



Neighborhood News

A Quarterly Newsletter for the Residents of Longhill Station
www.longhillstation.com
Spring 2023

Highlights from the previous Meetings

- Stacy Honey introduced herself as the new LHS Property Manager at Evernest. She has replaced Mario Hatchett. Her information can be found below or on the LHS website.
- 2022 HOA dues were \$725/yr, and the increase is \$795/yr for 2023. Please visit the LHS website for instructions on paying dues.
- A communication plan was established between the Board and Evernest. A tracker system has been implemented for updates on unresolved issues.
- Evernest will look into submitting the JCC grants for work on the ponds. Solitude was notified of significant algae growth. They inspected each pond and applied algaecide, where needed.
- Evernest has worked with the LHS treasurer in rectifying all outstanding financial issues. Evernest will cover all late fees incurred, due to a faulty payment system.
- There was a water leak at the pool. Many thanks to Adam Zuchara who promptly notified the BOD. Continental Pools responded quickly and the issue was a water valve. All deficiencies have been resolved, without cost to LHS. The LHS website continues to be a key source of information, especially during time- critical events.
- Please meet the LHS 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**- is in need of a member to fill this role. Currently, all ARC requests are forwarded by Evernest to the BOD. 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 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** has been filled by Adam Zuchara! Thank you, Adam, for taking on future projects in our community!

The **Pool Committee** is also in need of a member. Due to this role not being filled, pool passes will not be

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distributed at LHS. Homeowners that are current on their dues can pick up pool passes at the Evernest office. Also, other special events (movie nights, July 4th festivities, and National Night Out) may not occur without a Committee Lead. Please visit the LHS website or contact a Board member to volunteer!

Other news

Evernest will be conducting a community inspection beginning on May 9th. An email was sent out and the LHS website also has 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 structural integrity and aesthetic appearance to the standard when initially constructed. Also, please submit your email address to receive official communications from the HOA!

Some homeowners are trying to hold a community yard sale. Their tentative date has been scheduled for May 20th. Signs will be posted at the front of the neighborhood. If you live further in, please post direction signs to your home. Also, please promptly remove all signs after the event has ended. All of this information has been communicated on Nextdoor.

Special Recognition

A special thanks to Rhonda Gibbs, Kale, Angie, Levi and Luke Berger, and Blake Dickey for clearing out, assessing equipment, and weed control at the pool on April 29th.

**Please join us on Saturday, May 6th from 9-11 am at the pool for the next clean-up. We need volunteers to set out pool furniture, cleaning and stocking bathrooms, and overall maintenance before the pool can open.

THANK YOU!

Next HOA Board Meeting

May 10th, 2023 at 6:00 pm

Location will be via Zoom or at the Evernest office:

Property Management Company

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