



# Neighborhood News

A Quarterly Newsletter for the Residents of Longhill Station  
www.longhillstation.com  
Winter 2026

## *Highlights from the previous Meetings*

We held our first meeting with our new Board of Directors.

- **President** – Becky Paquet
- **Vice President**- \*\*\*\*\*
- **Treasurer** – Tela Thomason
- **Secretary** – Sonja Winnington

Unfortunately, our previous president had to step down from the position and Becky was wonderful enough to step into the role. However, this means that we are in desperate need of someone from the neighborhood to step up and fill the Vice President role. If you have the time and ability to assist, please reach out to Brooks Real Estate or any of the board members directly. Keep in mind that right now you have 3 people making the decisions for every family in this neighborhood. It would be beneficial for everyone to have more voices.

Our 2026 budget has been approved. This information has been sent to all homeowners and is accessible on AppFolio. The LHS dues for 2026 have been 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.

**IF YOU ARE SET UP ON AUTO-PAY PLEASE LOG ONTO APPFOLIO AND UPDATE YOUR PAYMENT AMOUNT IN JANUARY**

The fall walk thru was completed and Violation notices have been sent out.

## **Committee News:**

**Architecture Committee-** 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 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. **We will no longer be sending hard copies of the approvals, it will all be handled via email.**

## **Pool Committee-**

The pool is closed for the winter and our 2026 contract has been renewed with Clearwater. We will begin the process of prepping to reopen in May. With that in mind, to get your pass you do have to be current on your dues. Letters of past due fees and suspension of amenities will go out prior to the February 4<sup>th</sup> meeting.

## **VDOT:**

As we move through the winter season, we tend to see an increase in potholes and road issues throughout the

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neighborhood. We are currently addressing the sink hole in our neighborhood. But what can VDOT help us with?

- **Road Maintenance & Drainage:** VDOT maintains state-maintained roads, including the ditches alongside them, and handles snow removal on those routes.
  - **Drainage issues**
  - Potholes
  - Dead Animal/Debris Removal
- **Traffic Safety:** VDOT helps implement measures like all road signs and speed humps to slow cars in residential areas.

If you have an issue that needs to be handled by VDOT please report that information directly to them at <https://my.vdot.virginia.gov/>.

### **Around Williamsburg**

#### **Winter Lantern Festival**

Jamestown Settlement is lighting up Williamsburg! Wander through hundreds of stunning lanterns, enjoy live shows, tasty food, and festive fun for all ages. Here for a limited time in December and January — don't miss it!

#### **Colonial Williamsburg Grand Illumination**

Every Saturday from 5:30pm – 9pm thru December 20<sup>th</sup>.

#### **Giving Back**

You can give in Williamsburg, VA, by donating locally to any of the following places FISH Williamsburg, Goodwill, Williamsburg House of Mercy, Grove Christian Outreach or the Salvation Army. All of these places support the WJCC area.

### **WINTER SAFETY**

Hunting Season Is Upon Us....Please keep your children and pets out of the woods. There have been a few instances of people trespassing and hunting in the woods surrounding our neighborhood.

As a reminder, we still have a lot of dark hours in the winter months. It is more important to ensure the community has good lighting. If your home has a street light, please ensure to trim away the branches that are blocking it.

With all the snow, ice, and rain please be careful around the ponds. Please do not let children on the ice, as this can pose very hazardous! Also, please do not let anyone throw big items into these ponds. These items can clog up the drains and prove to be very costly for the removal.

### **Other news**

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

All events and notices are posted on [www.longhillstation.com](http://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!

### **Next HOA Board Meeting**

The next meeting is tentatively scheduled for February 4<sup>th</sup>, 2026 at 6:00pm.

Location will be via Zoom or at the BRE office:

### **Property Management Company**

**Property Manager-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](http://www.visitbrooks.com)**

**LONGHILL STATION HOMEOWNERS' ASSOCIATION,  
INC.**

**RULES AND REGULATIONS**

Section 55-513 of the Property Owners' Association Act provides that the Board of Directors (herein referred to as the BoD) of an association shall have the power to establish, adopt, and enforce rules and regulations with respect to the use of the common areas and with respect to such other areas of responsibility assigned to the association by the declaration, except where expressly reserved by the declaration to the members.

Article II, Section 1(e) provides that the Association shall have the right to establish reasonable rules and regulations, from time to time, for the use and enjoyment of the Common Area and Properties (as defined in the Declaration), and enforce such rules and regulations against the Owners, their family members, guests, and invitees.

The term Resident represents the Owner, Lessee, and/or guest of a specific house. Throughout this document the term will be used to cover those residents.

**SECTION 1 APPLICABILITY**

All Residents shall comply with the Rules and Regulations as set forth herein and as the same may

be amended from time to time. Residents are responsible for the actions of all occupants and have a duty to inform such people of the Rules and Regulations. Failure to comply with the Rules and Regulations may result in the imposition of fines to owners and/or the suspension of certain rights of the owners pursuant to Section 10 below.

**SECTION 2 USE OF PROPERTY**

2.1. Residential Use. Lots shall be used for residential purposes only.

2.2 Leasing. An Owner may lease or rent their Lot as long as the use of the Lot is consistent with the restrictions contained in the Declaration and Rules and Regulations, and provided that the lease agreement between Owner and Lessee shall be written for a term of not less than thirty (30) days and shall provide that the terms of the lease shall be subject in all respects to the provisions of the Declaration and all other documents of the Association; and that failure of the lessee to comply with the terms of such documents shall constitute a default under the lease.

2.3 Maintenance. No Lot shall be used or maintained as a dumping ground for rubbish or other material. A Resident shall keep their property in a good state of

maintenance. Trash, garbage, and other waste must be stored in sanitary containers that are properly screened from street view. These items may not be kept in or on the Properties outside of such containers.

2.4 Common Area. The Common Area in the community is for the enjoyment of every Resident. No Resident shall make any private, exclusive or proprietary use of any Common Area. No Resident shall cause or permit any unreasonably loud noise anywhere on the Properties, including the Common Area, nor shall any Resident permit or engage in any activity, practice, or behavior for the purpose of causing annoyance, discomfort, or disturbance to any other Resident or other person lawfully present on the Properties. No improper, offensive, or unlawful use shall be made of the Common Area. No person shall obstruct any of the Common Area or place, cause or permit anything to be placed on or in any of the Common Area without the prior written approval of the BoD. Nothing shall be altered or constructed on or removed from the Common Area without the prior written consent of the BoD.

2.5 Prohibited Activities. In addition to the above restrictions, the following list of activities is prohibited on the Common

Area, unless authorized by the BoD. This list is not inclusive.

2.5.1 Use of any type of firearm, including, but not limited to, paintball guns or similar apparatus is prohibited.

2.5.2 Use of any type of vehicle, including but not limited to, four-wheel vehicles or other similar vehicles is prohibited.

2.5.3 Camping, parties, exclusive gatherings or similar types of activities are prohibited.

2.5.4 Motorcycles, motorbikes, mountain bikes, or other similar machinery or equipment are prohibited.

2.5.5 Horses are prohibited.

### **SECTION 3: PROPERTY RESTRICTIONS**

The following restrictions are applicable to Lots and Common Area:

3.1 No window air conditioners.

3.2 No clothes lines, unless approved by the Architectural Review Committee (ARC).

3.3 No fencing shall be erected unless approved by the ARC.

3.4 No car ports shall be erected on any Lot or attached to any residence.

3.5 No sign of any kind shall be displayed to the public view on any Lot except one (1) sign of not more than five (5) square feet advertising the property for sale or rent.

3.6 No outbuilding shall be constructed unless approved by the ARC.

3.7 No above ground pools except those less than 12" deep.

#### **SECTION 4: VEHICLES**

4.1 All vehicles must be licensed, operable automobiles, mini-vans and pick-up trucks, not to exceed three-quarters (3/4) ton in capacity.

4.2 Inoperable or unlicensed vehicles shall not remain on the Properties for more than

two (2) days unless they are garaged. All vehicles on the Properties must have all major body panels and doors, except tailgates on trucks, properly installed and closed.

4.3 No recreational vehicles, boats, jet skis, trailers, campers, mobile homes or equipment, except passenger automobiles and passenger trucks, may be parked on the streets or on any Lot within the front property set back line.

4.4 No major vehicle maintenance or overhaul of vehicles outside the confines of the garage is permitted.

#### **SECTION 5: PETS**

5.1. No animals, livestock, or poultry of any kind may be kept on any Lot except for dogs, cats, or other household pets. Pets may not be kept, bred, or maintained for any commercial purposes.

5.2 Pets must be maintained by the Resident so as not to be a nuisance. Actions that will constitute a nuisance include, but are not limited to, abnormal or unreasonable crying, barking, and/or scratching or hygienic offensiveness.

5.3 Pet owners are fully responsible for any personal injuries and/or property damage caused by their pets.

5.4 Pet owners walking their pets in the Common Area—including Association streets and other residents' yards—are required to promptly clean up after their animals.

## **SECTION 6: POOL**

Please refer to the annual pool rules for this section. The pool rules are reviewed and approved on an annual basis.

## **SECTION 7: COMPLIANCE AND LEGAL ACTION**

7.1 Applicability. All Residents, whether Owners or Lessees, and their guests are subject to the Association documents including these Rules and Regulations. An Owner may be held responsible for the actions of their Resident, Lessee, and/or guest(s).

7.2 Violation. When an Owner, Resident, or Lessee violates any provision of the

Governing Documents including the Rules and Regulations, the Association shall notify the Owner in writing. Should the violation continue for more than 10 days after the date of notice, the Association shall have the right to treat the violation as an intentional, material breach. No Association action shall be deemed an election of remedies. In the event the Association incurs costs or attorney fees in enforcing the Governing Documents, including the Rules and Regulations, the offending Owner shall be charged, and such costs and/or fees, which shall be a lien against the Property.

7.3 Penalties. The BoD has the power to (1) suspend a member's right to use facilities or services, including utility services, provided directly through the Association, for nonpayment of assessments more than sixty (60) days past due, to the extent that access to the Lot through the Common Area is not precluded and provided that such suspension shall not endanger the health, safety, or property of any owner, tenant, or occupants, and (2) assess charges from any member for any violation of the Governing Documents, including the Rules and Regulations for which the member or their family members, tenants, guest(s), or other invitees are responsible.

Before any such charges or suspension may be imposed, the member shall be given an opportunity to be heard and to be represented by legal counsel before the BoD. Notice of a hearing, including the charges or other sanctions that may be imposed, shall be mailed by registered or certified mail, return receipt requested, to the member at the address of record at least fourteen (14) days prior to the hearing.

The amount of any charges so assessed shall not be limited to the expense or damage to the Association caused by the violation, but shall not exceed fifty (\$50.00) dollars for a single offense or ten (\$10.00) dollars per day for any offense of a continuing nature and shall be treated as an assessment against the member's lot for the purposes of establishing, perfecting, and enforcing a lien. The hearing result shall be mailed by registered or certified mail, return receipt requested, to the member at the address of record with the Association within seven (7) days of the hearing.