

Summer 2019 Newsletter

You are the HOA and management wants to hear from you:

- Have a complaint
- Need information about your HOA
- Not sure if you need to complete an architectural review application for a project you are planning
- Have a suggestion for the board

Just contact Lisa Nokes, your Community Manager
lnokes@coventrygrp.com

Monthly Inspections:

What to do if you receive a letter from management regarding a violation:

- Correct the violation
- Call your community manager if you need more time to correct the violation
- Visit the website for a list of your community's Rules, Covenants, Restrictions

2019 Community Picnic



The Section II annual picnic was held early in the summer in the shaded back yard of a Board member the past two years. This year we met on June 1st at Board member Mary Garner's beautiful back yard in the Cavalry Drive cul-de-sac. About 20 adults and 7 children of varying ages attended and were rewarded with a cool day and an abundance of good food. Board member Nil Moore's husband Robert acted as grillmeister, for which the Board is very grateful. We will most likely continue to hold the picnic in late May or early June.

Have you signed up for owner access yet?

Owner Access allows you to log in and view your account. You can see your balance, the current budget, current meeting minutes and any correspondence that was sent to you.

If you haven't signed up, please visit our website and click on Owner Access Login to Request your Owner Access Portal registration.

2019 Community Yard Sale

Pioneer Heights Sections I and II partnered for the community yard sale held in May. For what we believe is the first time, maps of both sections were available near the entrance sign at Battlefield and Asbury. Both sections shared in the cost of the 3-day ad in the Winchester Star.

Lately, several HOA members have questioned the need for continuing the community yard sale. If you would like to see the annual yard sale continue, please email Lisa Nokes at the address shown below the heading of this newsletter.

Committee to Discuss Covenant Changes

The Board is interested in starting a committee of homeowners to discuss possible changes in our covenants. Some of the language in the covenants is outdated, while other language is vague enough that enforcement is difficult. Board member Nil Moore will head up the committee. Please contact Lisa Nokes at her Coventry email address or phone number or Nil at namcounsel@yahoo.com if you are interested in becoming a member of this committee.

Upcoming Events

The next Board meeting will be held on September 16th at 7 P.M. in the Coventry office. The main topic will be adopting a budget for the 2019-20 year.

The annual meeting will be held on October 14th from 7 to 8 P.M. at Greenwood Elementary School. Notices for this meeting will be mailed to all community members.

Sidewalks?

A resident has asked a Board member if the HOA would be willing to allow sidewalks in our subdivision if households paid for sidewalks on their own property. If you are in favor of this, please contact Lisa Nokes. If sidewalks were built within VDOT's right-of-way, VDOT would need to be involved in the decision.

Retention Area Cleanup

The Board has approved a cleanup of brush and trees in the retention area in Asbury Road's cul-de-sac to improve drainage and minimize standing water which can breed mosquitoes. Lisa Nokes, our manager, is working with our landscaper to find time to take care of this. We are also asking the landscaper to mow the lawn in front of the retention area often enough to prevent weeds from seeding and taking over the lawn.

**«CommunityReportName»
c/o «ManagementName»
«ManagementAddressLine1»
«ManagementCity», Virginia «ManagementZip»**

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«OwnersName»
«MailingAddressBusinessName»
«MailingAddressLine1 »
«MailingCityStateZip»

**«CommunityReportName»
Board of Directors**

Carla Overbeck- President
Nil Moore- Vice President
Mary Garner-Secretary
Travis Culbreth-Member
Roger Skildum-Member

President's Corner

The 2018-19 HOA Board welcomes your input on the ideas described below and on any other topic you might want to address. All of our Board meetings are open to members of our Section II HOA, and Lisa Nokes, our Coventry agent, is just a phone call or email away. The Board wishes to welcome all new residents who have moved in after the 2018 newsletter was distributed.

HOA Board Member Change

Carl Steffen, our Secretary elected by the Board after the October 2018 annual meeting, is now in Korea with wife Debbie, both of them on a three-year assignment with the U.S. Department of Defense. We would like to thank Carl for his service on the Board over the past few years and wish both Steffens well in their new endeavor. Mary Garner has accepted the position of Acting Secretary until after the October 14th annual meeting.

Reminders

Occasionally the Board hears complaints about cars parked in the street, sometimes for long periods of time. VDOT has jurisdiction over our subdivision's streets, so Coventry is unable to issue violation letters concerning this issue. Please contact Lisa Nokes if you have questions about issues the HOA does and does not have jurisdiction over.

No one wants to receive a violation letter from Coventry. Our regulations are printed in the governing documents and handbook every resident receives at closing when buying a house in Section II. Sometimes residents will be out of town during garbage pickup day and would like to leave their garbage cans out for pickup. One way to forestall receiving a violation letter is to ask a trusted neighbor to bring your cans out and put them back after pickup. If this is not possible, household garbage can be brought to the Frederick County Convenience Center on Greenwood Road before leaving town. Similarly, if you know you will be out of town for 7 or more days in the warmer months, you could hire a neighborhood teen ahead of time to mow for you. For emergencies and other unforeseen events, you can call Lisa and let her know you are unable to mow or pick up garbage cans.

Coventry's web site includes a section for each of its HOAs with upcoming events on the HOA's home page and the ability to pay annual HOA assessments online and to read Board meeting minutes and other HOA documents. Residents must set up a log-in to access HOA documents.

Pioneer Heights II is professionally managed by Coventry Group Community Management, Inc.
Your Community Manager is Lisa Nokes, CMCA
540-535-0816 lnokes@coventrygrp.com