

# BLUE RIDGE SHADOWS

Quarterly Insight into your Community

## President's Corner

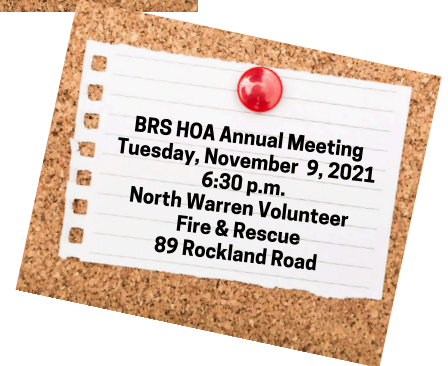
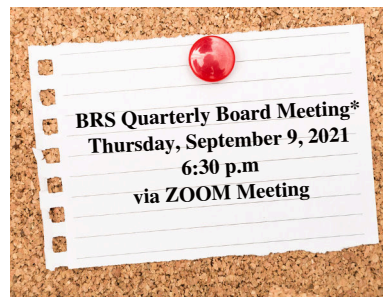
As the dog days of August are behind us, your Blue Ridge Shadows (BRS) Board is working on hosting the annual meeting in person! This year's annual meeting is unique since all current board members terms are expiring. If you are interested in running for the Board, please complete the attached candidate application.

At the annual meeting, the Board is planning an information-packed meeting and plans to present several actions requiring a large portion of the community's involvement. Within several weeks you will receive a letter from Coventry Group that will include the annual meeting notice, bios of Board candidates and a proxy. If you cannot attend the meeting, please complete the proxy, and send it to Coventry Group or give it to someone that is attending. You have an opportunity to have your proxy count for attendance, vote for Board members, and other issues that may require residents' vote. You will have several options.

The 1st Blue Ridge Shadows Day is hosted by the Blue Ridge Shadows Golf Club and all residents of our community are invited to a fun-filled Friday evening. The evening will have something for all ages: corn hole, putting competition, nearest to the pin (driving range), and longest drive (driving range). Golf clubs will be available for your use. The club's chef will have a special menu for the event and food and drinks will be discounted.

Scott Kersjes

Mark  
YOUR  
Calendar



\*link and details to be emailed

Residents invited  
come out and meet  
your neighbors



## Blue Ridge Shadows

Golf Club

Blue Ridge Shadows Day  
Friday, September 24, 2021  
Blue Ridge Shadows Golf Club  
4:30 p.m. to dark

FOOD  
&  
DRINKS

FAMILY FUN &  
GAMES FOR  
EVERYONE



# Your HOA needs you!



Your Homeowner's Association (HOA) is run by an all volunteer group of homeowners and residents like you that care for the community. In 2018, the first Board members were voted into office by the Homeowners. Because of the pandemic, no election was held in 2020, the current Board stayed in place to keep the HOA moving forward. This year we are holding an in-person annual meeting at the North Warren Volunteer Fire house on Rockdale Road to discuss issues and to cast our vote for the Blue Ridge Shadows HOA Board of Directors. We need your nomination. In addition, The HOA has three standing Committees, the Architectural Review Committee or Board (ARB), the Communications Committee and the Safety Committee. If any of these areas are your passion, keep reading for more information and then reach out to our property manager, Lisa Nokes, at [LNokes@coventrygrp.com](mailto:LNokes@coventrygrp.com).

## Call for Board Nominations

The term of our current Board members has come to an end and the Nomination Committee is looking to you, the Blue Ridge Shadows community, to step up and make a difference in the community. Consider being a candidate on the Board of Directors this year. There are three positions, a one year term, a two year term and a three year term. If you have ideas, bring them on as a Board member. If you think you can influence positive change, please put your name on the ballot for the Annual meeting in November. Ideally, we would like representation from each section of the community. This will balance issues that need to be addressed and more effectively help in decision making. A candidate application is attached and must be submitted to Coventry Group by the October 1, 2021 deadline.

## Safety Committee

Right now, the Safety Committee is made up of one homeowner residing in the Highlands section and she has done a fantastic job, developing a relationship with the Warren County Sheriff's Office and connecting with VDOT in having the speed limit sign moved so it's more visible location on Shadows Drive. It's just another reminder to SLOW DOWN to 25 mph for the protection of all. The new school year has begun and children are at bus stops, so please be careful and aware!

A committee of one is really not a committee. If security is your interest, please consider joining the Safety Committee and being the eyes and ears of your section of BRS.



## Architectural Review Board

The Architectural Review Board (ARB) is the only committee named in the BRS HOA Bylaws and is appointed by the Board of Directors. The ARB plays a vital role to you, the homeowner and to the community, in maintaining the value of the properties within Blue Ridge Shadows. Because of this valuable charge, homeowners should become familiar with the 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.

Serving on the ARB is not for the faint of heart. We thank the out-going ARB members for their time and attention they gave to BRS. We need volunteers to step up and serve on the ARB. If you like following the rules and guiding others in interpreting them, this committee is for you! Email Lisa Nokes if interested in serving as a Chair or committee member.



## Communications Committee

The Communications Committee primarily puts out this quarterly newsletter of HOA news and events. Right now there are three active committee members that have been in place for a full year. They love pulling together news articles and love their community. If you like researching, writing or have an interest in spreading news and not rumors, then this committee is for you. The Committee meets monthly to discuss the content of future issues and decide what you read here in the newsletter. New members are encouraged along with a potential chair.



## Personal Property Tax due December 5th

Second half of your 2021 County personal property tax is due December 5th. 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.

## Adopt-a-Highway Clean-Up Day

The next clean-up day is scheduled for Saturday, October 23rd @ 8:00 a.m. 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. If you are interested in volunteering, please send an email to brscleanup@gmail.com for further instructions.

### 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

## The ARB Process

Living in an HOA community requires that you adhere to the Architectural Review Guidelines and Standards ("Guidelines") outlined for the community. Those Guidelines were presented to you upon Closing and can be found on the Coventry Group website.

**Modifications:** If you plan to make exterior modifications to your home such as adding a fence, shed, deck, hot tub, patio, or walkway, you need prior ARB approval. Please ensure your ARB application is submitted in plenty of time to go through the approval process before you contract to have the work done. The ARB asks that you allow 45 days to review your application. Once you receive approval, all alterations or improvements must commence within one (1) month and completed within six (6) months of the approval. At this time, the application approval process has slowed down because there is no ARB chair overseeing the application process. This is where you can step in and help serve your community as a member of the ARB.

**Inspections:** Coventry Group is required to conduct monthly property inspections, which typically occur during the last two weeks of each month. If violations or non-compliance occur, a warning letter will be sent to the homeowner. Coventry Group will work with the homeowner to help achieve compliance. If you receive a letter about a violation or non-compliance issue, please contact Lisa Nokes.

Let's all do our part to keep the Blue Ridge Shadows community beautiful for everyone.

### 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.

Any questions regarding your assessments or making payments, please contact Melanie at [admin@coventrygrp.com](mailto:admin@coventrygrp.com). You can pay your dues on line at <https://coventrygrp.com/blueridgeshadows/>



## Is your attic properly ventilated?

Can you feel the heat coming from your attic even before you open the attic door? If the air has nowhere to go, it will stay trapped in the attic. In the summer, this can greatly hinder your HVAC efficiency because that extra heat will force your air conditioner to work harder than it normally would have to.

In the winter, this can lead to ice dams when the heat from inside your home seeps through the roof and melts the snow. Once the snow reaches the edge of the roof, it refreezes, forming a dam. Ice dams can lead to roof leaks and a whole host of other unpleasant issues. The only way to prevent ice dams is to ensure that your attic is ventilated properly. Proper ventilation helps to improve your home's energy efficiency and controls the moisture in your attic, but how do you know if your attic is properly ventilated or not?

The soffit is the exposed siding underneath your roof's overhang. Typically it has holes or vents for air to flow through.



Signs that an attic may not be properly circulating.

- Animals, birds and even wasps can make their homes in these vents, making it impossible for air to circulate. Attic insulation can also clog your soffits. Simply having attic fans or vents isn't enough, it's best to check the vents and soffits, frequently, to make sure they are kept clear.
- Clogged soffit vents: Vents that allow warm air and condensation to escape from your attic can be found in the soffits of your home. Over time, these vents can become clogged or blocked by debris, such as twigs and leaves.
- Mold: Not only does ventilation help the warm air escape safely into the outside world, it also reduces the condensation that can build up in your attic. Without the proper ventilation, that moisture can't go anywhere, and it can settle into the insulation in your attic, as well as the roof sheathing and decking. If these areas remain moist for long enough, mold can start to develop and appear as wet spots in your ceiling.

- Visible rot: An attic that isn't properly ventilated is prone to large shifts in temperature. These shifts can cause havoc on the wood inside the attic, causing it to shrink and expand, which causes cracking. This kind of damage can also be found on your roof.

### Why should you care?

Whether you want to avoid costly roof repairs or you simply want your home to be as energy efficient as possible, proper attic ventilation is a must! Not only can proper attic ventilation help to prevent many of the issues, it could also help you hang onto your roof's warranty. Many homeowners don't realize this, but attic ventilation is such an essential piece of roof maintenance that you can actually void your roof's warranty if your attic isn't ventilated properly.



## When your power goes out will your sump pump be working?

Sump pumps are one of the most common waterproofing products in the U.S.; most homes in BRS have a sump pump. But, sump pumps are only as good as there is electricity that powers them. If there is a power failure the pump stops working. No electricity, no pump, you could have a flooded home. The solution could be installing a battery-powered backup pump that kicks on when the main pump breaks or the power goes out during a storm.

### Why You Should Consider a Battery Backup Pump

Most sump pumps are reliable and won't break down unless they are neglected, clogged by debris, or at the end of their lifespan. The one exception to this is power loss; power outages are one of the most common causes of preventable sump pump failure, especially during a storm. A backup pump operates via a battery and keeps working even when the lights go out.

A backup pump can save you money, in the long run, by limiting the damage of any sump pump failures caused by power failure. A good battery-powered backup pump will also alert you to damage within your main pump, either via warning light or an alarm sound enabling you to schedule repairs for your main pump or have it replaced it before disaster strikes.

### How Does a Battery-Powered Pump Work?

Battery-powered sump pumps work in the same way as electric pumps but they are often less powerful and generally cannot be run without a main pump already in place. In this sense, they enhance an existing system as opposed to a separate system altogether.

The most important thing to remember is that backup pumps require batteries to work, as other battery appliances require regular checks to make sure the battery holds a charge and delivers power to the pump. If you are diligent and provide regular maintenance, your backup sump pump should last for years.

### Choosing and Installing a Battery Backup Pump

Battery-powered backup pumps are fairly easy to install and maintain. The installation process can be completed in a few hours or less, and the backup sump pump could be operational immediately. Contact your local plumber for more information on Sump Pump Battery Back-Ups and for a health assessment of your main sump pump - most plumbers provide the health assessment of the main pump as a free service.

# Discover FRONT ROYAL VIRGINIA

Every season is a great season to live in the Shenandoah Valley but the Fall is the best season to enjoy the majesty of the mountains. Check out [Discover Front Royal](#) to see all upcoming Fall and Winter events in the area including apple picking, pumpkin patches, hay rides, local brewers and especially the best places to catch the incredible leaf peeping show.

Skyline Drive/Shenandoah National Park is an incredible leaf-peeping destination but it can be crowded by visitors escaping the city. Check out other local parks and forests instead and avoid the crowds.

- The New Warren County Memorial Hospital has their own walking trail open to the public - it has majestic views of the town below and it's only 2.4 miles long. See more info and a trail map on the following page.
- Shenandoah River State Park is located just nine miles down the road from Skyline Drive's Front Royal Entrance Station. Shenandoah River State Park extends right up the Shenandoah River with 5.2 miles of Shenandoah River shoreline, over 24 miles of hiking trails, scenic overlooks, and opportunities for camping, horseback riding, and fishing.
- George Washington National Forest is another great option for fall outdoor adventure in the Front Royal area. The National Forest is full of hiking and biking trails, and also boasts great locations for camping and fishing. Passage Creek is a stocked trout stream that flows through the forest. It's a favorite of local fly-fishermen. And, of course, the forest features plenty of trees, so there's lots of fall foliage to enjoy. If you're looking for scenic views in the George Washington National Forest, Buzzard Rock is a great hike to check out. You'll follow a wooded trail before eventually emerging on the exposed rocks at the top of the mountain. From this vantage point, enjoy stunning views of the surrounding countryside.
- The Shenandoah River has many public access points around town. Consider enjoying the Fall colors from a seat on the shore, in a canoe or kayak.



The Humane Society of Warren County opened it's own spay clinic in Front Royal. The clinic operates 4-days a week, Monday through Thursday.

The office is open 1:00 pm-5:00 pm for questions, paperwork, etc. This clinic will provide low-cost, quality spay and neuter surgery. Vaccines and small services will be available at the time of surgery, or at their quarterly vaccination clinics. Contact the clinic by calling 540-252-4028 or emailing [clinic@humanesocietywarrencounty.org](mailto:clinic@humanesocietywarrencounty.org).

Payment is due at the time of scheduling, and drop off and pick up are on the same day. They are located at 840-B John Marshall Highway in Front Royal.

## Survey Results are in!

Thanks to the BRS Community that participated in the Communications Committee survey.

### Highlights

- 66 residents responded
- 94% receive the newsletter via email
- 82% read the newsletter in its entirety
- 82% find the newsletter informative and useful
- 67% think that the current frequency of the newsletter is just right
- Article suggestions obtained through the survey are being addressed
- 67% prefer to be informed on HOA events/news via email
- 85% are on Facebook, with 34% on Instagram
- 1 respondent was having issues connecting with Coventry Group, and we successfully made that connection.

Based on the survey results and at the pleasure of the Board, the BRS Communications Committee is happy to continue providing this resource to our community. If you'd like to become part of this team, please contact Lisa Nokes at [LNokes@coventrygrp.com](mailto:LNokes@coventrygrp.com) and indicate that you'd like to volunteer for the Communications Committee.

The New Warren Memorial Hospital is now open. It's off Leach Run Parkway, just east of downtown Front Royal on 351 Valley Health Way. The new hospital features state-of-the-art medical technology, includes an inpatient rehab center and focuses heavily on the wellness aspect of medical care.

New services include the Physical Therapy and Sports Performance Department with certified staff and specialized equipment to help patients recover after surgery or injury. The department also welcomes anyone who wants to build stamina or improve conditioning.

A full-service retail pharmacy is located off the main lobby. The community has access to the pharmacy from 9 a.m. to 6 p.m. on weekdays and 9 a.m. to 1 p.m. on Saturdays.

The hospital has 36 private inpatient rooms, each with a view, including 12 critical care step-down rooms. Additionally, the facility has an 18-bed emergency department. The new hospital will not have a labor and delivery unit. However, If you are in labor you'll have to travel to Winchester Memorial.

The Andreae Family Wellness and Recreational Trail is the focal point of the medical campus. The trail is a two-and-half mile loop and suitable for all abilities. Bring your family out for a walk, and enjoy the beautiful views of the valley from the overlooks.

To find a physician visit [valleyhealthlink.com](http://valleyhealthlink.com) or call 833-VHS-DOCS.



# fall back

Sunday, November 7, 2021 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 adjust your clocks.



If you need batteries and/or help changing your batteries, contact the Warren County Fire & Rescue Services at 540-636-3830. They will provide this as a free service to County residents.

## Recycle BRS!

American Disposal Services (ADS) provides trash removal service to BRS. ADS will pick up trash and recycling containers on the same day if placed on the curb by 5:00 a.m. Residents should have had both a black trash container and a blue recycle bin provided to them upon move in.

To help discourage rodents, racoons, stray cats and insects from entering your trash, rinse bottles and cans before placing outside. Breakdown and flatten boxes. If you need larger recycling bins, any bin can be used as a recycle container as long as it is appropriately labeled, "RECYCLING" or display the recycling logo.

REMEMBER: Glass, plastic, newspaper, cardboard ONLY. Styrofoam and plastic bags are not to be put in your bins.



**BLUE RIDGE SHADOWS HOA**  
**Candidate Application**

I am interested in filling a vacant position on the Blue Ridge Shadows HOA Board of Directors.

\_\_\_\_\_  
Signature of Candidate

\_\_\_\_\_  
Printed Name of Candidate

\_\_\_\_\_  
Address of Lot Owned

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address of Permanent Residence

**Interest Statement**

Please provide a statement of 300 words or fewer expressing your interest and your experience and qualifications for serving on the Board of Directors.

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**Please email completed Candidate Application/Interest Statement**  
**by October 1, 2021:**  
**BLUE RIDGE HOMEOWNERS' ASSOCIATION**  
**Attn: LISA NOKES @ LNokes@coventrygrp.com**