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## President's Corner

Thank you to the Communications Committee for publishing our first quarterly newsletter! What a year, ZOOM has a new meaning and we wear mask in stores. For Blue Ridge Shadows (BRS), we are completing the first year after Developer turn over. We start our second year with a new management company, four committees, and bidding all contracts.

October is the month we are to have the Annual Meeting. Given the challenge of the times, having an annual meeting will bring several new first for HOAs. The association attorney has recommended a ZOOM meeting. We are looking into how to do that. Virginia Property Owners Act requires in-person meeting, nominations from the floor, secret ballots, and a group of homeowners to verify the vote count. Coventry Group Community Management is talking to two law firms and reviewing technology that meet those requirements. Bottomline, our annual meeting may be delayed.

The Board of Directors will have one vacant position that we will be voting for at the Annual Meeting. Shortly, you will receive a letter calling for nominees and details of the meeting. Watch for a letter from Coventry Group.

We are still looking for committee members, should you be interested, please contact our Community Manager, Lisa Nokes. Our committees are Architectural Review (Covenants), Communications, Bylaws Review and Advisory, and Crime and Safety.

Scott Kersjes

# Halloween

Halloween is an exciting evening for children. BRS plans to observe Halloween on Saturday, October 31, 2020. The Communications Committee has contacted the Warren County Department of Health, the Front Royal Chamber of Commerce, the Front Royal Police Department and the Warren County Sheriff's Office seeking guidelines considering the current COVID-19 Pandemic. Law enforcement and health officials all ask us to follow CDC guidelines and practice social distancing.

### **CARRY A FLASHLIGHT AND WEAR REFLECTIVE CLOTHING**

Parents are encouraged to accompany their children while enjoying the Halloween festivities between the hours of 6:30-9:00 p.m. It is highly recommended that everyone carry a flashlight and wear reflective clothing to increase their visibility. Trick-or-treaters should only approach homes that have porch lights on. Please respect your neighbors and adhere to a 9:00 p.m. cut off. Motorists should use extreme caution when driving on streets where children are walking. The speed limit is only 25 MPH.

As a result of the Pandemic, community activities are subject to change. The HOA leadership strongly recommend that anyone planning to participate in Halloween-related activities continue to monitor websites for the CDC, the Governor of Virginia, Town of Front Royal and Warren County, as well as local news for updates.

**Be safe, have fun**



## *BRS to follow Warren County Leash Law*

BRS will be added to Warren County Code, Article V, § 66-32, Restricted Areas Enumerated to read, "It shall be unlawful for any dog to run at-large within the boundary lines of Blue Ridge Shadows."

We love dogs too and we want BRS to be a dog-friendly community for everyone. Keep your dog on a leash when walking in the neighborhood or under your immediate control at all times. Invisible fences may keep dogs in the yard, but unleashed dogs can wander off and will approach other dogs.



**CLEAN UP AFTER YOUR DOG, PLEASE!**

## Crime and Safety Committee

### Safety Issue

Do you know that a golf ball leaves a Driver's hand at 147 mph!? The Blue Ridge Shadows Golf Course is private property and it is important that all residents stay off the Golf Course paths at ALL times. For the safety of our children, and residents, do not walk, allow children, jog or ride bikes on any path on the Course. You are trespassing on private property and are at risk of being hit by a golf ball at any time.

### Posted Speed Limit

There is a posted Speed Limit sign as you enter the BRS on Shadows Drive, it is 25 MPH. Please be aware of your speed as you travel through our community, children are at play, walkers and cyclists.



The Department of Motor Vehicle Section 3 of the Handbook states, "Unless there is a speed limit sign stating otherwise, the maximum speed limit for passenger vehicles and motorcycles is 25 MPH for school, business and residential areas..."

### No Parking Zone

Please do not double park in Niblick Square. It is difficult for homeowners in this area to get in and out of their parking spaces and could block first responders in the event of an emergency.

Crime and Safety (C&S) met September 14, 2020 via SKYPE.

Rebecca Hendrix  
Chair, C & S

## Architectural Review Committee

Did you know any changes to the exterior of your home or lot must be approved in advance by the Architectural Review Committee (ARC) a.k.a. Covenants Committee? The Blue Ridge Shadows Homeowner's Association (HOA) Architectural Design and Maintenance Standards were developed to maintain consistency throughout our community. Any exterior changes to your home or lot require the homeowner to submit a Blue Ridge Shadows' [Architectural Request Form](#). Homeowners are advised to submit applications well in advance of any planned improvements to the home or before a contractor is scheduled to work on the property, allowing adequate time for the ARC to review your application and ask follow-up questions. Beginning any modifications to your property before receiving written approval may result in HOA imposed fines.



In addition to exterior changes to your home, the Design and Maintenance Document also explains guidelines to maintain your lot, to include exterior appearance and mowing. Turf areas need to be mowed at regular intervals, maintaining a maximum height of six (6) inches, and a minimum height of two (2) inches.

The ARC is made up of a chair and four members. The ARC meets the second Monday of each month until the first of the year, and at that time will likely move to quarterly meetings. The ARC would like to remind everyone to please review the [Blue Ridge Shadows HOA ARC Design and Maintenance](#) document updated on April 1, 2019. Please ensure you have followed these guidelines before submitting your application for review. The ARC has received a few applications and looks forward to further serving the community.

Jamie Robinson  
Chair, ARC

## Committee Reports continued >>>

### Communications Committee

The goal of the Communications Committee (CC) is to provide homeowner's and residents of BRS informative articles, HOA specific, as well as points of interest around the Commonwealth, Town and surrounding communities that are accurate and timely. The CC meets once a month and is charged with publishing a quarterly newsletter.

The CC is made up of a chair and three members. Any articles or information that you would like to see published, please send an email to Lisa Nokes at [Lnokes@coventrygrp.com](mailto:Lnokes@coventrygrp.com).

Brigitte Grimm  
Chair, CC

### CALL FOR COMMITTEE MEMBERS:

BRS Committees are run by volunteers, fellow homeowner's like you. If you are interested in serving on any of the four committees, Architectural Review, Bylaws Review & Advisory, Communications, and Crime & Safety please send an email to Lisa Nokes at [LNokes@coventrygrp.com](mailto:LNokes@coventrygrp.com) or call her at 540-327-9628.

Any homeowner members in good standing may serve on a committee. Membership must be approved by the Board.

### By-laws Review & Advisory Committee

All HOAs are governed by a Deed of Dedication, Bylaws and other supporting documents. These are legal and binding documents. They provide an explanation of the rules and regulations that homeowner's agree to adhere to upon purchasing their home. All governing documents can be found on the [Coventry Group](http://Coventry Group website) website.

The By-laws Review & Advisory Committee (BRAC) stood up in July. Ideally, it will be composed of a chairperson, and 3 to 5 members.

The overall objective of the BRAC is to review current association documents for improvements/changes and to submit recommendations to the Board. The current documents were developed over 15 years ago and may not meet the current needs of the community or current Virginia State Property Owners Act. Any recommended changes will be reviewed by the HOA attorney as BRAC can not provide legal advice/council to the Board. Any ratified changes to the Bylaws would require approval at the Annual Meeting with 67% vote by the Homeowners.

Foss Smith  
Chair, BRAC



**ELECTION DAY** is Tuesday, Nov 3, 2020. Our polling place is at the North Warren Fire Department, 266 Rockland Ct, Front Royal, VA 22630.

▪ **Deadline to register online, in person or by mail: Tuesday, Oct 13, 2020**

- Registration forms are available online at Virginia Board of Elections <https://www.elections.virginia.gov/citizen-portal/>.
- Registration forms can either be filled in online, printed, filled out, and returned to the Warren County Registrar's Office located at:  
465 W 15th St Ste 800, Front Royal, VA 22630-2835

**NOTE:** If this will be your first time voting in Warren County, you must register in person.

- **Deadline to request absentee ballot by mail: Friday, Oct 23, 2020, election officials must receive your request by 5:00 p.m.**

**NOTE:** You do not need a reason to apply for an absentee ballot. Your signature will need to be witnessed unless you have a reason to believe you cannot safely have a witness present when you sign.

- **Deadline to apply in-person for an absentee ballot, Saturday, Oct 31, 2020**

- Application must be completed at the General Registrar's office, located at  
465 W 15th St Ste 800, Front Royal, VA 22630-2835

**NOTE:** You do not need a reason to apply for an absentee ballot.

The early voting period runs from **Saturday, Sep 19, 2020 to Sat, Oct 31, 2020**. Any registered Virginia voter can vote early; you do not need to apply, or state a reason, for early voting.

In order to vote in person, you must have identification. Acceptable forms of ID are listed at <https://www.elections.virginia.gov/registration/election-voter-faq/>

The following information is from the [Virginia Department of Elections](http://Virginia Department of Elections website) website at <https://vote.elections.virginia.gov>

## Other News

According to County records, D.R. Horton obtained permits to build out two lots on Sand Bunker Court. New home construction is expected to begin soon. While construction can be a nuisance, BRS looks forward to welcoming new families to our community!

Shadows Drive has been deemed a "public" street. The Virginia Department of Transportation did a final inspection and the Bond has been released. Shadows Drive has officially been accepted into the State Secondary System for maintenance and snow removal up to N. Johns Hopkins Drive only.



Sunday, November 1, 2020 at 2:00 a.m. we return to Standard Time.

As you turn clocks back one hour, it's a reminder to ensure your home is safe. Safety officials recommend changing batteries in your smoke detectors, at least, twice a year. Once in the Spring and once in the Fall, when you change your clocks in your home.

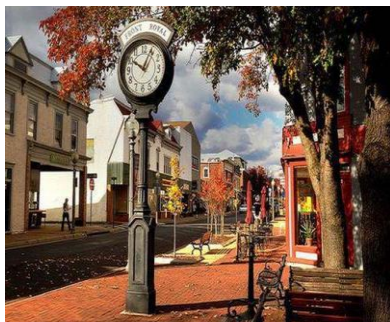
If you need batteries and/or help changing your batteries, contact the Warren County Fire & Rescue Services at 540-636-3830. This is a free service.

## OUR TOWN

Main Street to remain closed to vehicle traffic on weekends until end of November to allow locals and tourists to support the shops and restaurants on Historic Main Street. The closure hours are from 4:30 p.m. Friday to 7 a.m. Monday.

*"The Front Royal Town Council encourages all citizens and visitors to visit all our restaurants and businesses throughout the Town. Please maintain six feet social distancing and wear masks when required, following the guidelines as directed by Governor Northam. Businesses and restaurants may provide additional guidelines for their establishments."*

### SHOP LOCAL SHOP SMALL



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Annual Meeting  
Board Election Results  
Board Member Highlight  
Holiday and Winter Events

## Board Member Highlight

Board President, Scott Kersjes, began serving on the board in 2019. He started his term as Vice President and transitioned to President in July of this year when Chris Delaney stepped down. Scott brings a great deal of experience to the Board having worked in commercial property management since 1987 and started a facilities management company in 2005. During this time, he was hired by a developer to provide on-site management for two mixed-use condominium and retail properties. He was retained by the board for six years after turn-over. His experience serving on an HOA spans eight years having served in President and Vice President positions. Scott's vision for BRS is to be part of a Board that is fair and consistent while keeping fiduciary responsibilities in mind to protect the value of BRS and each home. Scott also values giving each section of the community a venue to voice opinions and concerns. Scott is serving on the Warren County Planning Commission, representing the North River District. Scott is retired U.S. Army and resides in Highlands at BRS with his Irish Wolfhound, Keeva.



BRS 2020 Board:  
Scott Kersjes, President  
Chris Delaney, Vice President  
David Owens, Secretary/Treasurer

## Under New Management

Effective, July 1, 2020, Coventry Group took over as BRS property management company. The website is up and running. Please take a moment to visit [Coventry Group Blue Ridge Shadows](#). It is a convenient place to pay your dues, view your HOA documents, upcoming Board and committee meetings available through your owner access portal. You should have received a separate email with owner access registration information. If you have problems accessing your portal, or questions regarding the HOA, please contact Community Manager, Lisa Nokes at 540-327-9628 or via email [Lnokes@coventrygrp.com](mailto:Lnokes@coventrygrp.com).



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