

FALL 2017

**DEAR RESIDENTS
OF CHIMNEY
HILL:**

I want to say what a pleasure it is to be serving you in Chimney Hill. In September, I became manager of Chimney Hill Community Association. I have been welcomed with open arms into the neighborhood and I greatly

appreciate all the words of encouragement. Thanks for your enthusiasm and commitment. If there is anything I can do, please don't hesitate to let me know. The best way to contact me is email: manager@chimney-hill.net. I look forward to working with you. ~Kim



I would like to take this time to thank our Chimney Hill Community Association Board of Directors for the support and dedication they give to make Chimney Hill a great place to live. Their volunteerism helps us function as a community.

We are in great need for more volunteers. We are seeking volunteers to assist in all areas of interest. Yard of the Month Committee, ACC Committee, Community Clean Up, Newsletter, Events Committee, Neighborhood Watch, 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 us!

*****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!!

www.chimney-hill.net

Facebook: CHCA-Chimney Hill Community Association



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



Please be sure to check our 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 also have a 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.



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



2018 ASSESSMENTS

Chimney Hill Community Association Assessments for 2018 are \$233.00 for the year. Invoices are mailed out the end of January and are due by March 31, 2018. If not paid by March 31, 2018 then a 5% late fee will be added to all unpaid assessments and will be referred to our collection attorney on May 1st, 2018. 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.



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.

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 Chimney Hill Community Association clean!



UPCOMING 2018 EVENTS

Please bring your REC Cards to all events

These functions are for authorized homeowner's & tenants- guests are \$2.00 each

Saturday, March 3rd - ACC Committee Orientation for volunteers (if interest is shown)

Saturday, March 31st - Community Easter Egg Hunt (Easter is Sunday, April 1st)

Saturday, April 14th - Basketball Tournament

Saturday, May 5th - Community Yard Sale

Saturday, June 9th - Pool Party

Saturday, July 14th - Pool Party

Tuesday, August 7th - National Night Out - Cook Out Style

Saturday, September 1st - End of Summer/Back to School Pool Party

Saturday, September 29th - Fall Fest

Tuesday, October 16th - Annual Meeting- location TBD

Saturday, October 20th - Chili Cook Off

Saturday, November 3rd - Community Yard Sale

All outdoor events are weather permitting

****Be sure to watch the marquee for updates****



NEIGHBORHOOD WATCH



We need YOU for the Neighborhood Watch Program. You can 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.

CLUBHOUSE RENTAL

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!!

POOL OPENS

Chimney Hill Pool Opens on Saturday, May 26th 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 2018 stickers after April 15th, 2018. Download the form from our website, fill it out & bring it by the office to receive your 2018 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.

PROPERTY 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:** 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 Architectural Control Committee. Trash cans or other trash containers, including recycling bins, shall be placed so as not to be visible from the street, in cases when possible, not visible from neighboring property. Townhome trash cans/recycling bins should be neatly placed by the house, with the lids closed and no overflow. All rubbish, trash and garbage shall be removed from the Lots and shall not be allowed to accumulate thereon. **Townhome trash cans/recycling bins:** should be neatly placed by the house, with the lids closed and no overflow.
- 5) **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. **Please call Bulk Waste: 757-385-4650.** Materials that are to be used for landscaping should be kept out of view until the day they are to be used.

These are some of the violations that are most observed on a weekly basis. Therefore, we are notifying all residents to please take the necessary action(s) to get your property/home within Chimney Hill Requirements/Standards. Our ACC Property Inspector will be inspecting all Homes within the Chimney Hill Community Association to ensure that they are maintained In Accordance With the Association's Declaration of Covenants, Conditions & Restrictions (CC&R's), Architectural Control Committee (ACC) Rules & Regulations and By-laws are enforced. Those that 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.

Thank you,

CHCA Staff & Board of Directors