

# BLUE RIDGE SHADOWS

Quarterly Insight into your Community

## 2021 Annual Meeting of Members

The Blue Ridge Shadows (BRS) Annual Meeting of Members was held on Tuesday, November 9, 2021 at the North Warren County Fire & Rescue Station on Rockland Drive. The meeting was called to order at 6:30 p.m. and according to the bylaws, at least ten percent (10%) of the votes of each class of members constitutes a quorum. A quorum was met with 23 homeowners present, 7 via proxy and 13 via Zoom. The Board was represented by current president Scott Kersjes, current board member, David Owens, along with the HOA attorney, Juan Cardenas and community manager, Lisa Nokes. Board member, Stephen Horvath, could not attend due to a conflict with work.

First order of business was to approve the Agenda as submitted. The Agenda was approved and the meeting could commence. The last Annual Meeting of Members was held in 2019 and no minutes were included in the transition from the previous management company to approve. In addition, no annual meeting was held in 2020 due to the COVID pandemic. Mr. Kersjes spoke on behalf of the Board giving a breakdown on all the Board accomplished over the past two years. The chairs for each committee addressed the community asking for volunteers and gave a summary of what would be required of them if they joined a committee. Ms. Nokes briefly talked about the HOA's finances and stated that the HOA is doing well financially. Mr. Kerjes discussed the approved 2022 budget. He explained how the budget was prepared and the reasons for the dues increase in the townhome and in the Active Adult (The Highlands) sections and why there was a decrease in the dues in the single-family home section. See page two for details.

The significant order of business was the election of new board members for the 2022 year. Current Board members, Scott Kerjes and Stephen Horvath were seeking reelection. Mr. Kerjes stood up and addressed the community as to his background and why he is qualified to serve on the Board for another term. Sheila Asbury submitted her nomination to serve on the Board. Ms. Nokes took a moment to read Stephen Horvath's and Sheila Asbury's candidate form and their qualifications. Ms. Nokes then asked for nominations from the floor. Thomas Galloway and Kara Antonio were nominated from the floor. Mr. Cardenas spoke to the community regarding the election process. There were five open board seats to fill and with only five candidates on the ballot all five would be elected to serve on the Board. An election was held by secret ballot for the five open seats. The election was formalized by secret ballot, tabulated and verified by 3 homeowners and Mr. Cardenas. Kara Antonio, Sheila Asbury, Thomas Galloway, Stephen Horvath and Scott Kersjes were elected to the Board of Directors. The meeting adjourned at 8:35 p.m.

The election of officers took place at the first meeting of the Board of Directors following the Annual Meeting of Members. The Board voted on positions of the officers. Scott Kersjes remains as President, Stephen Horvath serves as Vice President, Kara Antonio as Secretary, Thomas Galloway as Treasurer and Sheila Asbury as fifth member of the board.



## 2022 Change in HOA Assessments

In October notices went out to the community regarding a change in the 2022 General Assessment and Service Fees for BRS. Effective January 1, 2022, the monthly assessment will change, as follows:

General Assessment - \$21.95 per home. Each home has an additional service fee based on the home type:

- Townhouse – \$96.91 for a total of \$118.86/mo. an increase of \$11.86/mo. due to maintenance of the common area and snow removal cost
- Single Family – \$56.85 for a total of \$78.80/mo. a decrease of \$22.20/mo.
- Active Adult (Highlands) – \$156.85 for a total of \$178.80/mo. an increase of \$3.80/mo.

Coupon booklets were sent out this week. Assessments are due on the 1st of each month regardless if you have received your coupon book, payments can be made on-line. Dues over 15 days late will be charged a \$25.00 late fee. Any questions contact Melanie at [admin@coventrygrp.com](mailto:admin@coventrygrp.com) or call 540-535-0816.



## Committee Reports

### 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!



### 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 in a more visible location on Shadows Drive. It's just another reminder to **SLOW DOWN** to 25 mph for the protection of all. Children are waiting at bus stops, residents and dog walkers are walking along our roads.



### Communications Committee

The Communications Committee primarily puts out this quarterly newsletter of HOA news and events. 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.

**IF YOU ARE INTERESTED IN SERVING ON ANY ONE OF THESE COMMITTEES, PLEASE REACH OUT TO LISA NOKES WITH COVENTRY GROUP AT [LNOKES@COVENTRYGRP.COM](mailto:LNOKES@COVENTRYGRP.COM).**

# Snow Removal

Winter is just around the corner and possible snow fall could be in our future. A few things you should keep in mind concerning snow removal in BRS. The single family homes and the Highlands sections are still maintained by DR Horton's contractor. Snow removal in the townhome section are performed by our landscape contractor. If you have any concerns or witness unsafe practices regarding snow removal, please address them to Lisa Nokes at Coventry Group, 540-535-0816. Ms. Nokes will contact the contractors on your behalf

Finally, the Virginia Department of Transportation (VDOT) is only responsible for clearing the state-owned section of Shadows Drive from 522 to Johns Hopkins North and no further. Do not park along this portion of Shadows Drive.



# Architectural Review Process

**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 approval. Please ensure your application is submitted in plenty of time to go through the process before you contract to have the work done. The Architectural Review Board (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.

## Good to know

**Comcast cable (Xfinity)**  
888-266-2278

**Coventry Group**  
540-535-0816

**EMERGENCY**  
911

**DishNetwork**  
540-636-3765

**DirecTV**  
855-437-4359

**Miss Utility (before you dig)**  
811

**Washington Gas**  
844-927-4427

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  
Non-Emergency: (540) 636-3830

Warren County Sheriff's Office  
Non-emergency 540-635-4128  
(includes animal control)

Warren County Voter Registrar  
540-635-4327

## Picture with Santa

Join the staff of Warren County Parks and Recreation and get your picture taken with Santa. Photos with Santa will be taken and printed on-site Sunday, December 19, 2021 from 9:30 a.m. to 11:30 a.m. Warren County Community Center, 538 Villa Avenue, Front Royal. Cost \$15.00 for residents. To reserve your spot. Contact registration at the Warren County Community Center, Monday through Friday, 8:00 a.m. – 5:00 p.m., evening and weekend hours may vary, at (540) 635-1021 or via email at [wccinfo@warrencountyva.net](mailto:wccinfo@warrencountyva.net). Register online at [Santa Event](#)



## OPERATION SANTA 2021

Operation Santa is a county-wide event sponsored by local volunteer fire and rescue departments - for BRS that is North Warren Volunteer Fire & Rescue (NWWFR) cruises their engine slowly through the neighborhoods of Front Royal and Warren County with Santa Claus and department volunteers greeting residents standing outdoors waiting for Santa's arrival. Operation Santa 2021 for BRS has not yet been scheduled by NWWFR. BRS residents who would like to see Santa Clause on the fire engine are encouraged to follow them on their Facebook where they post updates.



**Sweeter, Still...**  
 a concert of holiday music with

**BLUE RIDGE SINGERS**

<p><b>Sunday, December 5, 2021</b>  <b>4:00pm</b>          First Baptist Church of Winchester          205 West Piccadilly St.          Winchester, VA 22601</p> <p>COVID-19 Guidelines:  <i>Masks are encouraged for attendees</i></p>	<p><b>Friday, December 10, 2021</b>  <b>7:30pm</b>          Front Royal United Methodist Church          1 West Main Street          Front Royal, VA 22630</p> <p>COVID-19 Guidelines:  <i>Masks are required for attendees</i></p>	<p><b>Sunday, December 12, 2021</b>  <b>4:00pm</b>          Trinity Episcopal Church          9108 John Mosby Hwy.          Upperville, VA 20184</p> <p>COVID-19 Guidelines:  <i>Masks are required for attendees</i></p>
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### Holiday Trees: Pine, Spruce, or Fir: Which Conifer is This?

For centuries, families have welcomed the holiday season by decorating their homes using greenery including conifer trees (Pine, Spruce, or Fir). Join the Front Royal Tree Stewards to learn more about these special trees, including how to tell common conifers apart. Take a walk around the library with Carrie Whitacre, Assistant Curator at the State Arboretum of Virginia at Blandy Experimental Farm as she leads this presentation. Carrie is a certified arborist and enjoys walking along the Conifer Trail at the Arboretum. Register by calling Carrie at (540) 635-3153 ext. 105 or at [Holiday Trees Workshop](#)

Samuels Public Library  
330 E. Criser Road  
Front Royal  
White Meeting Room A  
Saturday, December 11, 2021  
10:00am - 1:00pm



Need to get out of the house with the kids during the holiday break? Consider Royal Cinemas on Main Street. Check out their website for newly released movies such as Disney Encanto, Clifford the Big Red Dog and Ghostbusters: Afterlife. Ticket prices are reasonably priced especially the matinees. Step out and consider a day out in Old Town Front Royal.

### GENERAL INFORMATION

Main Phone: 540-635-6080  
Movie Line: 540-622-9997

### TICKET PRICES

Adult (12 and up)	\$10.00
Military (w/ID)	\$8.00
Student (College w/ID)	\$8.00
Senior (65 and up)	\$8.00
Child (under 12)	\$7.00
Matinee (before 6:00 p.m.)	\$7.00
3D UpCharge	\$3.00

### Holiday Wreath Making Workshop

Create a holiday wreath in an idyllic setting with locally grown and gathered greenery while you enjoy hot chocolate, tea, or coffee.

Join instructor Molly Kubic in making a 20-22 inch grapevine wreath base and materials including holly, pine or magnolia, all harvested locally, that you will create with instruction and personalize with natural embellishments. All materials will be provided. Take your creation home with you to enjoy throughout the holidays.

Saturday, December 11, 2021  
1:00 PM – 2:30 PM  
\$75.00

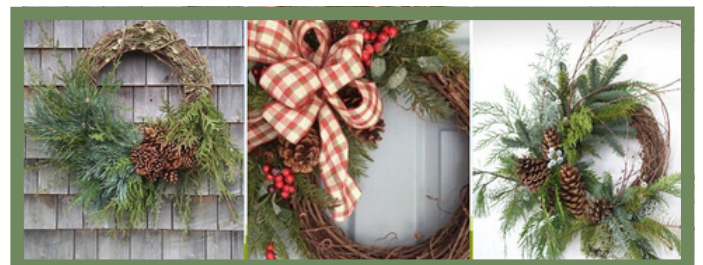
Sylvanside Farm and Lucky Acres Flower Farm  
19606 Telegraph Springs Road  
Purcellville, VA 20132

Register at [Holiday Wreath Making](#)



The Thermal Shelter of Front Royal is a winter homeless shelter serving our community. It opens on December 11 through March 30, 2022. They are located at: 465 W. 15th St. Front Royal. Back side of building.

Contact them and find out how you can get involved and help out. Volunteers are always needed to provide a warm meal, blankets, gloves, coats and a compassionate heart @ [Thermal Shelter](#)



# Drive Smart!

Did you know that effective January 1st, 2021, it became illegal to hold a handheld personal communications device (e.g., a smart phone) while driving a moving motor vehicle on the roadways in Virginia?

**It is unlawful for any person to operate a moving motor vehicle on the roadways in Virginia while using any handheld personal communications device. Communicating as in:**

- **Manually entering multiple letters or text in the device as a means of communicating with another person; or**
- **Reading an email or text message transmitted to the device or stored in the device, provided that this prohibition shall not apply to any name or number stored within the device nor to any caller identification information.**

**A violation of this law is considered a traffic infraction punishable, for a first offense, by a fine of \$125 and, for a second or subsequent offense, of a fine of \$250.**

**Put the Phone Down. It's the Law!**

**If it's that important, pull over into a parking lot and make that call or text but don't do it while sitting at a light or driving.**



## Winterizing your hose bibs



Most homes have one or more outside hose bibs that need to be winterized in the fall. The hose bib is the tap or faucet where you connect your garden hose. To prevent damage to the bib or the pipes, the water supply must be shut off and hose bibs must be drained before the freezing temperatures arrive. The process of preparing your hose bibs for the winter is straightforward.

- **Step One:** Each of the hose bibs has its own shut-off valve located inside the house. They are most commonly found in the basement, utility room or somewhere in close proximity to the hose bib and usually have a colored handle. Turn the valve clockwise completely to shut it off.
- **Step Two:** Return to the hose bib outside and turn the tap on to allow the water to drain.
- **Step Three:** Some hose bibs have a vacuum breaker attached to the hose end. Also commonly known as a backflow preventer, a vacuum breaker is designed to prevent the contamination of your home's drinking water. Most commonly, you'll find vacuum breakers with a black ring: pull the black ring around the vacuum breaker up until the water stops draining.
- **Step Four:** Go back to the shut-off valve in the house. Place a bucket or small container under the valve. You'll find a cap or thumbscrew on the side of the shut-off valve. Remove it to allow a small amount of water to drain out.
- For an extra layer of protection, you can also place a faucet cover / sock, etc. on your hose bib. They're inexpensive and easy to install.

Finally, don't turn the shut-off valve back on until the Spring when the final frost is over.



# MORE WINTER DIY TIPS

## Ready or not, winter is coming!

Now's a good time to start preparing for the coldest months ahead. Preparing your home for winter may take some time, but many of the best measures are easy and free. Use these home maintenance tips to create a winter home maintenance checklist, so you can spend those cold days warm and cozy.

## Protect your A/C Compressor

Though the condenser unit is built for outdoor elements, it can still be damaged by falling icicles and other debris. You don't need to invest in a waterproof cover. In fact, many manufacturers recommend against it, because 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 checked. If it's not running efficiently, it could cost you more as it will be running constantly in the winter months. Remember to change furnace filters regularly. Filters should be changed every 3 months, to keep fresh air flowing through your air ducts, especially if there is smoke in the home, or pets.

## Ceiling Fans

Ceiling fans aren't just for cooling during the warm months -- they can also help when it's chilly.

In the summer you set your ceiling fan to turn counterclockwise to create a downdraft, and in the winter, set the ceiling fan direction to spin clockwise to pull the lighter, heated air up without a great deal of force and sends the air out at a wider spread across the rest of the room. The fan can be set at slow or medium speed to still be effective at moving the heated air around.

## Staying warm but safe

Before you use your fireplace or wood stove for heating, have the chimney or flue inspected and cleaned by a professional. 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. Consider having a chimney sweep come in. A blocked chimney or flue can also increase your chances of carbon monoxide poisoning. Install a detector to pick up odor less gas in the home.

In a recent Warren County Fire and Rescue's Facebook post, "a home on the 900 block of Goodview Drive caught fire in early November. The cause of the fire was investigated by the Warren County Fire Marshal's Office. Investigators determined a failure within the chimney allowed fire to spread into the home's attic space. The home is now uninhabitable. Fire Chief James Bonzono took advantage of the opportunity to remind everyone of the importance in having chimneys professionally inspected and cleaned annually and to stress the importance of a working smoke alarm." Change batteries twice a year.



## Cover bare floors

Laminate, wood and tile floors look great, but they can cause heat loss during the winter. As part of your winter home maintenance checklist, consider adding area rugs over your bare floors to keep your feet warm and prevent heat loss.



## SPOTTED LANTERNFLY

You may have already seen the spotted lanternfly (SLF), *Lycorma delicatula delicatula* in your yard. SLF was first detected in North America in 2014. The insects have recently spread across the Northeast and Middle Atlantic, and they can damage more than 70 types of plants. SLF is an invasive pest from China that state officials worry could damage the state's important grape and wine industries. They are harmless to humans and animals. While most adult spotted lanternflies have frozen to death, their eggs can survive over winter and are viable from about October through July. A single egg mass could hold 30 to 50 eggs. SLF invaded Winchester and have made their way to Warren County. To report this pest visit [Spotted Lanternfly](#) to Virginia Cooperative Extension. More information and a video is also available on their website.

Adults are attractive with red on hind wings, early young nymphs are black and white. Look out for the egg masses are covered in a light gray colored wax that looks like mud when it dries and can be found on trees, outdoor furniture, pallets, cars and on houses. Become familiar with what they look like and destroy the egg masses before they hatch into nymphs in the Spring by scraping them off. Report large sightings and destroy the SLF in whatever stage you find them.

### Spotted Lanternfly Life Cycle



Egg Mass  
(September through June)

First to Third Instar  
(May through July)

Fourth Instar  
(July through September)

Adult  
(July through December)



## Clean out the dryer vent

Finally, have you cleaned your dryer vent lately? Three reasons why it is important to have your dryer vent cleaned:



1. Prevent Fire – Obstructed dryer vents are the source of hundreds of house fires every year. People often ignore or do not recognize the signs of a clogged dryer vent, and this seemingly small oversight can have disastrous results, including the loss of life and property.
2. Save Time – As your dryer vent becomes clogged, drying time gradually increases. While you may not notice the extra few minutes at first, the drying cycle will continue to take longer as the vents become more clogged until you eventually have to run a second cycle in order to dry clothes completely.
3. Increase Efficiency – If you are running your clothes through the dryer cycle more than once, it may be that you have a clogged dryer vent, you can bet you are also spending extra money on utilities. Extended or extra cycles also means your clothes will be subject to more wear and weathering. By having a clean dryer vent, you will use less power and save your clothes from excessive damage as well as your pocketbook from overspending.

A dryer vent service company have the tools and equipment to professionally clean out your vents and remove lint and other debris that may clog your vent hose. Consider a consult with one soon.

**HAPPY KWANZAA!**  
*Merry Christmas*  
**Happy Hanukkah**  
*Happy Holidays*