.00/yr. The purpose of the increased fee is to maintain a sufficient balance in the reserve fund and to cover recent costs associated with wetlands area maintenance.

Voting of new board members. The new Homeowners' Association board members are:

Jacques L'Heureux, President
Patrick Maddox, Vice President
John Murie, Treasurer
Vacant Position, Secretary
Nicole Baucom, ARC Chair

Long-time board member Jack Cameron was recognized for his many years of volunteer service on the Board and behind the scenes efforts to make sure that administrative things always run smoothly.

Anyone interested in volunteering to fill the vacant Secretary position and assist with recording meeting minutes and drafting the neighborhood newsletter two times per year may submit their name to: board@ehhoa.info.

The Architecture Review Committee members are:
Nicole Baucom [chair], Starke Smith [member]
& Jim Eiland [member]

Things that make Emerald Hills a great place to live.

1. Scenic views of the Blue Ridge Mountains and farm land.
2. Homeowners take good care of their properties.
3. The common areas are well maintained.
4. Dogs are well controlled and owners walk their pets on a leash.
5. The roads are safe for walking.

Neighborhood reminders

Management Services:

MANAGEMENT SERVICES Association & Property Management Services (APMS) continues as our management service. Please contact APMS for neighborhood questions, concerns, or violations. Feel free to use one of the forms on their "Homeowners Central" web page.

Property Improvement Requests

According to our covenants, owners are required to get approval from Architecture Review (ARC) before starting any new building, performing exterior modifications to existing structures, or altering your property. This includes new construction, exterior painting, 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 Modification Forms should be sent to "EHHOA ARC, PO Box 1024, Fishersville, VA 22939" rather than to APMS.

Vehicle Parking:

Vehicles parked along the roadways, including Cu I-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 poses 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.



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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. Always call 911 in case of an emergency

Ten house maintenance considerations for 2018:

1. Planting new grass seed is best accomplished during the months of May or September.
2. Planting tomatoes should be after the last frost of the season (typically after Mother's Day)
3. Vacuum your refrigerator coils and change HVAC system air filters to achieve better energy efficiency.
4. Get your A/C system inspected and serviced.
5. Pressure washers and or a bleach solution with a scrub brush work very well to remove growth of algae, moss and mildew from siding. The north side of houses are especially prone to this type of growth.
6. Clean gutters in the spring and fall to allow for water to flow away from your house
7. Flush your hot water heater annually. This prolongs the life of the heater and improves energy efficiency.
8. Clean out your dryer vents for better air flow and to achieve better energy efficiency.
9. Check your fire extinguisher(s) to make sure they are still charged. Check expiration date.
10. Smoke detectors should be replaced after 10-years. If your house still has the original smoke detectors installed consider replacing them.

Planned Activities:

Neighborhood Yard Sale: Saturday May 12th

2018 Annual Homeowners Meeting: Monday, September 10th (location tba)

Your BOD is committed to continuing the excellent quality of life we enjoy here in Emerald Hills. Thank you very much for your understanding, patience, and most importantly, your support.

If you know of any neighbors who are not currently receiving e-mails please let direct them to contact Jack Cameron at Webmaster@ehhoa.info so as to add their names to the distribution list.

Contact Us:

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

Board Email: Board@ehhoa.info

ARC Email: 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

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