



Neighborhood News

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

Highlights from the previous Meetings

- The spring assessment was conducted by Everest and all notices were sent to homeowners with needed adjustments to their property/home. The fall assessments will take place Oct 25-26th. Please see the email from Everest about how to prepare.
- The BOD noted that over \$400 each month is spent on mailings for HOA dues payment. Everest has sent out an email with instructions on how to sign up for electronic pay via Appfolio. Please also visit the LHS website for instructions on paying dues.
- A communication plan was established between the Board and Everest. A tracker system has been implemented for updates on unresolved issues.
- Everest has submitted the JCC grants for work on the ponds. All the required work has been completed.
- The LHS treasurer is working on a proposed budget for 2024. However, there are additional contract and website costs, with a needed adjustment of possibly 2%. Everest will be adjusting their fees to 3%, as well.
- The BOD agreed to get a Reserve Study completed. This is needed every 5 years and LHS is overdue. The study will look at the pool, ponds, electrical, etc. and discuss upgrades needed.
- The pool parking lot needs to be resurfaced. The treasurer has received 4 quotes and the BOD agreed upon a company to use. It will be about a 3 day project and there will be no vehicle traffic allowed in the lot. An email will

be sent to all homeowners when the work will take place.

- There have been two reported incidents of vandalism and break-ins at the pool. Additional security measures have been established and each incident was reported to the JCC Police. Homeowners were notified to keep awareness and report all incidents, as well.
- At the annual meeting in September, all current Board members agreed to serve for another year. At the next meeting on Oct 18th, voting will also be conducted for Board positions.
- Liens have been placed on homeowners with HOA dues delinquencies. However, Everest may be able to work out a payment arrangement, with approval from the Board, for those with financial difficulties.
- 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** is led by Adam Zuchara. Many thanks to him and his son for completing special projects around the neighborhood. They were able to fix the lifeguard chair, saving the community \$1,400. They also completed other painting projects at the pool and all the stop signs.

The **Pool Committee** is led by Sonja Winnington. Special thanks to her and her family for leading many events throughout the summer season! She led the pool pass distribution and supplied and set up the July 4th events. She also organized the kid's movie night and the adult pool night.

Other news

Evernest will be conducting a community inspection beginning on October 25th. 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!

The LHS President contacted VDOT to inquire about some of the community roads that are cracking. However, they are considered secondary roads and aren't on the timeline for repair, yet.

Special Recognition

A special thanks to all the volunteers to help make for a successful pool season! Thank you to all who distributed pool passes, helped with special events, and cleaned up!

THANK YOU!

Next HOA Board Meeting

October 18, 2023 at 6:00 pm

Location will be via Zoom or at the Evernest office:

Property Management Company

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