



Neighborhood News

A Quarterly Newsletter for the Residents of Longhill Station
www.longhillstation.com
December 2022

Highlights from the Nov 30, 2022 Meeting

- The 2023 budget presented at the Annual Meeting in August was approved.
- Current HOA dues are \$725/yr, and will increase to \$795/yr in 2023
- Board has reviewed RFP's bids from property management companies and has decided to keep with Evernest Property Management for 2023.
- Mario Hatchett is the new LHS property manager through Evernest. His information can be found below or on the LHS website.
- The longhillstation.com website has been updated to show current news and contact information, along with instructions on how to submit HOA dues through AppFolio.
- Board has reviewed and signed the 2023 Pool Management contract with Continental.
- The Board determined board appointments among those homeowners who volunteered to serve. Please meet the new HOA Board:

President – Rhonda Gibbs

Vice President- Stephen Drakes

Treasurer – Tela Thomason

Secretary – Angie Berger

Web Master/Director– Sam Stevens

Updated Declarations and By-Laws

For the past several years, the Board has tried to get 3/4ths of our members to sign off on the updated declarations and by-laws that the association's attorney drafted. After many attempts, we were not successful in obtaining enough signed proxies. We now need to

have the attorney review the by-laws and update them again to make sure we are in compliance with state and local laws. Please stay tuned for an updated presentation on by-laws, and a new round of solicitations for your signatures!

Committee News:

The **Architecture Committee**- Chris Wallace, would like to remind you that if you are planning improvements to your home such as a new fence, shed, roof, windows, painting your door or shutters that you need to submit an ARC application. This application can be found on our WebSite or call Evernest for a copy. Please see the by-laws for a complete list of projects that require ARC approval. The ARC Guidelines were developed to protect the integrity of our neighborhood and our property values.

The **Grounds Committee** is in need of a member to fill this role.

The **Pool Committee** is also in need of a member. Please visit the LHS website or contact a Board member to volunteer!

The **LHS Web site** continues to be a source of great information for the neighborhood. Please visit longhillstation.com to find our by-laws, guidelines, ARC forms, and general information about services in our area.

There's also information on the owner's responsibility for their lot, and keeping with a neat and orderly manner, and as not to appear unsightly, unsanitary, or hazardous. The exterior dwelling shall maintain the

Neighborhood News

structural integrity and aesthetic appearance to the standard when initially constructed.

Also, please submit your email address to receive official communications from the HOA!

Icy Ponds

It's that time of year again. The daytime highs are not so different from the nighttime lows. The ponds here in LHS can create an icy trap for young children. Please warn yours of the dangers of attempting to retrieve the toy that got away and lands in a frozen pond. A pond that can bear the weight of a toy, but not the weight of a child.

Next HOA Board Meeting

January 18, 2023 at 6:00 pm

Location TBD

Property Management Company

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Evernest Property Management
150 Strawberry Plains Road, Suite A1
Williamsburg, VA 23188
Association Manager
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