

BLUE RIDGE SHADOWS

Quarterly Insight into your Community

President's Corner

This year the Board has been busy, improving the appearance of the community and with events. In addition, after three years of review, discussions, and rewrites, The Architectural Guidelines have been updated and approved. The new document should be mailed to you by October.

Fall means change in tree colors, invading leaf peepers, and the Association's annual meeting. Our annual meeting is October 26 at the No. Warren County Fire and Rescue Station #10, 266 Rockland Road. Within several weeks you will receive a letter from Coventry Group that will include the annual meeting notice and a proxy (for those who are unable to attend). There is one open Board seat expiring this year and you have a chance to run for the open seat. Attached please find the Candidate Nomination form, if you are interested in being a part of an active HOA community, please submit your nomination to Coventry Group by the deadline, September 16th.

If you cannot attend the meeting to vote, please complete the proxy and send it to Coventry Group or pass it along to someone who is attending. You have an opportunity to have your proxy count for attendance, to vote for a new Board member, and address other issues that may require residents' vote.

I'm proud to say, that your HOA Board, in many cases, has had more of an impact on the community than the County and State administrators.

Please stay informed and involved at the Board level or on one of the committees.

Scott Kersjes



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Landscaping Updates

The BRS HOA Board and the Landscape Committee wanted to pass along some exciting news to the community!

The Board has committed to maintaining and improving the curb appeal/appearance of our community which in turn helps to maintain and increase property values. That being said, the Board approved fall landscaping improvements that started last month. The first step in these upgrades was to clean (pressure washing) the front entrance monument sign, the Highlands monument sign, and the white adjoining split rail fence in the Highlands section along John Hopkins North. All of the cleaning was completed in August.

The next step will be installing landscape lighting at the front entrance of the monument sign. There will be enhancements to the landscaping at the front entrance and Highlands monument signs with low-maintenance, native perennials.

Finally, the center grass island on Shadows Dr. just past Hospitality Dr. will also be landscaped with native perennials. All of these projects should be completed by the end of October.

Please note the photo renderings of the landscaping plans. Keep in mind the pictures show all the landscaping in full bloom at the same time. The plants chosen will add pops of color at different times of the year.

We can't wait for all these improvements to be completed for the community, our families and guests to enjoy. These enhancements and improvements are the hardworking efforts of our Board and Landscape Committee to ensure and maintain the communities' upkeep and curb appeal.



Architectural Review

APPLICATION PROCESS

The Architectural Review Board (ARB) reviewed . There were 18 ARB applications submitted since the last newsletter. Seventeen were approved and one was disapproved.

Updates to the Architectural Guidelines will be mailed to homeowners in October. Please review the guidelines regarding exterior changes. An ARB Change Form must be submitted with proposed changes prior to exterior work or changes. <https://coventrygrp.com/blueridgeshadows/wp-content/uploads/sites/92/2020/12/BRS-Architectural-Change-Request-Form-neighbor.pdf> or [submit online](#).

Changes to the exterior of your home to include fences, decks, pools, major landscaping design, patios, and sheds, require HOA approval. Homeowners are advised to submit applications well in advance of any planned improvements in order to allow adequate time for review.

Summer Inspection Report

VIOLATIONS

Blue Ridge Shadows HOA Management and a HOA Board member conduct monthly inspections. In August alone, there were 88 new violations, lawns needing attention, overgrown beds and trash/recycle cans in view. Many homes, in the community, will need to be power washed to remove mold growing on northwest facing walls.

Letters have been sent out to homeowners that had violations.

In the next few months as leaves fall, homeowners are reminded that you are responsible for properly disposing of yard waste and leaves. Dumping yard waste and blowing leaves onto common areas or the golf course is prohibited. These actions cost the association money to have these areas cleaned up.

BLUE RIDGE SHADOWS HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL CHANGE REQUEST FORM

Owner _____ Property Address _____
 Owner's Mailing Address (if different) _____
 City, State, Zip (if other than Falling Waters) _____
 Home Phone _____ Daytime Phone _____ Email _____

In order to be considered by the Review Committee your application must include detailed information describing the proposed change (typically, plans and specifications including sketches, photos, catalog illustrations, ect. showing the nature, kind, shape, color, dimensions, and materials, and a copy of the survey with the location marked).

Make sure your application is complete. An application submitted without all required submissions will be considered incomplete. In such a case, the Review Committee's review period will not commence until all required submissions have been provided. Other exhibits may be requested to permit adequate evaluation of the proposed change. You will be notified in writing of the decision by the Management Company/Board of Directors within 45 (45) days of receipt of your completed documents. By approving this request, the Management Company or Board of Directors is not assuming any responsibility for the safety, construction, operation, maintenance, accident, injury or claim that may arise throughout any stage of this change or thereafter.

**** To avoid incurring fines, DO NOT begin construction or modification until you have received this approval from the Board!****

Description of Proposed Change: (Please print or type)

Describe all proposed improvements, alterations, or changes to your lot or home. Please provide required details by attaching sketches, drawings, clippings, pictures, catalog illustrations, and a copy of your house location survey (recorded plat) with the location of the modification marked, etc. to fully describe the proposed change.

Estimated Beginning Date _____ Estimated Date of Completion _____

Neighbors' Acknowledgments:

You are requested to obtain the signatures of all lot owners whose lots are adjacent to your lot. Signature by your neighbors indicates an awareness of your proposed change and does not constitute approval or disapproval on their part.

Name: _____	Name: _____
Address: _____	Address: _____
Loc: _____	Loc: _____
Signature: _____	Signature: _____

Name: _____	Name: _____
Address: _____	Address: _____
Loc: _____	Loc: _____
Signature: _____	Signature: _____

HOA Portal

Register on the access portal
<https://comwebportal.com/register>

Owner Access Portal:

- Check your account balance and make payments
- Update your profile
- Check on open and pending compliance items
- Access meeting minutes and budgets
- Contact your association manager
- View announcements and alerts
- And much more...

Yoga on the Green

Blue Ridge Shadows Golf Driving Range

Come out and meet your neighbors, stretch and relax!

Upcoming dates:

Tuesday, September 20, 2022

and

October 4, 2022

6:00-7:00 p.m.

Cash only -- \$15.00 per person.

Men and women welcome -- bring your mat and water bottle. Led by Certified yoga instructor, Arianne Warner. All skill levels encouraged. Sorry no child care provided.

There is always room for more on the Green. Don't be shy -- come out and join your neighbors at the next yoga class. It's a great way to meet someone new that shares your passion for yoga.



Wine Wednesday

Wine Tasting Event



Blue Ridge Shadows Wine Tasting

A private event for BRS residents
Blue Ridge Shadows Golf Club
Wednesday, September 14, 2022
6:30 p.m.

Reserve your spot by Friday, 9/10/22

Please no walk-ins

Meet new friends and old neighbors

Call 540-631-9661

Delicious petite bites paired with California, Oregon and Washington State wines:

- 2020-21 Charles Krug Sauvignon Blanc, Napa, CA paired with Zucchini Carpaccio
- 2020-21 King Estate Pinot Gris, Willamette Valley, Oregon paired with Shrimp & Grits
- 2019-20 Joseph Carr Chardonnay, Carneros, CA paired with Corn Chowder
- 2020 Portlandia Pinot Noir, Willamette Valley, Oregon paired with Mushroom Pizza
- 2019 Truth Be Told Cabernet Sauvignon, Columbia Valley, WA paired with Coffee Rubbed London Broil
- 2020 Pillars of Hercules Red Blend (Petite Sirah, Petite Verdot, Teroldego), Dunningan Hills, CA paired with Dark Chocolate & Mascarpone Mousse



Fall 2022

PARKS AND RECREATION PROGRAM

Fall registration has begun and classes started in September. Check out the [Fall 2022 Parks and Recreation Connection](#) of activities, lessons, and trips for adults and children - learn a new skill, take a bus tour, or learn to play a new instrument.

Support Warren County Parks and Recreation and show the County there is a need and a desire for more programs in the County.



Schools back in session

SLOW DOWN FOR OUR CHILDREN

Buses are moving in our neighborhood. Please watch for the kids crossing our streets and waiting at bus stops along Shadows Drive and John's Hopkins North. Remember see RED lights blinking -- STOP. It's the law!



2022 Personal Property and Real Estate Taxes

SECOND PAYMENT DUE DEC 5

The County of Warren operates on a twice-a-year billing schedule with the payment of the first half of taxes was due June 5th and the payment of the second half is due by December 5th. A late payment penalty of 10% is added on December 6th with interest.

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.



Varsity, junior varsity football, volleyball, cross country and golf season has begun. Come out to support our local youth and school. Check out the Hawks calendar of events for the latest [Fall Sports](#) and purchase game day tickets at [Skyline Athletics](#).



WARREN COUNTY ANNUAL RESIDENTIAL CLEAN-UP DAY

Saturday, September 10, 2022

8:00 a.m. to 2:00 p.m.

Open containers to dispose of bulky items, such as old furniture and appliances at three (3) County locations

Oil and Paint accepted at transfer station only (see below)
Passenger tires accepted at transfer station only (see below)
(max 20)

LOCATIONS:

- **VDOT Park N' Ride** located on Dismal Hollow Road at Linden
- **Transfer Station** located on Shangri-La Road (Rt. 613)
(2.1 miles East off Rt. 340 South) at Bentonville
- **Shenandoah Farms Fire Department** - 3 miles North off Howellsville Rd and Blue Mountain Road)

COVER AND SECURE YOUR LOADS

**All Vehicles must display Current
Warren County/Town of Front Royal
Windshield Decal or County Waste Decal**





WARREN COUNTY

Annual Household Hazardous Waste Collection Day

Saturday, September 10, 2022

8:00 a.m. to 2:00 p.m.

Government Center Parking Lot
220 N. Commerce Avenue

ACCEPTABLE ITEMS: Cell phones, antifreeze, pesticides, insecticides, pool chemicals, drain cleaners, solvents, strippers, aerosols, battery acid, household cleaners, dry cell batteries, car batteries, paint thinners, adhesives and fluorescent light bulbs.

UNACCEPTABLE ITEMS: Tires, explosive materials, biological or radioactive waste and asbestos-laden materials.

No cost to Warren County or Town of Front Royal residents.

**Great time to clean out the garage, sheds and storage units
from unused and unwanted hazardous chemicals.**



Spotted Lanternfly Update

THEY'RE HERE!

The invasive Spotted Lanternfly (SLF) are here in BRS and they are spreading. They are beautiful but will decimate our wine, and apple orchards. If you see them, in whatever stage of life, stomp them, squash them and swat them. They jump so don't be surprised.

They live on the Tree of Life plant, also invasive, destroy and remove this plant to discourage the SLF population.



Refer to the Virginia Cooperative Extension Best Management Practices located on their website regarding the [SLF](#).

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

• Stomp it
• Squash it
• Scrape it
• Squish it
• Smash it
• Swat it
• Slap it
• Smack it
• Strike it

Help us slow the spread of spotted lanternfly!
ext.vt/spotted-lanternfly

Lord Fairfax Community College



Same great school just a new name. Laurel Ridge symbolizes the positive spirit and can-do attitude the college embraces. The name change reflects the natural beauty of the surroundings and is representative of the entire service region.

Check out the programs of study whether learning a new trade by entering into the [Workforce Solutions program](#), learning a new language, earning an associate's degree or a certificate, [Laurel Ridge](#) has a program for you. Only 8 miles away, the Middletown Campus offers, in person, online and hybrid classes. Attend a Fall Open House at the Middletown Campus, November 5, 2022, 10:00 a.m. to noon. Pre-registration encouraged at [Laurel Ridge Open House](#).



As a high school student you can also earn college credits while still in high school email Nancy Ris at Skyline High School, Career Coach, nris@laurelridge.edu, if you have questions.



Apple picking season has begun at Stribling Orchard in Markham. Early September the following varieties of apples available for picking: Macintosh, Gala, Cortland, Greening, Golden Delicious, Red Delicious, Jonathan, and Grimes Golden. (*Please note that several of these varieties have ripened earlier this year.)

Fall hours have begun -- 9:00 a.m. -5:00 p.m. Wednesdays-Sundays with the bakery only operating on weekends.

(**Please note Stribling Orchard will be closed on Mondays and Tuesdays.) Check them out on [Facebook](#) or on their website at [Stribling Orchard](#).



Enjoy wineries, craft breweries, cideries and distilleries. Along the way visit incredible mountain views with unlimited outdoor recreation opportunities, historic treasures, and charming downtowns loaded with shops and eateries. Stay and SIP awhile in Virginia's Shenandoah Valley. Check out Who's on the Trail at [Shenandoah Spirits Trail](#).

The best way to plan your trail visit is to use the pocket guide [map](#).

Our Good News Page
ANNOUNCING SUNSHINE CORNER

Let's fill up a page of good news in our community. Please forward "good news" stories to the Communications Committee at blueridgeshadowsnews@gmail.com to be included in Sunshine Corner. A good news page with stories of kindness, special celebrations, an academic achievement, a birth announcement, an engagement, a retirement or a wedding -- whatever you want to share with the community.



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