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Volume 3 – Spring 2021

Quarterly Insight into Your Community

Quarterly Board Summary

The BRS board held their quarterly virtual meeting on Tuesday, February 23, 2021. Approximately 15-20 homeowners logged on throughout the 2 ½ hour meeting.

During the President's Report, Scott Kersjes, announced that Chris Delaney resigned from the board. Scott thanked Chris for all his work as a board member, especially the work he did in finding a new management company. There is a seat open on the BRS board. If you are interested in serving on the board, please email Lisa lnokes@coventrygrp.com by March 12th @ noon.

The 2021 budget was approved. The board is visiting the current contracts for trash/recycling pickup and landscaping. Numerous contractor bids have been received but were not solidified, therefore, no new contracts have been awarded. The HOA will be operating on a month-to-month basis with Greatscapes until a new contract is awarded.

Mr. Kersjes noted that excessive speed on US522 and running the red light at Shadows Drive has been a major concern. Our President has reached out to VDOT to set up a mitigation plan to slow the traffic down heading South on US522 for the safety of all driving in and out of BRS.

The following meeting dates have been scheduled, please mark your calendars. All meeting dates are subject to change. Meetings are currently being held virtually but this may change if the current COVID restrictions are modified. 2nd Quarter BOD Meeting; May 18th, 2021 at 6:30 p.m. via Zoom. 3rd Quarter BOD Meeting at 6:30 p.m. details TBD; August 17th, 2021 at 6:30 p.m. details TBD, Annual HOA Meeting: October 19, 2021 details TBD.



We are all saturated with the news of the Coronavirus and COVID-19 but we must not be complacent with our efforts to minimize exposure and get back to normalcy. Please continue to adhere to the Governor's guidelines as outlined on the [Virginia Department of Health](https://www.health.virginia.gov/) website. Vaccine availability should increase in late March/early April. Learn more about how to get a free vaccination by going to [Vaccinate Virginia](https://www.vaccinatevirginia.com/) or calling 877-829-4682.

Spring is Here!

It's time to put away the snow shovels and ice melt.

Here's a helpful checklist for spring outdoor maintenance:

- The exterior of the home:
 - Outdoor lights – check to be sure all are in working order
 - Mailboxes – check for missing numbers, leaning posts, denting or rusting boxes
 - Shutters - are they secure, faded, or missing
 - Gutters - are they secure, clogged, sagging or missing
 - Roof - any missing shingles, mold, any sagging areas
 - Siding - any loose panels, mold, cracks
 - Door and Window Trim - paint faded, peeling or chipped
 - Decks/porches - mold, loose rails or raised nails, stain faded
 - Welled walk-out / window wells – sweep and clear of any debris to prevent basement flooding
 - Fences - mold, stain faded, loose posts, boards or gates
 - Driveway – cracks that need filling or blacktop driveway needs resealing
- A/C unit - changed your filter, scheduled spring maintenance, and is the exterior unit free of debris from the winter winds
- Plumbing - are exterior hose bibs on and hoses neatly stored, sump pump **and** sump pump battery backup working properly
- Windows - let the sunshine in! Clean windows, screens and sills
- Flower beds, shrubs and trees - do they need weeded, mulched, or trimmed
- Please be sure to check your HOA's ARC Guidelines, Handbooks and/or Deed of Dedication/Declaration, Covenants and/or rules before making any changes to your home's exterior.

Coventry Group will be conducting monthly inspections as to the exterior maintenance of property in BRS. Please don't hesitate to contact Community Manager, Lisa Nokes at 540-327-9628; lnokes@coventrygrp.com to let her know of potential violations and how to correct them.



Towing Contract Awarded

The BRS board signed a towing contract with Porters Towing to tow vehicles in the community per the governing documents. At this time, it will be enforced in the town home section only. The **Declaration of Covenants, Conditions and Restrictions, Article VI, Section 14 Vehicles** states that no inoperable, junk, unregistered, unlicensed or uninspected vehicles shall be kept on the property. Additionally, **Section 17 Towing** states that the board of directors shall have the right to tow any vehicle parked or kept in violation of the covenants contained within this Article, upon twenty-four (24) hours' notice and at the vehicle owner's sole expense.

A violation letter will be sent whenever possible but if ownership is not known, vehicles will be tagged with a green towing sticker. Owners receiving a letter will be given 7 days from the date of the letter to contact Coventry Group property management, or bring the vehicle into compliance before vehicle will be towed. Tagged vehicles will be towed no sooner than 24 hours if the owner does not contact Coventry Group with their intent to move the vehicle or bring it into compliance.

Vehicles that are towed will be stored at an impound lot. Owners will need to contact Porters Towing at 540-671-5395. The impound lot is located at 508 Kendrick Ln, Front Royal, VA 22630. All vehicles towed are towed at the vehicle owner's sole expense.

Crime & Safety

Golf Course - 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 of the Golf Course paths at ALL times. Please do not take a walk, walk your child or dog, jog or ride bikes on any path on the Course. You are trespassing and at risk of being hit by a golf ball at any time.

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

Speed - Do you know that as soon as you enter into the Blue Ridge Shadows Development on Shadows Drive, it is **25 MPH**. For yours and others safety, please slow down!

Committee Meetings - Next meeting scheduled for Monday, April 26, 2021 via Skype. All are welcome to join in, please check out Coventry Group website for details.



Architectural Review Board

The Architectural Review Board (ARB) is a committee named in the [BRS HOA Bylaws](#) and appointed by the Board of Directors. This committee has a huge responsibility— maintaining and improving the value of the properties within our community. Because of this important charge, homeowners can review very detailed [Architectural Review Guidelines and Standards \("Guidelines"\)](#). These Guidelines address many of the common requests for alterations to homes and lots but are not all-inclusive, and all decisions on applications are made on a case-by-case basis. If you have a request that is not addressed in these Guidelines, you may submit your application, and the ARB will review your request. If you are interested in serving on this committee, please contact Lisa Nokes.

Application Updates:

In the month of January, the ARB received three applications, with two approved and one under review. The winter months are not as amenable to outdoor home improvement projects, but it is a great time to plan your warmer weather projects. Consider submitting your proposals early so you will be ready when the ground thaws!

Gentle Reminders:

- All alterations or improvements require an application and must be approved prior to the start of the project (p. 2, "Guidelines").
- All alterations or improvements must be commenced within one (1) month and completed within six (6) months of the approval (p. 5, "Guidelines").
- Dogs must be on a leash at all times when off the owner's property. Dog owners are responsible for cleaning up after their pet in common areas and on their own lot (p. 8, "Guidelines").
- Each resident is responsible for picking up litter on his property and preventing wind-blown debris from originating from their land (p. 19, "Guidelines").
- Residents are required to clear snow and ice from the sidewalks in front or adjacent to their homes. Sand may be used as an abrasive when necessary, but the use of any rock salt or any other deicing salts, which are known to cause concrete deterioration, is prohibited (p. 19, "Guidelines").

Let's all do our part to keep Blue Ridge Shadows beautiful!

HOA FAQs

What are my assessments? Assessments are due on the 1st of each month. Accounts over 15 days late will be charged a \$25.00 late fee.

General Assessment is \$61.00 per home/per month
Each home has an additional monthly service fee based on the home type:
Townhouse – additional \$46.00/per month
Single Family – additional \$40.00/per month
Active Adult (Highlands) – additional \$114.00/per month

How do I make assessment payments? Coupon books and return envelopes are mailed out at the beginning of the calendar year, if you want to pay by check. However, payments can be made on-line through [Alliance Association Bank](#) for your convenience. USPS service has been less reliable, and it is highly recommended to pay on-line to avoid late fees.

Where do I mail my assessment payment? Checks can be made payable to Blue Ridge Shadows HOA, c/o Coventry Group Processing Center, P.O. Box 96416, Las Vegas NV 89193-6416.

How does Coventry Group know I am a new homeowner? In the State of Virginia, it is required that Sellers provide re-sale/disclosure packets of the HOA to prospective buyers moving into BRS. Upon settlement and transfer of property the settlement company will forward documentation of new ownership to Coventry Group. Coventry Group will send the new owners a welcome letter with information on the HOA and assessment information. If you have not received HOA information, please reach out to Lisa Nokes at 540-327-9628 or email Lnokes@coventrygrp.com.

Do I have to pay the HOA dues? Yes, the HOA is a mandatory HOA that was set up by D.R. Horton. When you purchased your home, at closing, you signed documents agreeing to abide by the HOAs rules and pay any assessments, fees, or fines you might incur if you break those rules.

What if I didn't get a coupon book or invoice? You are responsible for reaching out to Coventry Group immediately to make appropriate, timely payments. Non-receipt of an invoice or coupon does not relieve the owner of the obligation to pay the amount due by the due date.

Who do I contact if I have a question on the HOA, inspection issues, late fees or meeting notifications? Contact Community Manager, Lisa Nokes at 540-327-9628. Ms. Nokes works for Coventry Group and is not a BRS board member. She carries out community administrative functions on behalf of HOA board.

What happens if I violate the Declaration, Bylaws, Rules and Resolutions? Violation of the bylaws, and rules could result in incurring additional costs from the Association, to include legal and administrative expenses.

Where can I find the governing documents for our HOA? Governing documents can be found on the [Coventry Group](#) website.

What happens if my assessment/dues payment is late? You can find the [Collection Policy Resolution](#) on the Coventry Group website.

What role does an HOA play regarding the community? HOAs maintain common facilities and grounds. They enforce covenants and restrictions around your house. The HOA was designed to retain the value and beauty of your home and the homes in the neighborhood, and in some cases help increase the value of your property and the property of the community. You can read specific restrictions and conditions in the [Declaration of Covenants, Conditions and Restrictions](#) on the Coventry Group website.

Notice from Coventry Group

There have been numerous complaints regarding trash being blown throughout the community making it extremely unsightly and unhealthy. Windy days are a major concern for our trash containers in BRS. Please be aware of the weather conditions and tie down and secure your trash containers and recycle bins if they are left outside on windy days. In addition, all trash containers must be properly stored on your property, regardless of weather conditions. The community governing documents state, "trash cans and recycling containers must be stored out of view of the street or adjoining properties at all times, except on scheduled pickup days." Coventry Group has sent out reminders to residents regarding property upkeep, including the accumulation of items in the yard and debris left outside.

As a reminder, Coventry Group will be conducting Spring property inspections in the coming weeks. They will be looking at the exterior conditions of homes and addressing issues such as: siding and fences that might need to be power washed, faded shutters, missing shutters/siding, trim that needs to be painted, fences that need repairs or replaced or stained; landscaping-trees that need pruning, bushes that need trimming, as well as proper storage of trash containers. Any cited violations will be documented and a letter sent to the homeowner.

Plumbing Tip

Water leaking through your basement ceiling is one of the many things that no homeowner wants to find. When your kitchen faucet cartridge fails, it causes a leak around the base of the faucet, which then leaks under your sink and eventually, into your basement. Why did the kitchen faucet cartridge fail...repeatedly?

Did you know that most homes in BRS have a water pressure regulator, or pressure-reducing valve (PRV), which is a dome-shaped brass fitting that is typically found just past the main water shutoff valve? It regulates and reduces the water pressure coming into your home through the main water line, which can protect your pipes, fittings and fixtures. Like all plumbing fixtures and valves, water pressure regulators can fail. If you notice water hammering of any type, or experience variations or inconsistencies in water pressure, it may be a sign that the PRV is no longer working properly. You may want to test the water pressure at least once a year or whenever you have concerns about the PRV's effectiveness. Too much water pressure can put extra strain on the home's plumbing systems and can cause toilets to run, faucets to drip, faucet cartridges to fail, appliance issues, water hammer to occur in the walls, and even burst pipes that can flood your home. Contact a licensed plumber if you have concerns.

Girl Scout cookie season is winding down. If you haven't ordered your cookies, please reach out to your neighborhood Girl Scout, order on-line or find a Girl Scout [cookie booth](#) location near you. Help support your local Girl Scout troop by ordering these yummy treats today.



buy cookies. **support girls.**

Spring, a time to get outside!

Weather is warming up – Spring bulbs are poking out of the ground and wildflowers will be in bloom. Hit the trails in our own backyard, if you're adventurous, hike the Appalachian Trail, or the numerous trails in Shenandoah Park. If you're less adventurous or have less time, make it a quick walk around Rockland Park on Rockland Road, just 3 miles from BRS.

Hit the trails on a horse. Nearby Double H Stable on Reliance Road. Open all year. Call at 540-636-4523.



Calling all volunteers!

Blue Ridge Shadows is now the proud sponsor of the Virginia Department of Transportation (VDOT) Adopt-A-Highway program covering the state-owned portion of Route 1050 (Shadows Drive) from Route 522 to End of Maintenance and Route 1051 (Hospitality Drive) totaling 0.87 miles. By adopting these sections of highway, BRS agrees to keep it clear of litter for a three-year period by performing at least two pickups a year. Adopt-A-Highway signs will be posted at the beginning and end of the adopted section by VDOT. VDOT will provide pick up trash bags, safety vests, and "CLEANUP CREW WORKING" signs. A Spring clean-up will be scheduled soon, if you and your family are interested in helping in clean up efforts, please send an email to your points of contact Brigitte & Rebecca at brscleanup@gmail.com.



Parent's Night Out for 7-14 year olds, March 13 at 6:00 p.m. Drop off the kids and enjoy adult time. Check out the site for further details [St. Pat's Night Out](#).

Many more [Front Royal Spring Events](#) for all ages and interests. Check it out!

St. Patrick's Day Celebration

Saturday, March 20th 6-10 p.m.
Virginia Beer Museum
16 Chester Street
Front Royal. Check out [O'Neill/Townshend St. Patrick's Day Celebration](#) for more information.

