



# Chickahominy Oaks Neighborhood News



September 2007

<http://dvhoa.home.comcast.net>

Fall is just around the corner. Leaves will start to turn and yes, fall from their branches. But as they change their colors, enjoy the fall beauty and the cooler temperatures.

Let's see what's been going on lately in our neighborhood and what information our new Board has to share:

Just a reminder of your current Board of Directors:

**President** – Ben Jacobs, 9406 Hope Glen Court (Phone: 569-6380)

**Vice President** – Roy Miller, 9441 Deer Stream Drive (Phone: 559-0399)

**Secretary** – John Tragesser, 9342 Summer Oak Drive (Phone: 559-2201)

**Treasurer** – Linda Grady, 9985 Red Deer Court (Phone: 789-0657)

**Architectural Committee Chairperson** – Helga Pearson, 9457 Deer Stream Drive (Phone: 427-5860)

## Why do we have a Home Owner's Association?

Simply put: We have a home owner's association because this requirement exists in our county "proffers" document.

**What is a proffer?** *A proffer is an improvement a developer makes to a community as part of the deal to approve new construction.*

In our case, the original developers of our community promised the Hanover County Board of Supervisors that our community would have certain "improvements" before they approved the construction of our neighborhood. One of those improvements was the requirement that our neighborhood would have a Home Owner's Association complete with a Board of Directors.

**What would happen if we just quit?** That's a fair enough question. What would happen if our community reached a consensus that we didn't want to have a homeowner's association, and our current Board of Directors simply resigned and held no new elections? What would happen?

The answer is, without a change to the proffers, the county would appoint an outside entity to become our Board of Directors and we would end up paying our current association dues plus increases for fees associated with this new county appointed Board of Directors. The same rules would apply; but it would simply be more expensive for us as a community.

Additionally, since this new "appointed" board would likely be unwilling to rely on community volunteers for common area upkeep, they are likely to vote to bring in an outside management company to perform functions of landscaping, maintenance of common areas, and other duties previously handled by our elected board and volunteers from our community.

And yes, and you guessed it; this management company would mean yet another significant increase in our association dues.

**So...Management Companies are bad?** – Not at all, it depends on the size of the community and the number of amenities. Some home owner's associations in larger developments contract management companies because they really have no other choice. A neighborhood with 500-1000 homes and large numbers of amenities such as pools, playgrounds, tennis courts and such use management companies because the management of large common areas and extensive amenities is simply too big a job for volunteers alone. In those cases, a management company makes perfect sense.

**What about our neighborhood?** We're self managed here at Chickahominy Oaks at Deer Valley. We took over from the original developers and we've been that way ever since. Our 133 home community has always had enough volunteers to staff a Board of Directors willing to manage our community needs. These needs include evaluating and obtaining contracts for landscaping, tree service, and irrigation vendors to maintain several acres of common area in the front of our neighborhood as well as the pavilion and playground to the rear.

We undergo annual audits, retain accounting and legal services, insurance policies, and we process requests from individual homeowners for property improvements and modifications in accordance with applicable regulations and our own by-laws. Through volunteers serving on the Board of Directors, we also conduct our own billing for association dues and manage those funds in a professional manner to pay for the services our community requires.

**Is it working?** It appears so; we pay \$150 a year for our association dues, and this fee hasn't changed since early 2004. While fuel and commodity prices have gone up steadily in the past few years, our dues have remained the same thanks to the efforts of volunteers serving on and off the Board of Directors. Some of our homeowner's may not fully realize the scope of work done on their behalf by volunteers from our community. Yet, it is getting done and we're all working for our own best interests.

We all have our own opinions on home owner's associations, but we should take pride in the fact that we've been able to self-manage our community without the need for annual hikes in our dues. In my opinion; I think it's working for all us, and we can make it work even better with continued support from our community members.

John N. Tragesser  
DVHOA Secretary

### **Yard of the Month Winners**

Have you taken notice of the latest winners of the Yard of the Month:

July – 9445 Deer Stream Drive

August – 9535 Fawn Park Lane

September – 9996 Sunny Oak Drive

Congratulations to each of you! Watch for upcoming winners and remember that everyone here is eligible!

### **IMPORTANT! - DVHOA Architectural Design Guidelines Amended**

On August 9, 2007, at 7:00P.M., a Special Meeting (open to all members) was held at the Cool Springs Baptist Church. After lengthy discussions, a vote was put before the current Board of Directors to amend our current DVHOA Architectural Design Guidelines to raise the privacy fence height requirement to 6 feet for all new in-ground pool approvals submitted to the DVHOA Architectural Review Committee after August 9, 2007.

This measure passed by a majority vote of the Board of Directors. **Important: This requirement does not affect residential pools in our community approved prior to August 9, 2007.**

Attached to this newsletter is a copy of the signed amendment to the DVHOA Architectural Design Guidelines and we strongly urge that all community members retain this copy for future reference with their other important papers. This amendment, in addition to all other DVHOA related documents, are available on-line in the "documents" section of our community web site at:

<http://dvhoa.home.comcast.net>

### **Fire Fund Collection for our Neighbors Whose Homes Were Damaged or Destroyed**

Re: Fire Fund Report!

After making a written request to our community for voluntary contributions to help the victim families from the unfortunate fire that occurred on May 1 (2007) recently, I am pleased to report that a total of \$1900 was collected from many caring families here in Chickahominy Oaks. This amount included \$150 in gift cards.

The total amount was distributed to the three families, the Joseph's, the Todd's, and the Brown's equally on two different occasions. The first time was on 6-27-07, and the final time was 8-14-07.

On behalf of these families, I would like to express my appreciation to all those who so generously provided this help to these neighbors. We look forward to their safe return to their homes upon completion and restoration of each property.

Sincerely Yours,

Harold Blumenfeld, Past Association President

### **Neighborhood Watch**

Many of you may have noticed the sign near the entrance advising that we have a neighborhood watch in our community. Help keep our homes and families safe by participating in this worthwhile process. You will be hearing more about this in the near future.

### **Amendment to Deer Valley Home Owners Association Design Guidelines**

On August 9, 2007, at 7:00P.M., a Special Meeting, open to all members, was held at the Cool Springs Baptist Church. The Deer Valley Home Owner's Association Board of Directors held a vote to amend the Deer Valley Home Owner's Association Design Guidelines.

An amendment was passed by a majority vote of Board Members to require a 6 foot privacy fence, in addition to other design guideline and local government requirements for all new in-ground pool approvals submitted to the Deer Valley Architectural Review Committee after August 9, 2007.

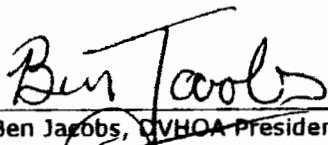
The design guidelines have been edited as reflected below. Strikethrough fonts (~~striketrough~~) represent deleted text, while underlined text (underlined) represents added text.

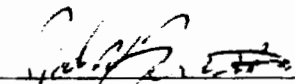
### **ARTICLE VII**

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### **SITING FOR COMMUNITY AND PRIVACY**

1. All Site Structures shall be located behind the house (no farther forward than the rear corners of the house), and directly behind the mass of the house, unless otherwise approved by the ARC.
2. In general, the location of site structures shall not create a breech of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses. When this is unavoidable, the ARC may require screening of the view or the structure by the Applicant.
3. ~~Swimming pools~~ Spas and hot tubs shall be screened from view with screening shrubbery or with an approved fence.
4. Swimming Pools must be screened from view with a 6' privacy fence and "constructed" in the manner described in ARTICLE VIII.

  
Ben Jacobs, DVHOA President

  
John Trager, DVHOA Secretary