



Neighborhood News

A Quarterly Newsletter for the Residents of Longhill Station
www.longhillstation.com
Summer 2025

Highlights from the previous Meetings

- The Board of Directors (BOD) has sent a list of HOA violations to Brooks Real Estate (BRE) during the community inspection. However, the notices have still not been mailed out to homeowners. BRE did mention that the notices would be sent out on 8-14-25.
- Clearwater Pools has provided winter pool services in 2024 and the summer 2025 services for LHS. The communication between the CP management and the LHS Board and LHS pool committee has been thorough. Clearwater also provided a rough estimate of costs for the 2025 winter season and will be getting the 2026 pool season contract in the next coming months.
- LHS has submitted the application for BMP grants through JCC for the ponds by the pool and Allegheny Rd for 2025. Those grants have been accepted. Gilly has also completed the work in May, as per the contract. The 2026 grant will be submitted to JCC for the pond by Allegheny Ct for \$10k. The BOD has been in discussions about removing Solitude from the BMP maintenance, as they aren't providing contractual services.
- The LHS dues for 2026 will be raised from \$74/month to \$78/month. This is based off the recommendations of the Reserve Study for impacted costs of inflation. This will mean the yearly HOA dues will be a 5.4% increase and will cost \$936/yr. Please note that this will take place on Jan. 1, 2026. It is also the responsibility of each homeowner to log into Appfolio and adjust those changes to their HOA payments.
- The BOD received an insurance claim from a neighboring community about a tree falling on an individual. To help minimize future incidents, the BOD will look into tree removal work around the perimeter. This will likely cost about \$10k. This could possibly be funded by the Reserve Funds, and the BOD will look into that.
- Melissa Sabb is still the interim PM for LHS. BRE hasn't assigned a permanent replacement, yet.
- The BOD has voted for Melissa to handle all delinquent dues, that are 90 plus days overdue. If a homeowner has problems paying their dues, they should contact Melissa to establish a plan.
- After the Aug. 11th Annual meeting, some Board members stepped down and were replaced by the following members. Please welcome our new BOD members:

President – John Banta

Vice President- Becky Paquet

Treasurer – Tela Thomason (current BOD)

Secretary – Sonja Winnington

Committee News:

The **Architecture Committee**- is led by Tela Thomason (also the Treasurer). There has been a change with the routing of the ARC requests. If you plan on making an improvement to your house, please send your request to LSHOA.ARC@gmail.com. The BOD is attempting to respond to requests within 72 hours. However, the BOD 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, Appfolio, or call BRE for a

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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.

*Please do not send your ARC request to Appfolio! It is not monitored through there and will not be viewable.

The **Grounds Committee** is led by Adam Zuchara. Many thanks to him for completing special projects around the neighborhood. However, this committee could use extra help, too. If you are interested in helping our community, please reach out to him!

The **Pool Committee** is led by Sonja Winnington. Special thanks to her for leading many events throughout the summer season! This committee put on a wonderful July 4th celebration. There was also a great kid's movie night at the pool and a National Night Out event. The next event will be the Adult night on Aug. 16th from 7-10 pm. This committee can always use extra volunteers. Please reach out to Sonja or a BOD member if you are interested!

The **Webmaster** for LHS is Sam Stevens. He has done an amazing job updating all items and keeping our community in the know! He is able to post relevant items to our website. Please reach out to him with any suggestions or ideas!

Other news

Please submit your email address to receive official communications from the HOA!

As a reminder, the community website has a ton of great information and resources. There have been concerns about sink holes, bushes and/or trees covering the roadway and blocking sights of traffic. Please visit our website to see if you have a question that is already listed on there!

Please keep our neighborhood safe! There have been some alarming circumstances lately that have involved law enforcement. Please encourage your children to use

a "buddy-system", especially with the upcoming school year, and walking to and from the bus stops. There have been talks about a Neighborhood Watch system going into place. Please be on the lookout for possible additional information. Also, please remember that if you see something, say something! Please report any, and all, alarming activity to the JCC PD.

All events and notices are posted on www.longhillstation.com. Please visit our website for any questions that you may have! Each BOD member has a listed LHS email, as well!

LHS is always looking for members to serve on the Board or in a committee. New ideas and improvements to our community are welcome and encouraged! Please consider being an active member in LHS!

Special Recognition

A special thanks to all the volunteers to help make for a safe community and keeping LHS costs down.

THANK YOU!

Next HOA Board Meeting

The next meeting will be determined by the new Board members. Please be patient with the transition of all members.

Location will be via Zoom or at the BRE office:

Property Management Company

Temporary PM-Melissa Sabb
Brooks Real Estate

4071 Ironbound Rd, Ste 200

Williamsburg, VA 23188

Association Manager

Office: 757-229-1507

Or submit questions/concerns at www.visitbrooks.com