

# Kayhill - Green Hill

## Property Owners Association

**Winter Newsletter**

**December 2022**

Neighbors:

Welcome to winter! We are fortunate to live in a very desirable neighborhood in a great location, away from the traffic and hustle and bustle of the cities but close enough to take advantage of everything Harrisonburg, Charlottesville and Northern Virginia have to offer. Our great views, beautiful houses and well-kept lots are in great demand, and the average time on the market for our homes is less than a week – in some cases only one day! Lots of new faces as properties have turned over at a pretty good pace over the last year. If you haven't met your new neighbors yet, stop in and say Hi!

We held our community picnic in September. If you couldn't make it, we all missed you, and hope you can join us next year! During the meeting the membership approved next year's budget, new board members were elected, and the following officers were appointed:

President -- Matt Branigan

Vice President – Mauricio Trigo

Treasurer – Amy Cronin

Secretary – Mary-Hope Vass

Member – Julian Jenkins

The board held its first meeting on 9 November, with all members attending. As one of the first orders of business, every member agreed to be the primary point of contact for a few property owners, so while each of you can call any board member about any issue, you'll have one member who will contact you a couple of times each year to see if you have any issues, questions, or concerns. They will also be a good resource to informally check on construction or other board approval requirements, report problems with the roads, clear up rumors, etc. If your point of contact hasn't already contacted you, they will soon.

The board approved moving the association's business year from June to January, beginning in January 2023. We have adequate cash reserves, and we haven't had to commit to major road work, so the board also approved suspension of dues until 2024. Starting in January 2024, dues, currently \$400 per lot per year, will be paid in January each year. If not received by 1 February, a 5% late fee will be assessed. If not received by 21 February, we will refer the matter to our attorney for collection. At that point, property owners will be responsible for all legal fees associated with the collection effort. We will send an invoice for dues in December of each year.

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Our neighborhood and property owner's association are comprised of two legal subdivisions in Shenandoah County. You'll notice two slightly different covenants on our website – Kayhill Estates and Green Hill Acres. Two different covenants sometimes cause confusion and concern, as different requirements might apply to adjoining properties. The board is working to determine the best way to align requirements, regulations, and restrictions so they are consistent for everyone in the neighborhood. We are checking with the County government and our attorney to determine the best way to do that and will keep you informed of our progress and process as we move forward.

The board also set the board meeting schedule for 2023: 11 January at 5:00pm, 17 April at 5:00pm, and 10 July at 5:00pm. Meetings will be held in the meeting room at Jackson's Corner Café in New Market. Meetings are open to all property owners. Our annual meeting and picnic will be held sometime in September – *every* member is encouraged to attend that one!!

Minutes of all board meetings will be posted on the association website, which is [kayhill-greenhill.org](http://kayhill-greenhill.org). In addition to the minutes, on the site you'll also find our covenants and the property owners' association by-laws – the documents that provide the rules, requirements, and restrictions for property owners in our association. We haven't always been diligent in enforcing the requirements, and as a result we've had a few issues with unsightly outbuildings, unauthorized animals, and improperly maintained yards and open areas. To keep our neighborhood the type of place we want to live, raise our children in and retire to, as well as to keep our property values at their peak, we are going to be enforcing the requirements and regulations more consistently. You received a copy of the covenants and bylaws when you purchased your property, and copies are available on our website. Everyone should review the covenants and by-laws and be familiar with current requirements and restrictions. As a general rule, you should check with the board before adding anything to your property – fences, buildings, animal shelters like dog kennels and chicken coops, pools, new driveways, etc, and comply with requirements for board approval. If you have any questions about what requires approval, please contact a board member.

Everyone on the property owners' board is a volunteer. We work to keep our neighborhood safe and comfortable, and to maximize our property values. Don't hesitate to contact us if you have any questions or concerns. Your primary point of contact will be contacting you soon, but if you need anything in the meantime, please give me a call.

Happy Holidays!

Matt Branigan  
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