

645 Highview Road  
New Market, VA 22844

November 20, 2020

Dear members of the Kayhill-Greenill POA,

On behalf of the Board of Directors I would like to wish you a very safe and healthy holiday season. We hope everyone is staying safe from the Covid-19 pandemic and following the CDC and Virginia statewide guidance. This is a hard time for everyone but with the recent news about potential vaccines the worst may soon be behind us.

We were not able to have a community meeting this past year but since the road is currently in good shape we have not had the need for any major expenses. We are cautiously looking forward to an in-person meeting in the early summer if a vaccine is available to everyone in the early spring. We will continue to watch the guidance on group gatherings and make a decision based upon the best safe practices at that time.

The Board would like to continue to welcome new neighbors to the neighborhood! There has been a lot of activity within the community with families moving into the neighborhood and making wonderful improvements to their homes and surrounding grounds. Because of all the activity on individual lots, the Board has discussed the need to 'spruce up' and maintain the common areas as well. The community is starting to show it's age and is in need of a face-lift!

We have talked to our neighbor Jim Lacek, owner of AboutExteriors Inc., about utilizing his services to freshen up the common areas within Kayhill Estates and then maintain the community on a yearly basis. We asked Jim for a startup proposal and then a yearly maintenance proposal to include the following items:

- Trim shrubs surrounding our community entrance sign
- Clean and maintain all signage within the community to include painting sign posts and ensure they are not falling over
- Cut trees and shrubs along the front part of Highview Road and the end of Green Hills; Haul all debris to the dump
- Clean out ends of culverts where needed in the common areas and with permission of homeowners for culverts going under driveways
- Cut and maintain trees and shrubs at intersection of Martz Drive and Rt. 11 to provide line-of-sight for oncoming traffic
- Mow the common areas three times per month from April through October
- Keep trash along roadways pickup on a weekly basis, or as needed, from November through March

Jim provided us with a startup proposal at a cost of \$650.00 and then a proposal for a yearly contract at a rate of \$2,010.00 per year. The final contract will have more specifics about minimum times per year or season these items would be maintained.

We would like your feedback before we move forward with these proposals. The common areas need to be freshened up both for our own satisfaction as well as improving the overall property values within the community. We have the funds in our bank account to easily handle the startup costs and this would be a small addition to our yearly expenditure budget.

Please contact me either at my mailing address listed at the top of this letter or via email at [furnmkr@gmail.com](mailto:furnmkr@gmail.com) if you have questions and/or comments. The Board will make the decision to move forward, or not, in early December.

Again, we would like to wish everyone a very safe, healthy and happy holiday season.

Thank you,

Jeffrey Fleisher  
President