

## FEBRUARY 2020 HOA Newsletter

BOARD MEMBERS: **Russ Carter**, President; **Gordon Mapes**, Vice President; **Jodie Coutts**, Recorder; **Andy McCauley**, Treasurer; **Cathy Ghidotti**, Issue Database Manager

**Colin Smith**, Financial Manager

### WELCOME

New Year... new directions... new operations... new plans and approach for Servicing the total HOA community...

But don't let **NEW** worry you ... Our community is diverse primarily in terms age, landscape, technology, and electronic capability... We are aware of that and we will still accommodate all 125 homeowners.

### > **Committee Reports:**

- **Finance Report:** Colin Smith, Finance Manager (804) 777-9242 [chesterhoabilling@gmail.com](mailto:chesterhoabilling@gmail.com)  
Andy: We are currently involved in the end of year accounting

and gathering information together to submit for tax returns. We will be using the same company as in past years to prepare the taxes as they already have our history.

Colin: Jan 31st statement was reconciled with the bank records. Colin also provided to the attendees the profit and loss statement for the quarter from Oct 2019 through Jan 2020.

- **Issue Database:** Cathy Ghidotti, Manager (804) 363-0226

[villagegreenissues@gmail.com](mailto:villagegreenissues@gmail.com)

Cathy: Cathy wants home owners to know that her responsibilities are those issues involving the contractors i.e., landscaping, snow removal, irrigation, trash, and back flow issues. She is aware of the issues with the street lights. If you are having an issue with a street light near you, contact dominion energy at [dom.com](http://dom.com). click on report, outages, street light outages. You will need the number on the light pole and an address for reference.

- **Architecture Review Committee:** Pat Shiber (804) 748-5524

- pashiber@comcast.net

Pat: Nothing to report, but Pat has noticed that there are some Christmas lights still up in the neighborhood. She asks that those be taken down as soon as possible.

- **Welcoming Committee:** Arlene Ripp [aripp@verizon.net](mailto:aripp@verizon.net),  
Brenda Riding [brendasavon@verizon.com](mailto:brendasavon@verizon.com)

Arlene: No new neighbors and no deaths reported this month.  
Russ: The Yorke house, at 4230 Chester Village Circle is under

contract and scheduled for closing 28th of Feb. No information on the new home owners at this time.

- **Neighborhood Watch Committee:** Maurice Smith,  
[mswsmith@gmail.com](mailto:mswsmith@gmail.com) and Gail Casto [jg\\_casto@verizon.net](mailto:jg_casto@verizon.net)

Maurice: there have been no crime problems reported. Maurice will be organizing the National Night Out for the neighborhood in August. Maurice will also be forming a Facebook page for the neighborhood to post immediate issues, such as a lost pet or post photos to share. The page would be accessed by HOA members only.

- **Contracts Committee:** Jodie Coutts, Lynn Lofgren, Barbara Simpson, Marty Mackenzie, Russ Carter

- ***WE THANK THEM FOR THEIR EFFORTS in assisting in closing out all 2019 Contract for the 2020 Season***

#### **Landscaping:**

- Didn't renew RSG but retained LAWN BEAUTICIAN for the 2020 Season (a Hopewell Company)
- MULCH will be spread in MARCH (DOUBLE SHREDDED HARDWOOD / WALNUT DYED / 2" inches)
- It will be staged at the end of Village Garden Court

#### **Irrigation Services:**

- We didn't renew RSG, as stated, nor did we want a single Vendor doing both Lawn Care & Irrigation. A new & different approach. We went with a company with specific Irrigation expertise. (The goal is better accountability; better performance; while it requires a bit more coordination) but, doing the same ole` thing expecting different results ...
- The new company is Heritage Irrigation, Ashland Va ...
- There will be an on site manager 2-3 days per week. He will be generating a listing of everyone's System. Mfg; Model; age; effectiveness; etc. We want to build a replacement plan considering affordable Hunter system for Home-Owners to upgrade systems ... (If

they desire) GOAL: Better performance; better operations; savings on water utilization; leverage new Irrigation technology...

- Initial target price point is around \$300 for a new WIFI connected controller. Russ is meeting with him to get more details.
  - **BACK-FLOW Operations:**
    - New Company (CAPITAL TESTING, LLC) to maintain County requirements; to identify and repair (at fair price) all Back-flow issues; single point of contact.
    - Home Owners are responsible for all Back-Flow repairs.

The 3 Contracts Combined nearly equal the total Price-Tag of the old Contractor.(...that's with Mulch Included) OVERALL HOA SAVINGS... 28K

### ***Re-Planting Services:***

- We went with a NEW company to do our re-planting effort Shipp & Wilson (Mechanicsville) (6k) after a few bids.
- So, all of dead shrubs that were identified in 2019 will be replaced by Shipp and Wilson in March 2020.
- Anyone desiring consultation on renewing Land Scape design, Shipp and Wilson can provide consultation in what works best in CVG. Every neighborhood is different, perhaps every yard is different also. They will help. These services will be at the owner's expense. Also if anyone wants to upgrade the shrubs that are being replaced, they can discuss this with Shipp and Wilson and any additional cost beyond what has been agreed to in our contact will be at the owner's expense.
- IF anybody wants to discuss that with them please let Russ know to set an appointment.

### ***Garbage removal:***

- County Waste will continue to provide Trash pick-up services. (\$21k)

***Geese removal:*** We did not renew with WindChazer. We are attempting to control the geese with the help of "dog silhouettes" and sprayed Geese Repellent as a deterrent on the grounds. Volunteers are using techniques and a air horn to chase the geese away. Also some homeowners are also using their dogs to help deter them. So far, things are much improved and if all goes well perhaps using the large area this Season is possible.

We will want to thank all of those involved for contributing to make the large common area and the pond area a cleaner and safer space for use. Keep your fingers crossed!!

**Additional projects:**

**BRIDGE CLEAN UP:**

- Again, thanks to Mike Ghidotti for his efforts and in the Spring we will do a bit more. We will have the columns power washed and replace a few missing bricks with the goal of presenting an attractive entry to our neighborhood.

**MAIL BOX / NUMBERS:**

- This is a project that hopefully we can start in March / April (weather permitting) We are looking into the level of effort and costs associated with this project. We want to paint the mailboxes and replace the house numbers as needed. Any major mail box repairs needed are the homeowners responsibility.

**WEB SITE:**

- We have a NEW contract with KULLBERG Designs (Ohio). (\$400 per year)

We are currently working on design and available content in order to provide better, more efficient means of communications HOA wide. However, we realize that EVERYONE doesn't have the same capability: such as a smart phone, WIFI, INTERNET, email etc. However, we will still accommodate the entire neighborhood as we do currently, but, better. SAVINGS: labor; postage; timely information; Transparency!

One of our needs will be obtaining an accurate Home Owner Information card. I will be sending around an information card in order to update the directory, the mailing list, email addresses; available technology and for ensuring accurate financial billing. This information will be password protected and accessible on the Web only by HOA members .

Complete instructions will be provided about how to access the Web and how to navigate the content It will be Very USER Friendly! Please make a point to attend April's Board meeting (1 Apr 7pm Chester Library) The information card will come to you Pre-stamped. Just fill it out and return it to your mail box.

## **HOME OWNER HANDBOOKS:**

Gordon Mapes is spearheading the task of updating our homeowner association handbook. He has prepared a list of changes that we will have reviewed with our attorney. We will then re-assemble a new handbook for every household and distribute them Hard-copy and on the Web.

***SCOOP your POOP and Curb your dogs! All dogs must be leashed at all times. (See our other Letter on this subject)***