

Kayhill Estates & Green Hill Acres

Property Owners Association

Spring Newsletter

April, 2022

Neighbors:

Redbuds are popping, fruit trees are blooming, and the grass is growing again! My family spends too much time in the house during the winter and we're looking forward to being outside and talking with our neighbors again! If you haven't met your new neighbors yet, stop in and say Hi! We wanted to send a quick update and let you know some neighborhood news and property owners' association updates, so here's our spring newsletter.

In board news, after talking with our attorney and checking the state and county laws and ordinances, we believe the best way to address the differences in the covenants and the desires of the association members is to develop a statement of rules and regulations. This will allow us to clarify differences in the covenants, add requirements that will keep our neighborhood looking good and maximize our property values. To give you an idea of what we're working on, here are a few of the items we're wrestling with:

Clarity about regular yard maintenance. The covenants only require each of us to cut our lawns twice a year!! That obviously was originally intended for empty lots, so we need to add some requirements for "regular" yard maintenance during the grass growing season. We also want to provide more clarity about additional vehicles such as utility trailers and camping trailers and motor homes; outbuildings; fences; chickens and other animals, etc. If you have ideas on things you'd like to see in the new rules and regulations, please contact your board representative. (You'll have plenty of opportunity to comment on everything when we send you the draft proposal later this year!)

We're sad to say Amy Cronin has resigned from the board as she recently sold her house and is moving. We're sure sad to see her go, but we're happy for her and she won't be far away so we hope to see her often! Karen Lacek has been appointed to complete Amy's term on the Board – welcome Karen!

We have a Facebook Page!! Thanks to Taby Baker, our community Facebook page, Kayhill Estates Homeowners Group is up and running. The purpose of this group is for neighbors to post things like help wanted or needed, items to get rid of, looking for someone to dog sit, invitations to social events, and an opportunity to bring the neighbors together in areas where a social page for "putting it out there" may be helpful. We need a few more page administrators to help Taby keep things running smoothly, so if you're Facebook savvy and have a few extra minutes a month to help, please let Taby know! You can reach her through the new page, and her email is asktaby@yahoo.com. Here's a QR code to lead you to the facebook page:



Kayhill Estates & Green Hill Acres

Property Owners Association

During our January meeting we discussed options for revising the covenants and/or clarifying and developing rules for the POA. There were no issues or questions provided by the membership. Our next meeting is 17 April at 5:00pm. This meeting will be held outside at Matt's house (326 Highview) and will be rescheduled if it is raining. A reminder our annual meeting and picnic will be held sometime in September – every member is encouraged to attend that one!!

Jim Lacek, owner of About Exteriors, LLC and one of our residents is offering a special option to homeowners who would like About Exteriors to maintain their lawns. If you contract with Jim for the entire "lawn cutting season" he has a special price and will offer residents the opportunity to spread the payments over the entire year. The average (3 acre) owner could have their lots maintained for about \$220 per month. Jim will work up the actual costs if you're interested. He can be reached at 546-246-3893.

Until we have the new rules reviewed and agreed upon, the covenants and by-laws are the governing documents. As a general rule, you should check with the board before adding anything to your property – fences, buildings, pools, new driveways, etc, and comply with requirements for board approval when necessary.

Enjoy the spring!

Your Board

Matt Branigan	Mauricio Trigo	Mary-Hope Vass	Julian Jenkins	Karen Lacek
703-283-4639	571-269-1291	540-398-6880	540-740-4244	540-746-3551