

SPRING 2017

A BIG THANK YOU TO OUR CHIMNEY HILL COMMUNITY ASSOCIATION BOARD OF DIRECTORS FOR THE SUPPORT AND DEDICATION THEY GIVE TO MAKE THIS COMMUNITY A GREAT PLACE TO LIVE. WITHOUT THEIR VOLUNTEERISM, WE WOULD NOT BE ABLE TO FUNCTION AS A COMMUNITY.

We are in great need for more volunteers. We are seeking volunteers to assist in all areas of interest. Board members, Neighborhood Watch, Youth Leadership Committee (grades 6-12), ACC Committee, Community Clean Up, Newsletter, Mom & Tots, Events Committee, etc. or any other ideas you would like to see in Chimney Hill. We could use your help, if you would like to get involved, please contact the office!



*****REMEMBER*****

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. We hope to see you there!!



4TH PRECINCT CITIZENS ADVISORY COMMITTEE (CAC)

The Virginia Beach Police Department has established a program to enhance its ability to communicate with and better serve its community. Members are comprised of citizens who represent a cross section of all neighborhoods and businesses in the fourth precinct. One of the most valuable assets available to the Police Department in keeping any neighborhood safe is the cooperation of alert, concerned residents. The meetings provide a formalized process that facilitates citizen and community cooperation with police. Representatives from various city departments will be in attendance and available to answer the concerns of citizens. Membership is only \$5.00 for a year. This Committee meets the 4th Thursday of every month, 7pm at the Glenwood Community Center, 2097 Round Hill Drive, Virginia Beach, Virginia 23464



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

Mission Statement:

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

Vision: To protect and positively influence property values

Board of Directors:

Debbie – President
Patrizia – Secretary
Greg – Vice President
Steve - Member at Large

Office Staff:

Sharon – Manager
manager@chimney-hill.net
Kim – Assistant Manager
admin@chimney-hill.net
Jason – Inspector
propertyinspector@chimney-hill.net



Office Hours:

Monday – Friday
9:00 AM-5:00 PM
**Office stays open until
6:45 PM on Meeting nights.
Closed on Federal Holidays

Phone: 757-463-3805
Fax: 757-463-5266
www.chimney-hill.net



Unpaid Assessments are Now Considered Late

Chimney Hill Community Association Assessments for 2017 are \$229 for the year. Invoices were mailed out the end of January and is now considered late if we did not received it by March 31, 2017. A 5% late fee (\$11.45) will be added to all unpaid assessments and will be referred to our collection attorney in May.

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 amenities, courts, pool, events, clubhouse, the ACC and Homeowner’s meetings.



UPCOMING 2017 EVENTS

These functions are for authorized homeowner’s & tenants, no guests please



Saturday, May 6th 8:00 am – 2:00 PM – Community Yard Sale - CHCA residents can come by

the office Monday thru Friday between 9am-5pm to pick up your free balloons (2) to put out the morning of the yard sale to let shoppers know you are participating. Condo and townhome residents are welcome to set up on the lawn area between Bunyan Rd & the office parking lot as well as the lawn area adjacent to the basketball courts. Please leave the parking lots available for shoppers to park. Over 1,307 homes in Chimney Hill, sell & shop for treasured items and collectables. This is a great opportunity to make some extra money and clear out some space in your home.



Saturday, May 27th at Noon!

Pool hours will be Noon until 8:00 PM daily, weather permitting, we will close the pool at 7:00 PM when there is a CHCA sponsored event or a private party booked. Download the form from our website, fill it out & bring it by the office to receive your 2017 Recreation Card. The CHCA Pool Rules and Regulations are updated every year, so be sure you stop by the office or download the 2017 Rules on the website. Please be sure that your assessments are paid to prevent any delay in letting you have access to the pool, courts, events, clubhouse, the ACC and Homeowner’s meetings.

We will stay open late (until 6:45 PM) on the first & third Tuesday of every month to assist with passes.

Friday, June 6th 7:00 – 9:00 PM – Family Pool Party

Friday, July 14th – 7:00 – 9:00 PM – Family Pool Party

Tuesday, August 2nd – 7:00- 9:00 PM – National Night Out – Details to follow

Saturday, September 2nd – 7:00 – 9:00 PM – Back to school - Family Pool Party

Tuesday, October 17th – 7:00 PM – Annual Meeting



Events may be cancelled if the weather is not favorable to be outdoors



Keep Chimney Hill Looking Good!!

The winter weather has finally broken and spring is here! Maintenance inspections will be in full swing again in the next few weeks. These inspections are not intended as punishment but to notify homeowners of regular maintenance that needs to be done to bring the property into compliance with the Association Documents. Listed below are some items that will be inspected are but not limited:

PROPERTY/HOME MAINTENANCE/UPKEEP REQUIREMENTS

As we all know Chimney Hill Was built in 1981. With this said, while conducting various Inspections, Clearance letters and Modification Request of the neighborhood, we have noticed a lot of homes with various issues that require attention by the Homeowner. Some of the most observed discrepancies are listed below with the corresponding Chimney Hill Covenants/By-Laws, and ACC Rules & Regulations Requirements/Standards.

- 1) **Trim & Siding:** In need of painting, pressure washing, and/or repair/replacement. "No building or structure upon any property within Chimney Hill shall be permitted to fall into disrepair. Each Building/Structure shall at all times be kept in good condition and repair".
- 2) **Driveways:** Remove grass from cracks in the driveway and seal the cracks. Repair any raised or uneven areas that have become **Trip Hazards.** "Driveways, parking spaces, and similar spaces regulated under the Virginia Construction Code shall be kept in a proper state of repair, and maintained free from hazardous conditions".
- 3) **Chimney Cap/Chase Covers:** 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 CONTAINERS STORAGE: Single Family Homes:** Trash cans or other trash containers, including recycling bins, shall be stored so they are not visible from the street and neighboring properties, if possible 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 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.
 **Trash and Recycle cans are not to be put out for pick-up until the afternoon before your scheduled pick-up, with the lids closed and no overflow and will be removed from the street and/or curb and properly stored out of site. If your trash and/or recycling container is damaged or missing any parts, including the lid or wheels, must be replaced. Recycle Cans are free and your trash container comes with a 10 year warranty, if the warranty has expired, you will need to replace it. If repair or replacement is needed and is still under warranty, you will need to provide the serial number located on the container when calling the City Public Waste Management department at 385-4650. 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 city. In the event shall such containers be maintained in the front or side yard of any Lot so as to be visible from Neighboring property except to make the same available for collection and then, only the shortest time reasonably necessary to effect such collection. Also, please be respectful and do not dump trash, furniture, etc; in the common areas or on another property.
- 5) **TRASH / RECYCLE CONTAINER IDENTIFICATION:** All trash and recycle containers shall display the street number of their lot, visible on the front face of the container. Numbers shall be at least (4) inches in height and of a color as to not blend in with the container. Numbers must be visible when in use.
- 6) **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. Bulk pickup must be notified of such material twenty-four (24) hours in advance. Materials that are to be used for landscaping should be kept out of view until the day they are to be used. Wood for fireplaces or woodstoves shall be stacked neatly and in an orderly manner next to back of the lot and not visible from the street.
- 7) **DO NOT BLOCK MAILBOXES OR DRIVEWAYS-** Please be considerate and not block driveways and mailboxes. U.S. Postal Service regulations require the approach to curbside mail receptacles to be unobstructed so the carrier can serve the box 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 at all times.

- 8) **Don't forget the "curb" in curb appeal!!** You'll be surprised what a difference a clean curb makes. It also helps with consistent flow of rainwater directly into the drains and prevents flooding of our streets. Not to mention, it is the individual property owner's responsibility to maintain these areas.

To achieve a simple and noticeable pop in the "curb appeal" of your home, pay attention to the curb itself. Since it doesn't serve as a focal point of your yard, keeping the curb neat and tidy can be easy to overlook. But the point behind cleaning up your curb and driveway is so that it won't be noticed and draw your eye away from the rest of the landscaping. It's one of those small details that has a surprising effect on the big picture of the curb appeal of your home. A little cleanup would make your lawn, driveway and sidewalk look like new. When you're looking to repair driveway cracks, the key is immediate action. You want to get those cracks repaired before they expand and get wide enough for moisture and debris to erode the earth underneath them. If you did not repair the cracks in time and your driveway is beyond repair, you should consider replacing it.

Homes with high curb appeal command higher prices and take less time to sell. The way your house looks from the street — attractively landscaped and well-maintained — can add thousands to its value. Just don't be "that" neighbor who is bringing the property values down by **not** maintaining your property

Those who have not made the necessary corrections will be sited and a Violation Letter will be sent to the Property Owner. To avoid a Violation Letter and Punitive Measures, please make the required corrections now. Thank you in advance for your assistance in resolving matters before a notice is sent. If by chance you do receive a "friendly reminder" regarding a violation, please contact us when you have made the correction or if there is an issue to avoid further notices, certified mail fees and fines. Communication is key and we will make every effort to work out a reasonable solution as long as you contact us in a timely manner.



Litter has been an increasing nuisance within our community. Residents are asking what can be done. Your landscaping company is paid to pick up the litter once a week in all your common areas, but it never fails as soon as they leave someone drives by and throws out a bag of fast food, cups, bottles etc. So, the answer is if you are walking by and see trash pick it up and relay to your

children the importance of not littering and keeping our neighborhood looking nice. There are several trash receptacles throughout the community that are available. Residents have also noticed trash and yard debris falling out of the trash trucks. If you see this, call the waste management department and report the incident. Unfortunately, it is going to take you to help resolve the issue.



**NEIGHBORHOOD
WATCH**

We need YOU for the Neighborhood Watch Program. You can also help by reporting suspicious people and behavior or sharing information about any crimes occurring in the community. Many criminals are caught as a result of citizens calling the police. Much of this information can be shared anonymously. Call 911 if it is an emergency and 757-385-5000 for non-emergencies.

Please keep in touch: visit our **website** www.chimney-hill.net periodically for upcoming events or new information to pass along. You will also find all the city department contacts, CHCA's ACC rules & regulations, resources and forms you may need are available here. Nextdoor is the free and private social network just for Chimney Hill neighbors. **Nextdoor**, neighbors share crime and safety concerns, local events, recommendations, items for sale/free, ideas about how to make our neighborhood better, and more. www.nextdoor.com/join Code: ZBDDBS. You can also visit or our **Facebook page**: CHCA-Chimney Hill Community Association Virginia Beach

Thank you, CHCA Staff/Property Inspector/Board of Directors