

Kayhill Estates & Green Hill Acres

Property Owners Association

Summer Newsletter

June 202

Neighbors:

We wouldn't normally send a Summer Newsletter until later in August, but we'd like to update you on a few items and ask for your input as we prepare for the community meeting this September.

As we mentioned in the last newsletter, we're still working on the best way to develop community standards and guidelines to balance our desires for country living with minimal regulations while maintaining standards that keep our community friendly, attractive and safe; all while maximizing our property values. Our goal is to have a draft, or at least an outline of ideas for you at the meeting in September, so if you have any recommendations, please provide them to us over the next month or so.

We have fielded some concerns from a few residents reporting an increase in traffic, and questions about restrictions on short term rentals like an AirBnB or Vacation Rental by Owner property. We have seen a slight increase in traffic due to several reasons, to include new owners with more vehicles, more visitors to our residents, and we believe a curiosity about the neighborhood sparked by the new, larger for sale signs in the front lots and the new house construction visible from Rt. 11. We are considering changing and/or adding signs to remind drivers to be safe and careful when driving.

Our subdivisions are zoned "Agricultural District A-1" and the Shenandoah County zoning ordinances allow short-term rentals. Shenandoah county also has ordinances covering a variety of issues like pet control, home based businesses, livestock and chicken/turkey operations, campgrounds, pools and outbuildings and more. If you have questions about something that is not covered directly in our covenants, check the county ordinances for requirements and guidance, as they take precedence for anything not specifically addressed in our covenants. If you can't find answers in the ordinances or our covenants, we'll be happy to help you expand your search and find the answer.

If you haven't already heard, one of our residents had a catalytic converter stolen from their vehicle while it was parked in their driveway one night. Unfortunately, this is not an uncommon occurrence in our area. If you observe unusual vehicle activity and can mark down the color, make, model and license plate of the vehicle it may prove helpful. If you see suspicious activity that appears to be criminal, call 911.

We're a small community, and we need to support each other by being respectful of our neighbors' property and their privacy, cleaning up after our pets, and being courteous to other drivers, walkers and children on their bicycles when we're on the roads.

Our next meeting is on 10 July at 5:00pm. This meeting will be held at the Mauricio and Edelith Trigo's house (278 Highview). The meeting is open to all residents. At that meeting we'll talk about the process to update our community rules and regulations, discuss traffic concerns, and set a date for our annual meeting and picnic in September. If you have any questions or concerns for the board, please let one of us know in advance of the meeting. As a reminder, our covenants and minutes of our meetings can be found on our website at www.kayhill-greenhill.org

Your Board

Matt Branigan
703-283-4639

Mauricio Trigo
571-269-1291

Mary-Hope Vass Julian Jenkins
540-398-6880 540-740-4244

Karen Lacek
540-746-3551