

2018

HOA BUDGET

You will find a copy of the 2019 budget adopted by the Board of Directors to meet the operating expenses for Chimney Hill Community Association for the 2019 fiscal year. Should you have any questions regarding the budget please direct them in writing to the Board of Directors and mail or drop off at the office.



The Association assessments (dues) for 2019 will be \$239.00 which are due by March 31, 2018. On page 2 you will find more information regarding the Assessments and acceptable forms of payments.



Please remember if your mailing address, e-mail address, phone number, or changed property managers to please update your information with our office. All of our forms can be found on our website under "Forms and Resources". Please e-mail admin@chimney-hill.net with all updates.

SUCCESSFUL M E E T I N G S

The **best** way to communicate with your Association is to attend our meetings: The monthly ACC Meetings are the 1st Tuesday of every month at 7:00PM in the Clubhouse. Board meetings, held on the 3rd Tuesday of every month at 7:00PM in the Clubhouse.

SeeClickFix

Pothole on your street? Street light out? Bulk Waste Pick up? There's an app for that. The city of Virginia beach launched a free mobile app designed to provide residents the capability to submit service requests via their mobile devices. VB Works (See, Click, Fix) enables citizens to submit service requests such as pothole repairs, traffic light problems, storm drain maintenance or bulky item pick-ups directly from their mobile devices. Go to your app store and get connected to your city today.

<https://seeclix.com/>

Mission Statement:

To provide every resident in Chimney Hill with a clean, enjoyable and desirable place to live.

Vision: To protect and positively influence property values

Board of Directors:

Steve - President

Greg - Vice President

Nancy - Secretary

Debbie - Treasurer

Bill - Member at Large

Roger - Member at Large

Patrizia - Member at Large

Office Staff:

Kim - Association Manager

manager@chimney-hill.net

Elleasia - Admin Assistant

admin@chimney-hill.net

Elleasia - Inspector

propertyinspector@chimney-hill.net



Office Hours:

Monday - Friday

9:00 AM - 5:00 PM

Office stays open until

6:30 PM on Meeting nights.

Closed on Federal Holidays

CHCA's Website & Facebook

The purpose of the web site is to improve communications within our community and allow owners like you to quickly and easily access the happenings in your community. You can download forms that you may need, see pictures of past events and follow the calendar for events.

CHCA WEBSITE: WWW.CHIMNEY-HILL.NET



Facebook: CHCA-Chimney Hill Community Association



If your home is on the market



Please remember that when selling your house, you need to provide the buyer with a resale disclosure package. This is required by the Commonwealth of Virginia, and it provides the buyer with a new set of documents, financial statements, the disclosure statement and other information pertinent to the Association. When a contract is signed for the sale, have your agent get in touch with the Association to order this package.

● 2019 ASSESSMENTS ●

Chimney Hill Community Association Assessments for 2019 are \$239.00 for the year. Invoices are mailed out the end of January and are due by March 31, 2019. Acceptable forms of payment: check, money order or cashier's check made payable to CHCA. We DO NOT accept debit, credit cards or cash- there will not be any exceptions. If you plan to pay your assessments online with BB&T or through your online bill pay service; you must use the serial number and unit number (which are the same) you will also need your bill pay number, which is unique for you and your account. This information will be mailed out in January with the 2019 Invoices. This information doesn't not change please store it with your other important documents. If not paid by March 31, 2019 then a 5% late fee will be added to all unpaid assessments and will be referred to our collection attorney on May 1st, 2019. Functions that take place at Chimney Hill are for all Chimney Hill homeowners and renters (with permission from the homeowner), as long as the assessments are paid. Please be sure that your assessments are paid to prevent any delay in letting you have access to the pool, basketball courts, tennis courts, and pickle ball court, events, clubhouse, the ACC and Homeowner's meetings.

COMMUNITY DROP BOX: The drop box is located at the front of the office door. You can drop off all correspondence including your HOA Assessment Payments. *Please always include your name and property address so we can contact you if needed.

If you do not wish to receive the Super Savors Shopping advertisements being delivered to your driveway in the yellow plastic bag, please call the automated hotline at 757-446-2533, give them your address and they will discontinue the deliveries.



**LEASH AND CLEAN UP
AFTER YOUR PET**

The Chimney Hill Community Association has pet stations. The stations are placed near the basketball courts, near the tennis courts and in the common area near Chimney Hill Parkway for your convenience. While enjoying your walk you will be able to help keep a healthy, clean environment for all residents. It is our hope we will be able to acquire more stations in our open common areas. Enjoy your walks and thank you in advance for helping to keep CHCA clean!

2019 EVENTS

Saturday, March 30th- Community Easter Egg Hunt

Saturday, May 4th - Community Yard Sale

Saturday, June 8th - Pool Party

Saturday, July 13th - Pool Party

Tuesday, August 6th - National Night Out - Cook Out Style

Saturday, August 31st - End of Summer/Back to School Pool Party

Tuesday, October 15th - Annual Meeting- location TBD

Saturday, November 2nd - Community Yard Sale

Saturday, December 21st- Fire Truck Ride through the Neighborhood

Please bring your REC Cards to all events • *authorized homeowner's & tenants- guests are \$2.00 each*

All outdoor events are weather permitting **Be sure to watch the marquee for updates**



We have our Clubhouse available to CHCA Residents. The rental fee is \$200.00 for a block of 4 hours, a refundable deposit of \$300.00 (available the next business day as long as the Clubhouse passes inspection). For summer reservations (May through Sept) the Clubhouse is only available from 7 PM-11 PM; you will have to hire the lifeguards as well. More information and the agreement can be found on our website.

Don't wait to reserve your date, reservations fill up fast!!



Chimney Hill Pool Opens on Saturday, May 25th at Noon! Pool hours are 12-8pm daily! If you already have a Rec Card please bring in your old passes and we will re-sticker them with 2019 stickers after April 15th, 2019. Download the form from our website, fill it out & bring it by the office to receive your 2019 Recreation Card. Please be sure that your assessments are paid to prevent any delay in having access to the pool. Replacement passes are \$5.00 each.



Chimney Hill was built in 1981. While conducting various Inspections, Clearance letters and ACC Modification Request of the neighborhood, we have noticed a lot of homes that require attention by the Homeowner. Some of the most observed discrepancies are listed below with the corresponding CHCA Covenants/By-Laws, and ACC Rules & Regulations Requirements/Standards. We are notifying all residents to please take the necessary action(s) to get your property/home within CHCA Requirements/Standards. CHCA Property Inspector routinely inspects all homes to ensure they are maintained in accordance with the Declaration of Covenants, Conditions & Restrictions (CC&R's), ACC Rules & Regulations and By-laws are enforced. Please keep in contact with the Office and Property Inspector regarding violations and all ACC Matters. E-mail: propertyinspector@chimney-hill.net with any questions, concerns, updates, forms and competitions. For a list of all the ACC Rules & Regulations you can visit our website under "Forms & Resources".

- 1) **TRIM & SIDING:** In need of painting, pressure washing, and/or repair/replacement. No building or structure upon any property within CHCA shall be permitted to fall into disrepair. Each Building/Structure shall at all times be kept in good condition and repair. VA Maintenance Code 2012 Chapter 3 General Requirements, **Article 304.2 Protective Treatment** All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods shall be protected from the elements and decay by painting or otherwise protective coverings or treatment. Peeling, flaking and chipped paint shall be eliminated, and surfaces repaired. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and watertight. All metal surfaces subject to rust and corrosion shall be coated with rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces.

- 2) **SIDEWALKS, DRIVEWAYS, PATIOS, STAIRS, PORCHES, DECKS OR OTHER WALKING SURFACES:** Virginia Maintenance Code 2012 Chapter 3 General Requirements, **Section 302.3 Sidewalks and Driveways** All sidewalks, walkways, stairs, driveways, parking spaces and similar spaces regulated under the Virginia Maintenance Code (VCC) shall be kept in a proper state of repair and maintained free from hazardous conditions. Stairs shall comply with the requirements of Virginia Maintenance Code 2012 Chapter 3 General Requirements, **Section 305.4 Stairs and walking surfaces** Every stair, ramp, landing, porch, deck, or other walking surface shall be maintained in sound condition and good repair, **Virginia Maintenance Code 2012 (Chapter 3 General Requirements, Article 304.10 Stairways, decks, porches, and balconies** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. and Virginia Maintenance Code 2012 Chapter 3 General Requirements, **Section 702.1 General** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code. All property sidewalks, driveways and patios shall be kept in good condition and free of trip hazards (elevation differences), weeds, grass, oil stains and other imperfections. Any raised or uneven areas must be repaired. **NOTE:** Grass and weeds must be removed from cracks in the driveways, sidewalks, patios and parking spaces and the cracks must be sealed. Any raised or uneven areas must be repaired. All planned changes to patios, sidewalks or driveways must be submitted and approved by the ACC prior to the start of the project. All planned changes to any of these items require prior ACC approval and may or may not require a City Permit.
- 3) **CHIMNEY CAP/ CHASE COVERS:** Virginia Maintenance Code 2012 Chapter 3 General Requirements, Article 302.6 All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment In need of painting, pressure washing, and/or repair/replacement. "All exterior surfaces, including Chimney Cap & Chase Covers regulated under the Virginia Construction Code shall at all times be kept in good condition and repair".
- 4) **TRASH / RECYCLE CONTAINER(S) STORAGE: CHCA Declaration of Covenants, Conditions and Restrictions, Article IV, Section 2, PARA (K) Trash Containers and Collection.** No garbage or trash shall be placed or kept on any property within Chimney Hill except in covered containers of a type, size and style which are approved by the ACC. In no event shall such containers be maintained in the front or side yard of any lot so as to be visible from the neighboring property except to make the same available for collection and then, only the shortest time reasonably necessary to effect such collection. All rubbish, trash and garbage shall be removed from the Lots and shall not be allowed to accumulate thereon. Trash cans including recycling bins, shall be stored so they are not visible from the street and neighboring properties with the lids closed, no overflow and shall not become a nuisance or cause damage to the adjoining property. It will be your responsibility to repair and or replace any damage at your total cost. Townhome trash cans/recycling bins should be neatly placed by the house, with the lids closed and no overflow. T&R cans are not to be put out for pick-up until the afternoon before your scheduled pick-up and will be removed from the street and/or curb and properly stored out of site. **NOTE:** Only those containers approved by the City of Virginia Beach and the Chimney Hill Community ACC shall be used. **TRASH / RUBBISH / LITTER / DEBRIS / OTHER WASTE:** Items that are not usual to a yard or occupied structure shall not be placed or permitted to accumulate upon or adjacent to the homeowner's lot and/or easement (side or back). Other items such as auto parts, yard tools, limbs, discarded furniture and appliances and hot water heaters must be removed from view until the day of trash collection and put out for the bulk pickup. **Please call Bulk Waste: 757-385-4650.**
- 5) **CURB APPEAL-MAINTENANCE:** Virginia Beach City Ordinance Sec. 33-13 Duty of property owners and occupants to keep abutting streets and sidewalks free of litter. All owners or occupants of real property shall maintain the sidewalks and curbs and the right-of-way up to the edge of the pavement of any public street abutting such property and one-half of abutting alleys in a clean and litter-free condition. All owners or occupants of real property adjacent to a sound wall or similar noise attenuation structure shall maintain the area between the property line and the sound wall or similar noise attenuation structure in a clean and litter-free condition. This is to include yard waste, trash, mud or sludge, newspapers, phone books and all other foreign matter that can be washed down the Waste Water Storm Drain System. Keep the area grass edge and neatly trimmed and remove same from the sidewalks.
- 6) **LANDSCAPING:** Trees, hedges, or shrubs which restrict sight lines for vehicular traffic must be cut back or removed in accordance with the **VB Zoning Codes (Sight Distance) 3.13.2 and 3.13.3.** It is the responsibility of the homeowner to establish and maintain the yard, to include all front, rear and side easements. Any grass or weeds that exceed ten (10) inches in height will be considered a violation of the CHCA Architectural Rules. Planters, whether defined by landscape timbers or concrete articles, shall be securely fastened or set in the ground to not create a hazard to people. At the end of the growing season, these areas must be kept neat and orderly and not detract from the property.
- 7) **EASEMENTS:** VB City (**Code 23-48) Open Storage of Junk** It is unlawful for any property owner or occupant to store dilapidate furniture, appliances, machinery, building materials or any other item which is rusted, wrecked, junked, dismantled or inoperative on private property. All rubbish, trash, and garbage shall be removed from the Lots and shall not be allowed to accumulate thereon. All owners of property within the CHCA are required to keep all easements that abut their property clean from trash, furniture, building materials and such other items. All owners are

responsible for keeping the area mowed and all trees, vines, shrubs plants are to be maintained in accordance with the Associations Controlling Documents and City code.

- 8) **HOUSE NUMBERS/PREMISES IDENTIFICATION:** VA Maintenance Code 2012 Chapter 3 General Requirements, **Article 304.3 Premises Identification** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the **street or road fronting the property**. These numbers shall not contrast with the background colors of the home. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).
- 9) **INOPERABLE VEHICLE:** ACC Rules and Regulations Inoperable Vehicle, **VB City Code Chapter 16 Housing and Building Maintenance Code, Article VII, Storage of Vehicles (16-40)** It shall be unlawful whether as owner, tenant, occupant, lessee or otherwise, for any person, firm or corporation to keep, except within a fully enclosed building or structure or otherwise shielded or screened from view, on any property zoned for residential, commercial or agricultural purposes, any vehicle, which is inoperable. The placing, draping or securing of a tarpaulin or other non-rigid cover, over and around an inoperable vehicle shall not be sufficient to comply with the requirements of this section. As used in this Section, an "inoperable vehicle," shall mean any motor vehicle, trailer or semitrailer, as defined in **Code of VA, section 46.2-100:** (1) Which is not in operating condition; or (2) Which for a period of sixty (60) days or longer has been partially or totally disassembled by the removal of tires and wheels, the engine or other essential parts required for operation of the vehicle; or (3) On which there are displayed neither valid license plates nor a valid inspection decal.
- 10) **MAILBOXES:** U.S. Postal Service regulations require the approach to curbside mail receptacles to be unobstructed to allow full and easy access for the postal carrier to put mail in the mailbox without leaving the vehicle, i.e. Trash & Recycle Containers, lawn waste, bulk waste pick-up items and automobiles. Regulations also stipulate mail receptacles and support systems shall be maintained in good condition always.
- 11) **PARTY WALL/PARTY FENCE: CHCA DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS: ARTICLE IV, Section 2, Paragraph T:** (1) Each wall which is built as a part of the original construction of the homes upon the "properties" and placed on the dividing line between lots shall constitute a Party Wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damages due to negligence or willful acts or omissions shall apply thereto. (2) In the event any such Party Wall or Party Fence is destroyed (including deterioration from ordinary wear and tear and lapse of time), other than by the act of an adjoining Owner, his agents, guest or family, it shall be the obligation of all Owners whose Lots adjoin such wall or fence to rebuild and repair such wall or fence at their joint and equal expense, unless otherwise provided for in the Tract Declarations or Master Deed. (3) Notwithstanding anything to the contrary herein contained, there shall be no impairment of the structural integrity of any party Wall without the prior consent of all Owners of any interest therein, whether by way of easement or in fee. Privacy fence: solid fence from four (4) to six (6) feet in height or as approved by ACC. Any alterations to fence height, color & style need ACC approval and should meet city guidelines. 4) Privacy fences shall not be over six (6) feet in height or as approved by ACC. 5) Privacy fences shall not extend beyond the front foundation line of the house. 6) Fences constructed from treated wood or vinyl need not be painted. All others must be painted/stained "natural" or to match existing house color or trim within thirty (30) days of the erection of the fence. Townhome fences, if painted, to match color of home (not trim); if vinyl fence, must be white vinyl. 7) Chain link fences are **not** permitted on residential property. 8) Wire and/or metal fences are subject to ACC approval. 9) Fences shall not impede the use of sidewalks or the use of streets for parking. Fences should be maintained, free of mold, no broken/missing slats (Pickets), stand erect and connected to the post. Replacement fence slats (Pickets) should be of the same type and style of the existing fence. Gates should be in good working condition. **PARTY WALL DISPUTES: CHCA Declaration of Covenants, Conditions and Restrictions: ARTICLE IV, Section 2, Paragraph T:** (6) In the event of a dispute between Owners with the respect to the construction, repair or rebuilding of a party Wall or Party fence, or respect to the sharing of the cost thereof, such adjoining owners shall submit the dispute to ACC. The ACC will help with fence arbitration provided that all parties agree and provide a current survey of their properties. Also, all parties agree that the ACC's decision is binding. Legal remedies are at the expense of the property owners and the association will not get involved in this process.

P VEHICLE PARKING RULES, COMMON AREAS AND ASSOCIATION PARKING LOTS: P

CHCA parking lots are only allowed to be used by Residents and/or Guests of Residents using the common area amenities. The parking lot next to the townhomes is only to have vehicles parked if the basketball courts are being used. If a vehicle is parked in the lot and both amenities are empty of patrons, then the vehicle will be towed at the owner's expense. You may only park your vehicle at the main office parking lot if the tennis and/or Pickle Ball courts, pool, clubhouse or playground are being used or you have business in the office. If a vehicle is parked and none of the above listed amenities are being used, the vehicle will be towed at your expense. Overnight parking of pleasure or commercial vehicles in either of the CHCA parking lots is not allowed. Vehicles are subject to be towed at the owner's expense. If additional parking is required for a social function, you are required to get permission from the office in writing to park in either of the lots prior to the date of the event. **NOTE:** No vehicles are to be parked overnight in any of the Common Area Parking lots without prior approval from the office staff. Those vehicles left overnight without approval will be towed at the owner's expense.