

BLUE RIDGE SHADOWS

Quarterly Insight into your Community

President's Corner

Summer is here and so are the cicadas! In May, the Board of Directors (Board) had a public work meeting with the By-Laws Review and Advisory Committee (BRAC) to review recommended changes and updates to the By-Laws. This is a lengthy process. BRAC has been in place since August 2020 reviewing our documents for conflicts and noting where the State Property Owners Act have changed. It is our intent to have the changes to you in time to vote on the changes at the Annual Meeting. Read more about BRAC and the By-Laws process on page two.

Also, the Architectural Review Committee submitted their recommendations for changes to the Design Guidelines to the Board. The Board should be able to vote on the changes in August. The Board thanks the committees for completing this challenging task

We are having a drier than normal spring and it appears that the summer may not bring must relief. When you are using your fire pit or setting off fireworks, please be very careful. We had one brush fire this month and were lucky it was called-in early and the fire department brought it under control quickly before it escalated to something more serious. Many of our properties back to woods and the topography does not allow the fire department to easily access their equipment to a fire in an emergency.

Have a safe summer and enjoy the outdoors!

Scott Kersjes



WE ARE GLAD YOU ARE HERE!

Welcome new Homeowners!

We hope you enjoy it here in Blue Ridge Shadows (BRS). We are a small, diverse community that cares about each other. You should have received a welcome letter and packet from Coventry Group, our Homeowner's Association (HOA) management company. All HOA documents and forms including Declaration of Covenants, Restrictions and Conditions, a list of your Board of Directors, community announcements and forms are available on the Coventry Group website <https://coventrygrp.com/blueridgeshadows/>. Please take a moment to become familiar with the site, register your account, and pay your monthly membership dues in one convenient location.

Our community manager, Lisa Nokes, can help you with your questions or if you are interested in getting involved in one of our committees. Please email her at LNokes@coventrygrp.com.

Safety Committee

The paths in the Blue Ridge Golf Course are **not** part of BRS. The golf course is private property and walking the paths on the course can be dangerous as golf balls can travel over 100 mph. The golfers are not watching out for you. Please be smart and do not walk, 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.



BRS now falls under the County-Wide Dog Leash Ordinance effective January 19, 2021. The Warren County code section 66-28 and 66-29 states that "No

dog can be roaming or running at large off the property of its owner and not under owner's control." Violation results in a \$50.00 fine plus Warren County General District Court processing fees.

Please keep your dog on a leash at all times while off your property! This protects everyone and their pets.

ONE HIT AND ONE CLOSE CALL
Recently, a child was hit by a speeding truck in our community and another resident was nearly hit while walking her dog. Please be mindful of your speed. The Speed Limit is 25 MPH.

Speed trailers were placed on Shadows Drive in December 2020 and January 2021 by the Warren County Sheriff's Office. This helped to remind us to SLOW DOWN and follow the posted speed limit for the safety of others.

Communications Committee

The Communications Committee consists of homeowners and renters like you. Be a part of BRS by volunteering to get the word out as a committee member. The Communications Committee is interested in new members and a potential chair for the committee. If interested, please send an email to Lisa Nokes.

HOA Assessments

Assessments are your membership dues to the HOA and are due on the 1st of each month. Dues over 15 days late will be charged a \$25.00 late fee.

General Assessment - \$61.00 per home
Each home has an additional monthly service fee based on the home type:

- Townhouse – additional \$46.00/mo.
- Single Family – additional \$40.00/mo.
- Active Adult (Highlands) – additional \$114.00/mo.

As reported at the quarterly meeting, 8 homeowners are 90 days past due, 6 homeowners have liens placed on their property and 5 homeowners are in collection.

Any questions regarding your assessments or making payments, please contact Melanie at admin@coventrygrp.com.

The By-Laws Review and Advisory Committee

The Blue Ridge Shadows community is governed by a Homeowner's Association (HOA) which was established in 2005 when the subdivision was authorized by Warren County. The governance documents include the Articles of Incorporation, By-Laws, Covenants, Design Criteria and Board Resolutions. These documents provide an explanation of the rules and regulations that the homeowners agree to adhere to upon moving into a community with an HOA. As homeowners of BRS you make up the BRS HOA membership.

The HOA Board is elected by the HOA members at the annual meetings to staggered terms to ensure continuity. There are four active volunteer committees run by homeowners like you; all four committees are shown on the Coventry Group website, coventrygrp.com, and all welcome new volunteer members. Questions concerning any of the HOA documents or interest in serving on any committee should be sent to LNokes@coventrygrp.com who will coordinate sending them to the appropriate committees and the Board. All Board and committee meetings are open to members of the HOA, other than

executive sessions as specified by Virginia law.

As specified in the governing documents, annual meetings of the HOA members are held approximately every 12 months; due to Virginia COVID-19 restrictions, no annual meetings could be held in 2020. With the improved public health situation, the 2021 in-person annual meeting of the HOA members is tentatively scheduled for October 19, 2021. At this meeting, the members will be electing Board members for any Board positions whose current terms are expiring. Monitor the Coventry Group website for the latest updates for this annual meeting and plan to attend.



Personal Property Tax penalties and interest delayed

Warren County levies a personal property tax on automobiles, trucks, mobile homes (pro-rated quarterly), motor homes, recreational vehicles, boats, motorcycles, and trailers. Personal property taxes in Warren County are assessed by the Commissioner of the Revenue and collected by the Treasurer.

The County bills personal property taxes in halves, with first half taxes being due by June 5th and second half due by December 5th. For 2021, penalties and interest will not begin accruing until June 22nd. Citizens can pay their taxes without penalty through June 21st because of the delay in sending out tax bills to residents of Warren County.

The Treasurer's Office is now accepting eCheck payments, which allow taxpayers to submit online payments without a convenience fee.

If you have any questions or concerns regarding your Personal Property tax bill, please contact the Commissioner of the Revenue's Office at (540) 635-2651 before paying.

Architectural Review Committee

The Architectural Review Committee (ARC) is excited that so many home improvement projects are underway! It is a great way for our neighborhood to increase in value.

ATTENTION NEW HOMEOWNERS: If you want to make exterior modifications or additions to your home, please read the BRS Covenants and Design Criteria on the Coventry Group website. Most modifications need ARC approval. Ensure your ARC application is submitted early. The ARC has 45 days to review your application. The committee is made up of homeowners that volunteer their time so giving them ample time to review your application is appreciated. **Schedule no work until your application has been approved.**

There is an immediate opening on the ARC and another vacancy open on August 1. Please let Lisa Nokes know if you are interested in serving your community on the ARC.



CLEAN-UP DAYS



Blue Ridge Shadows HOA is the proud sponsor of the Adopt-A-Highway program right here in the community. The next clean up dates are scheduled for Saturday, June 26th and Saturday, September 18th @ 8:00 a.m. If you are interested in volunteering, please send an email to brscleanup@gmail.com. Safety vests, signs and trash bags are provided by Virginia Department of Transportation. The streets we cover are less than 1 mile, a portion of Shadows Drive and Hospitality Drive. Bring your gloves, your strong back and a sense of humor.

Radon and your home

According to the Virginia Department of Health, Radon is a naturally occurring. It is an odorless, colorless, radioactive gas. It is produced by the breakdown of uranium in soil, rock and water. High levels of radon have been found in all 50 states.

Radon enters homes most commonly through:

- cracks in foundations;
- openings around sump pumps and drains;
- construction joints;
- cracks in walls; and
- crawl spaces

According to the U.S. Environmental Protection Agency (EPA), radon causes an estimated 7,000 to 30,000 lung cancer deaths per year. Smoking and high levels of radon in your home can increase your risk.

Houses next door to each other may have very different levels of radon. The only way to know if your house has an elevated radon level is to conduct a radon test by a certified radon professional.

D.R. Horton constructed homes in BRS with a "rough-in" radon exhaust system; this is sometimes called a "passive" radon exhaust system. It includes all the venting piping from the sump pump to the outside but does not include the exhaust fan that would be required for an "active" radon exhaust system.

This area of Virginia, in general, has a high radon background level. Since radon is odorless, testing is the only way to know the levels of exposure. It is recommended that new homes have a background radon test (at the lowest level of the home) conducted about 1 year after the ground had been disturbed because of construction and ground displacement. DIY home radon test kits are available but it is usually recommended to have a certified contractor confirm the results.

For more information, visit:

<https://www.vdh.virginia.gov/radiological-health/indoor-radon-program/> or the EPA at <https://www.epa.gov/radon> or <https://virginiarealtors.org/wp-content/uploads/2017/05/DECK-Intro-to-Radon.pdf>

Local Numbers

Comcast cable (Xfinity)
888-266-2278

Coventry Group Management
540-535-0816

DirecTV
855-437-4359

DishNetwork
540-636-3765

Miss Utility
(before you dig) 811

Rappahannock Electric Cooperative
540-622-2001

(report outage) 800-552-3904
Town of Front Royal Public Works
(Water and Sewer)
540-635-7819

Warren County Fire and Rescue
Emergency 911

Non-Emergency: (540) 636-3830
Warren County Sheriff's Office

Emergency 911

Non-emergency 540-635-4128
(includes animal control)

Warren County Voter Registrar
540-635-4327

Washington Gas
844-927-4427

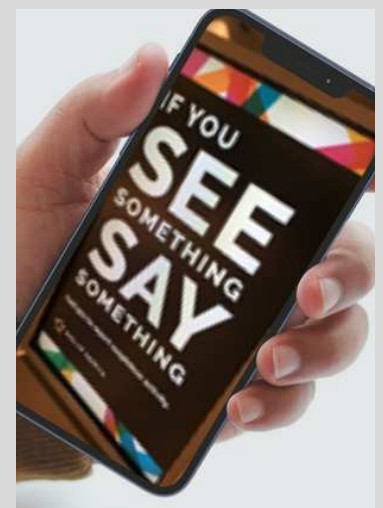
Be the eyes of Blue Ridge Shadows

We've all heard the slogan, "IF YOU SEE SOMETHING, SAY SOMETHING" This means in our community too. There are many construction workers and contractors traveling through our community during the day. This summer is especially busy with a great deal of activity on our streets, around our homes, children out playing, and unfamiliar vehicles on our streets.

Be aware of what may look suspicious, out of place or unlawful. If you see anyone speeding, loitering, repeatedly cruising through the neighborhood, or dumping trash in the woods take note of the license plate number, color, make and model

of the vehicle, or better yet, take a picture. Report suspicious activity to the Warren County Sheriff's Office at 911 or in a non-emergency, non-life threatening incident dial (540) 635-4128.

Let's keep our children safe, our neighborhood safe and clean. Posting on social media may not be enough as not everyone is on social media. Avoid shaming or complaining about your neighbors, be the solution and the example to each other and your kids, obey the law and be the eyes of BRS. Let's be the kind of community that takes care of our own.



Local Summer Fun!

Concert / Theatre Venues

- Jiffy Lube Live: <http://www.jiffylube.live/>
- Wolf Trap: <https://www.wolftrap.org/>
- Shenandoah College & Conservatory Summer Music Theatre: <https://www.su.edu/performs/shenandoah-summer-music-theatre-returns-to-in-person-performance-with-grease/>
- Winchester Little Theatre: <https://winchesterlittletheatre.org/>
- Family Drive-In: <http://www.driveins.org/va-stephencity-family.htm>
- Blue Ridge Arts Council Gazebo Gatherings in Front Royal: <https://blueridgearts.org/gazebo-gatherings>

Craft Beers / Breweries and Wineries

- Virginia Wineries: <https://www.virginiawine.org/wineries/results>
- Virginia Craft Beers / Breweries: <https://www.virginia.org/craftbeer/>

National Parks

- Shenandoah National Park: <https://www.nps.gov/shen/index.htm>
- Cedar Creek & Belle Grove National Historic Park: <https://www.nps.gov/cebe/index.htm>
- Harper's Ferry: <https://www.nps.gov/hafe/index.htm>
- Manassas National Battlefield: <https://www.nps.gov/mana/index.htm>

Sports

Are you excited to see baseball in Front Royal this summer? We are! Check out the Front Royal Cardinals schedule for 2021 at: www.frontroyalcardinals.org Ticket pricing: \$5- Regular Admission; \$3- For Military (Active or Retired), Kids (7 to 12), Seniors (age 60 & up); Kids 6 & under FREE!

State Parks

- Shenandoah River State Park: <https://www.dcr.virginia.gov/state-parks/shenandoah-river>
- Sky Meadows State Park: <https://www.dcr.virginia.gov/state-parks/sky-meadows>

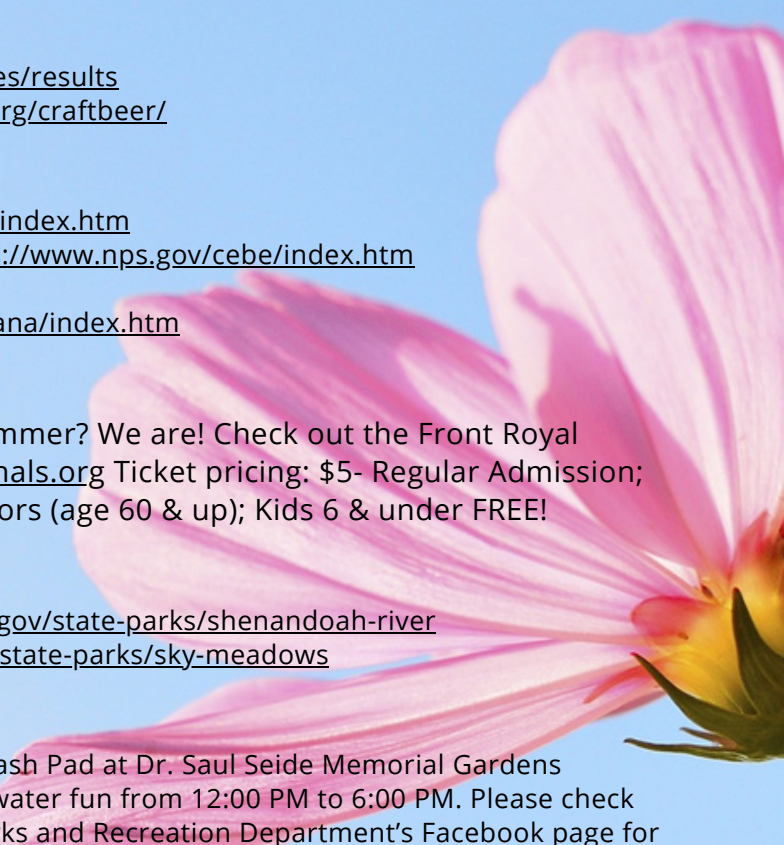
Theme & Water Parks

- Warren County Parks and Recreation Department - Splash Pad at Dr. Saul Seide Memorial Gardens Memorial Park. The Splash Pad will be open DAILY for water fun from 12:00 PM to 6:00 PM. Please check the Warren County website and the Warren County Parks and Recreation Department's Facebook page for any additional updates.
- Virginia Theme Parks & Water Parks: <https://www.virginia.org/Waterparks/>
- Kings Dominion & Soak City: <https://www.kingsdominion.com/>
- Busch Gardens Williamsburg: <https://buschgardens.com/williamsburg/>

Virginia County and State Fairs upcoming dates and locations
<https://www.countyfairgrounds.net/state.php?state=VA>

Volunteer Opportunities for the Whole Family

- CHEO (Citizens Helping Each Other) Front Royal is a group of citizens, working with the support of the County leadership, to help our neighbors in need and promote unity in our community. In 2020 they launched the Pandemic Victory Garden Program. This year they started two vegetable gardens in Front Royal. All harvested vegetables are donated for our neighbors in need providing them with fresh vegetables. Check them out on Facebook. Come help water, weed and harvest vegetables all summer long.
- Just Serve: <https://www.justserve.org/projects>
- United Way: <https://www.unitedway.org/get-involved/volunteer?#>
- Thermal Shelter: <https://thermalshelteroffrontroyal.com/volunteer>
- Humane Society of Warren County: <https://humanesocietywarrencounty.com/#>



VACATION TIPS

- Avoid posting your travel plans on social media telling everyone your home is vacant
- Resist posting vacation photos on social media while you are away
- Consider turning off location tags on apps like Instagram
- If you set up auto-reply on your email, avoid a reply that states you'll be out of town; keep it simple and just say you're unavailable. Encourage your kids to do the same.
- Ask a neighbor to watch your house for suspicious activities
- Ask a neighbor to water indoor and outdoor plants, as needed
- Install timers and motion detectors on your lights, inside and out
- Remotely monitor your home through your Ring, Nest, ADT or other security systems
- Make sure none of your toilets are running and all water indoors and outdoors is completely off
- If you have a wellled basement exit, be sure that the drain is clear of debris
- Secure trash receptacles, furniture and lawn décor in case there is extreme wind
- Program your thermostat at a stable 78-80° temperature setting
- Check your sump pump drain pipe to ensure it's connected properly and free of debris
- Stop your mail delivery, you can do this on-line or stop by the Post office - www.usps.com
- Hold newspaper and/or publication delivery
- Anticipate package deliveries and ask a neighbor to take any packages indoors
- Do your dishes and run the dishwasher
- Clean out your refrigerator -- dispose of perishable and expiring food that will not keep while you are away
- Empty the trash and recycling bins, don't leave decaying trash in your garage or outside. Ask a neighbor to take your garbage to the street and secure the trash cans when emptied or take trash and recycling to Front Royal Waste Disposal & Recycling Center before you leave town
- Secure all window and door locks
- Close the blinds and curtains, and put valuables out of sight
- Have a plan for your pets
- Have fun and keep safe!