

BLUE RIDGE SHADOWS

Quarterly Insight into your Community

President's Corner

Thank you to the community members that attended or submitted their proxy for the Annual Meeting in October. We were able to hold the Annual meeting only due to your commitment to our Community.

Two guest speakers were in attendance of our Annual Meeting. Ms. Delores R. Oates, our County Representative and Dr. Edward C. Daley, Warren County Administrator. Several residents raised the concern over the \$200 Fire Department fee that each homeowner pays annually. Ms. Oates and Dr. Daley were moved by the passion displayed about the issue. The morning following the Annual Meeting Dr. Daley asked the Association to petition the County Board of Supervisors requesting the repeal of the proffer that establishes the fee. Our petition was received that afternoon. We will notify residents when this is on the County Board Agenda when they will be voting on this issue.

At the annual meeting, H.J. Dingess and M.W. Robinson were nominated to serve on the Board of Directors for three year terms. We look forward to the contributions from both H.J. and M.W. over the next few years. A special thank you to outgoing members, Tom and Kara that served their terms well. Thank you to Tom for serving the residents of the townhome community honorably.

The December's Board meeting will be held Tuesday, December 6th at 6:00 p.m. at the No. Warren County Fire and Rescue Station #10 on Rockland Road. The business meeting should start by 6:30pm. Our new landscaping company, HLS will address the Board and the community. HLS offers additional landscaping services for each section of the community, see pricing breakdown on page 3. Details regarding the upcoming meeting will be sent out soon.

This winter season snow removal will be preformed by three different organizations. The townhouses will be cleared by HLS, clearing the parking lot but not the sidewalks. Shadows Drive, Ace, Birdie, Caddie, and Divot Courts will be cleared by VDOT. South John Hopkins and side streets and North John Hopkins and side street will be cleared by DR Horton's contractor. We understand this is the same contractor as last year and their salt spreader is working and we should not see a guy in the bed of a truck hand tossing salt. (Hopefully!) The only area that the snow removal contractor controlled by the Board would be in the townhouse section.

If you normally park on the street, please move your vehicle/s to your driveway during a snowstorm. If the plow cannot pass your vehicle(s), the plow will not be able to clear your street.

A special thanks to board member Stephen Horvath for his work on bidding out the new landscaping contract and coming up with improvements to the entrance. The Christmas wreaths were Sheila Asbury's special touch. Thank you both.

The Board has two events planned for December and a Superbowl LVII Party in February. Thank you to Sheila for planning these events. A flier is attached with more details.

Enjoy the holidays!

Scott Kersjes

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MEET YOUR NEW BOARD MEMBERS

Two seats on the HOA board were vacated this year by the outgoing Secretary Kara Antonio and Treasurer Tom Galloway. The Board thanked these members for their service to the Board and to the Community.

As two open seats needed to be filled a call for nominations was made and two nominations came to the floor. M.W. Robinson and H.J. Dingess. both candidates live in the single family home sections of Blue Ridge Shadows (BRS) and are members in good standing. As there were only two nominations, no vote needed to occur and the two candidates were duly named members of the BRS HOA board for a three year term.

M.W. Robinson was born and raised in Warren County. He graduated from Warren County High School and Virginia Tech. M.W is a Certified Public Accountant. He spent eight years working for private CPA firms, assisting individuals and small businesses with tax, audit and other financial consulting and advisory services. For the past twelve years, he has worked as an accountant for the federal government.

M.W. has lived in BRS for six years with his wife Angie, son Braden and dog Murphy.

H.J. Dingess is also a graduate of Warren County High School and Lord Fairfax Community College with a degree in Business Management. He recently retired from the Federal Government with 32 years of service. H.J. lives with his wife and dog Milo and they have two adult children Jimmy and Jada. He has lived in this area all his life and was raised on a farm in Waterlick Va. He is looking forward to serving the community.



NEW ASSESSMENT RATES FOR 2023

The 2023 HOA Assessments has been approved by the passing of the 2023 Budget. In November, notices were sent out to the community regarding a change in the 2023 General Assessment and Service Fees for residents of Blue Ridge Shadows. Assessments are due on the 1st of the month and are considered late if not paid by the 15th. There is a \$25 late fee assessed on the 16th of the month. Effective January 1, 2023, the monthly assessment will change, as follows:

- General Assessment -- \$27.28 per home
- Townhomes -- \$111.59
- Single Family -- \$51.90
- Highlands (55+) -- \$162.31

The General Assessment per home per month plus an additional service fee based on the home type, as follows:

- Townhouse – \$111.59 + \$27.28 = \$138.87**
- Single Family – \$51.90 + \$27.28 = \$79.18**
- Highlands (55+) – \$162.31 + \$27.28 = \$189.59**

Coupon booklets will be sent out. Assessments are due on the 1st of each month regardless if you have received your coupon book, payments can be made on-line using the new ComWeb Portal <https://comwebportal.com/>. If you did not get your assessment letter or email and have questions please contact Lisa Nokes at Coventry Group at admin@coventrygrp.com.



ARCHITECTURAL REVIEW

The updates to the Architectural Guidelines will be mailed shortly as the documents were just recently reviewed and returned by the attorney.

Until changes are disclosed, please continue to follow the current guidelines regarding exterior changes. An ARB Change Form must be submitted with proposed changes prior to new exterior work or changes.

<https://coventrygrp.com/blueridgeshadows/wp-content/uploads/sites/92/2020/12/BRS-Architectural-Change-Request-Form-neighbor.pdf>.

LANDSCAPE UPDATE

The BRS HOA Board signed a landscaping and snow removal contract with HLS.

The services by HLS will commence in January 1, 2023. A Cut Above provided their last services for the season including new plantings of the island on Shadows Drive near the entrance of the community.

Rates for additional landscaping services by HLS for 2023 are priced below:

*Townhome Addt'l Services Pricing***

- **Fenced in backyards: \$180.00** -- Backyards will be served with each maintenance visit. Backyards must be unlocked and cleared of toys/furniture/grills/etc. No personal property will be moved.

*Single Family Home Pricing***

- **Basic Maintenance Package: \$1,040.00**
Mowing, weeding, edging, pruning, and mulch application on standard house types (large mulch beds will be assessed on an individual basis).
- **Fertilization of Lawn: \$45.00 per application** -- Up to 5 applications of fertilizer and weed control
- **Aeration and Overseeding: \$250.00**
Aerate and overseed all lawn areas.

*Highlands Addt'l Services Pricing***

- **Additional Services (Fenced in Areas) Maintenance Package: \$240.00** -- Mowing, weeding, edging, pruning, and mulch application (any additional large mulch beds will be assessed on an individual basis).
- **Fertilization (Fenced in Yard): \$10.00 per application** -- Up to 5 applications of fertilizer and weed control.
- **Aeration and Overseeding (Fenced in Yard): \$75.00** -- Aerate and overseed all fenced in lawn areas.

****Services to be paid in full prior to service commencement****

To inquire about any additional maintenance services, as noted, please contact Dave Rusch directly at BRHomes@hls-llc.com.





SAFETY COMMITTEE

BE AWARE! We had a significant traffic accident recently at the intersection of Hospitality and Shadows Drive. Please respect others and SLOW DOWN! The speed limit is 25 miles an hour as soon as you enter into the Blue Ridge Shadows Community and throughout the development! There are many walkers, children, dogs, and golf carts crossing Shadows Drive frequently, so please be aware and slow down!

Looking out for others is critical!

Thank You!

Call the golf club at (540) 631-9661 and make your reservation by noon Tuesday, 12/13/22.

Don't miss out.

**breakfast with
santa**

BLUE RIDGE SHADOWS GOLF CLUB
SATURDAY, DECEMBER 17, 2022
10:00 A.M- NOON

Breakfast
Scrambled Eggs . French toast
Bacon . Sausage
Home Fries . Biscuits & Gravy
Coffee . Tea . Milk . Juice

Pricing
children 5 and under -- free
children 6 - 12 -- \$8.00 + tax
13 - adult -- \$12.00 + tax

Reservation deadline noon
Tuesday, December 13, 2022
540-631-9661
Payment collected upon arrival

Sit with Santa and feel
free to snap your own picture

WHEN IT SNOWS



- The Commonwealth of Virginia Department of Transportation (VDOT) owns portions of Shadows Drive and Hospitality Drive. These roads along with Ace, Birdie, Caddie, and Divot Courts will be cleared by VDOT. These roads are tertiary -- they will only be plowed after main roads, interstates and secondary roads have been cleared.
- Roads in the townhome section will be cleared by the new landscape company HLS. HLS will clear the parking lot but not the sidewalks.
- South John Hopkins and side streets and North John Hopkins and side streets including in the Highlands (55+) section will be cleared by DR Horton's contractor. If you have questions or concerns during a storm contact Lisa Nokes at Coventry Group at 540-535-0816 or 540-327-9628.

CHECK IT TWICE!

Planning to bring in that fresh cut tree or garland indoors as part of your holiday decor? Check it carefully and shake it vigorously to remove or dislodge any unwanted house guests. Inspect for mantid oothecae, bagworms, and Spotted Lantern Fly egg casings.

Read on to learn how to recognize the most likely hitchhikers.

<https://extension.psu.edu/insects-on-real-christmas-trees>



PLEASE MOVE YOUR PARKED VEHICLES OFF THE STREET DURING A SNOWSTORM TO ALLOW THE PLOWS TO PASS.

BASKETBALL HOOPS ARE PROHIBITED ON VDOT OWNED ROADS -- PLEASE REMOVE OR RISK DAMAGE.



Skyline High Hawks

Boys and Girls varsity and junior varsity basketball season has begun, along with indoor track and wrestling. Come out to support your local high school. Check out the Hawks calendar of events for the latest <https://www.skylinesports.org/main/calendar/>.



Game day tickets can be purchased at ticket spicket <https://events.ticketspicket.com/agency/8b40689d-0dcf-466d-aff8-5e42d1156010>.



Did you know Warren County Parks and Recreation installed a new outdoor basketball court at Rockland Park?



Keep Your Engines Spring-Ready

by Master Gardener's Jeff and Gail

Before storing your small lawn and garden fuel-powered machines away for the winter, make sure there's no fuel left in the carburetor. Fuel left in the carburetor over winter evaporates over time, leaving residue that clogs the tiny internal passageways and jets, preventing proper fuel induction and air ventilation. It is the No. 1 cause of hard-starts or no-starts in the spring.

Rototillers, small mowers, log splitters, string trimmers, chipper/shredders and other machines that have fuel tanks directly over the carburetor will leak fuel all winter long if not properly drained. Here are a few helpful tips:

If the tank is almost empty, allow engine to run until it shuts off by itself. If the tank has more than an inch of fuel, drain or syphon to empty. (Be careful not to tip the carburetor-side toward the floor as it might cause it to fill with motor oil.) Start engine, and let it run until it shuts down. For machines with fuel shut-off valves, turn to the "off" position. Then, start the engine, and let it run until it shuts down. Your equipment is now ready for its long winter's nap.

As posted on the Northern Shenandoah Valley Master Gardener Association Facebook Page.

Preparing for the winter months

Protect your A/C Compressor

Even though the condenser unit is built for outdoor elements, it can still be damaged by falling icicles and other debris. Many manufacturers recommend against a compressor cover as it creates a warm space for critters and causes condensation, which can lead to early corrosion and mold. Consider instead applying a piece of plywood on top of the unit to protect the fan from damage caused by falling icicles. See your maintenance guide to learn how to clean your air conditioners in the Spring.

Furnace Inspection

Keep your furnace running efficiently by having it professionally maintained and inspected. Inefficiency can cost you money as your furnace has to work harder in the winter months. Change furnace air filters regularly at least every 3 months to keep fresh air flowing through your air ducts, maybe more often if there are smokers in the house or pets.

Ceiling Fans

In the summer ceiling fans turn counterclockwise to create a downdraft, and in the winter, set the ceiling fan direction to spin **clockwise** to pull the heated air up and around the room to spread the warm air across the room more efficiently. The fan can be set at slow or medium speeds to be effective at moving the heated air around the room.

Clean and Inspect your Chimney

Hire a chimney sweep to professionally inspect and clean your flue, fireplace or wood stove before use. This step can prevent chimney fires, which account for over 20,000 residential fires each year. Birds and squirrels love to nest in chimneys, so make sure it's clear. A blocked chimney or flue can also increase your chances of carbon monoxide poisoning. Install a detector that can detect odorless, deadly gas in the home.



Essential Winter Safe Driving Tips

Roads that are slippery with ice and snow can be difficult for even the most experienced driver. Before you head out, know that you can take precautions to help ensure that you arrive at your destination safely.

1 **Slow Down**
Slippery roads reduce the amount of traction your tires have and these conditions make your vehicle harder to control. Slow down to give yourself plenty of time to react to hazards.



2 **Increase Your Following Distance**
Allow plenty of space between your car and other vehicles. It takes four to ten times more distance to stop on ice and snow than on dry pavement.



3 **Know the Roads**
Ice forms more quickly on bridges, overpasses, intersections and hills. By knowing and identifying these potentially slippery areas, you can reduce your speed accordingly when approaching them.



4 **Leave Early**
Allow plenty of time to get to your destination safely so that you don't feel the need to rush or speed.



5 **Be Prepared for Anything**
Pack essential emergency items in your vehicle and make sure you have someone to contact if you need help.



6 **Buckle Up**
Seat belts continue to be proven as the #1 life-saving device in crashes.



Animal Winter Safety Tips



All animals react differently to the cold, even if they are considered to be “cold-weather” animals. Age, health, regular exposure to the cold and more can affect how your animal may experience health consequences in colder temperatures. Consult your veterinarian for more information on how to care for your own pet’s health this winter. At 45°F, young, elderly and/or sick animals can begin to suffer health consequences.

Provide Shelter



At 32°F or less, no owned dog or cat should be left outdoors unless they have access to a well-insulated structure that

- Is large enough to curl up in and has a **wind block** at the door
- Includes a **heated water bowl** so they have access to an unfrozen water
- Has a floor, is **elevated from the ground**, has warm dry blankets or dry straw and has heating or an outdoor heating pad



Feral Cats

Feral cats have likely found warm places to hide, but if you are worried about a local feral cat, you could consider putting out a **weather-safe container** with bedding and a hole for entry. You also want to provide water, but you need to be vigilant to make sure it does not freeze.



Walking Your Dog

• Consider **shortening the walk** if the temperature is too frigid. Help them get more exercise inside your home.



• Check with your vet whether your pet may want **additional clothing** beyond their “fur coat” in this chilly weather.



• Watch for any **signs of injury** or extreme cold to their paws, especially in the snow or ice. Wipe off paw pads on your way inside to prevent chemical melting agents from injuring paws or being ingested.



Pet Care Kit

Be prepared for loss of heat and/or power outages to your home. **Prepare a pet care kit** so you have what you need for your pet if you need to leave in a hurry.



Warning Signs

Signs that an animal may be getting too cold include:

- Trembling
- Sleepiness
- Slowed breathing
- Mobility issues
- Dry skin
- * Numbness
- * Illness



(these last two are the most serious)

Make Some Noise

Don’t forget about our wild neighbors who may use your vehicle as a wind block in these chilly temperatures. **Make plenty of noise** and give them time to make their exit before driving away!



The Thermal Shelter of Front Royal is a winter homeless shelter serving our community and opens for the winter season on December 17, 2022 and remains open through March 31, 2023.

They are located at the Front Royal Presbyterian Church, 115 Luray Ave, Front Royal, VA 22630.

Volunteers are needed daily from 6:00-8:00 p.m. to help in the kitchen, at the front desk, or during meal preparation. Sign up here: <https://volunteersignup.org/HHA84>.

The Shelter is a low-barrier shelter serving homeless men and women over the age of 18. They are a faith-based organization showing God's love by offering a warm, safe place to sleep, a warm meal and basic needs to those who are homeless during the winter months.

Contact them and find out how you can get involved. Volunteers are always needed to serve up a warm meal, stay a while, play a board game in the evening, or just sit and talk with the guests. Blankets, gloves, and coats and monetary donations are always appreciated.

Call at (540) 892-6108 or email at thermalshelteroffr@gmail.com



A virtual demonstration on how to make a holiday wreath using items such as cookie cutters! Just in time for the holidays! Craft kits will be available at the library service desk before the event. Register for this event online or stop by to register and pick up your craft kit before they run out.



Friday, December 9, 2022
7:30 p.m.
Front Royal Presbyterian Church
115 Luray Avenue, Front Royal

BLUE RIDGE SHADOWS
COMMUNITY

UPCOMING EVENTS!

mark your calendar

ALL EVENTS HELD
AT BLUE RIDGE GOLF CLUB
SHADOWS DRIVE

Dec 17 breakfast with santa

Saturday, December 17, 2022
10:00 a.m. to noon

Breakfast
Scrambled Eggs . French toast
Bacon . Sausage
Home Fries . Biscuits & Gravy
Coffee . Tea . Milk . Juice

Pricing
children 5 and under -- eat free
children 6 - 12 -- \$8.00 + tax
13 to adult -- \$12.00 + tax

RESERVATION REQUIRED: Deadline noon, Tuesday, December 13
call **540-631-9661** -- Payment collected upon arrival
Sit with Santa feel free to snap your own picture

Dec 20 Happy Hour Ugly Sweater Contest

Tuesday, December 20, 2022
6:00 - 8:00 p.m.

The bar will be open for food and drinks at regular menu prices and a Holiday Drink Special. **NO RESERVATIONS.**

Drop in for some laughs, conversations, a few bites and sips...and wear your UGLY Holiday Sweater.

The UGLIEST sweater winner will receive a \$25 gift certificate to Houlihan's Restaurant at the DoubleTree by Hilton.

Feb 12 Super Bowl LVII Party

Watch the game on all five large screen TVs
More details to follow in January



Spotted Lanternfly Update

WHAT THEY'VE LEFT BEHIND.

The invasive Spotted Lanternfly (SLF) were here over the summer. This fall the females laid their eggs. While most adult spotted lanternflies have frozen to death, their eggs can survive over winter and are viable from about October through July. Adults lay their eggs in masses in the late fall on trees, under bark, posts, lawn furniture, cars, trailers, outdoor grills, and on many other surfaces. Use the winter months to walk around your property to look for egg masses.

If you find egg masses any time through April, scrape them off using a plastic card or putty knife and place into a bag or container filled with rubbing alcohol or hand sanitizer. This is the most effective way to kill the eggs, but you also can smash or burn them. It's important to eliminate as many egg masses as possible. A single egg mass could hold 30 to 50 eggs.

Please be safe while scraping. Don't climb ladders to scrape hard to reach egg masses.

Refer to the Virginia Cooperative Extension publications and education <https://www.pubs.ext.vt.edu/> website for more information on the SLF and other gardening, pest and agriculture concerns.

As always READ carefully the label of any pesticide or herbicide when applying as with any chemical it can have an adverse affect on you, your children, your pets and vegetation. Contact your Master Gardener for advice at Greenhelpline.warrenCo@gmail.com.



Egg mass on cement block



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