

Emerald Hills Homeowners Association Spring 2021 Newsletter

March 23, 2021

Dear Neighbors,

Now that snow shovels have been put away for another season and flowers have already started coming up out of the ground it is time to put into action many personal plans that were put on hold last year due to the pandemic and social distancing.

At the Quarterly Homeowners Association Board of Directors meeting on March 7th several important decisions were made. These included:



A. Renewal of the property management services contract with APMS for one more year. The new contract will start on April 1st.

B. Placement of additional speed limit signs to reinforce the neighborhood 25 mph speed limit.

C. Proceed with development of a non-compliance fine process for homeowners who do not abide by the association rules. Once a methodology for implementing a structured fine process has been developed it will be communicated to all homeowners and scheduled for a vote prior to implementation. In accordance with the current by-laws 10% of the homeowners are required to approve any changes to the by-laws.

D. Disconnecting the electric meter for the entrance way sign to save \$353/year and to obtain quotes to repair the pole lights located on Johns Valley. If desired at a later date this electric meter can be turned back on.

Neighborhood reminders

	<p><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 again to increase surveillance in the neighborhood.</p>	
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Lock your cars: Fishersville is is-not immune from vandalism and thefts; accordingly lock your cars when they are parked in your driveway. This is important especially at night.

Neighborhood Watch: Report suspicions behaviors to the Sheriff's Department in Verona via 540-245-5333 or in case of an emergency dial 911.

Property Improvement Requests: According to our covenants, 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 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 our "<http://ehhoa.info/>" website 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.

Swimming Pools: Permanent in-ground pools require approval by the ARC as well as contacting VA811 prior to digging. 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.

Bicycle and pedestrian safety. Walk on the left and ride bikes on the right. Children on bicycles need to be reminded that they should not be speeding around road intersections.

Cats. Since the winter newsletter was sent out in December, reports have continued of there being feral cats in the neighborhood. Please don't feed the stray cats that are roaming the neighborhood. Clearly there is a health and safety concern related to the feral cat colonies in Virginia. Fortunately, last year's feral cat issue appears to have somewhat diminished.

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 dogs from being left outside barking between midnight and 6:00 am. Please be considerate of your neighbors and please pick up after your animals.

Grass clippings. Please be mindful not to blow grass clippings into the street. Keeping grass clippings out of the road next to your home is a County rule. The major annual expense for the HoA continues to be mowing of the common area and designated wetlands area. Paying for street sweeping does not appear to be good stewardship of HoA monies.

The schedule for quarterly meeting has been set for the following dates:

Sunday June 6th at 6:30 pm Quarterly EHHA Board of Directors Meeting

Sunday September 12th at 6:30pm Quarterly EHHA Board of Directors Meeting

Monday September 20th at 6:30 Annual HoA meeting

Sunday December 5th at 6:30 pm Quarterly EHHA Board of Directors Meeting

Specific meeting agenda requests can be sent to BOD@EHHA.info.

If the pandemic meeting restrictions are still in place then these meetings will be conducted via Zoom; otherwise Meetings

will be held at the Yancey fire station.

Annual Neighborhood Yard Sale date: Saturday June 12, 2021

Neighborhood Volunteer positions

On February 21st a Zoom meeting was held with new volunteers.

John Wangler has volunteered to be the lead Welcome Committee member and will keep track of homes going on the market and new buyers.

Carey Dreyton has volunteered to take over the management of the web page from Jack Cameron.

Additional support is needed to maintain the entrance sign shrub area. If you like to garden and spend time outdoors let one of the Board members know. Maintaining this area was deleted from the landscaping contract a few years ago as a cost saving initiative.

Contact us:

Emerald Hills Homeowners Association Inc.

PO Box 1024, Fishersville, VA 22939

Board e-mail: Board@ehhoa.info

Website: <http://ehhoa.info/>

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. If you have an interest in serving on a homeowner's association committee or as a board member, please let one of the board members know.

Board of Directors are:

Jacques L'Heureux, President Suzanne Reich, Vice President

Frank Battaglia, Secretary

Brent Adams, Treasurer

Nicole Baucom, Chairperson Architectural Review Committee

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