



Hello, Winter!

Does shivering count as exercise?

CHCA OFFICE HOLIDAY HOURS

THE OFFICE WILL BE CLOSED FROM FRIDAY, NOVEMBER 22ND FRIDAY, NOVEMBER 29TH.
WE WILL REOPEN MONDAY, DECEMBER 2ND
9:00AM- 5:00PM

PLEASE USE THE MAIL SLOT FOR ANY CORRESPONDENCE INCLUDE YOUR NAME AND PROPERTY ADDRESS

HAPPY THANKSGIVING!



Mission Statement:

To provide every resident in Chimney Hill with a clean, enjoyable, and desirable place to live.

Vision:

To protect and positively influence property values.

Board of Directors:

Steve - President

Mark- Vice President

Debbie - Treasurer

Patrizia - Member

Jaime - Member

Office Staff:

Kim - Association Manager manager@chimney-hill.net

Elena- Admin Assistant admin@chimney-hill.net

Elena - Inspector

propertyinspector@chimney-hill.net



Monday - Friday
9:00 AM - 5:00 PM
Office stays open until
6:30PM on Meeting nights.
Closed on Federal & VB City
Holidays





Breakfast with Santa

Date: Sat, December 14, 2024

Time: 9:30a.m. to 1:00p.m.

Location: CHCA Clubhouse



THIS IS AN RSVP EVENT: DEADLINE TO REGISTER IS: FRIDAY, DECEMBER 6TH BY 5 P.M.

REGISTER IN PERSON AT THE CHCA OFFICE OR VIA PHONE 757-463-3805 WITH OUR OFFICE STAFF

EVENT DETAILS:

- ENJOY BREAKFAST WITH SANTA
- GET YOUR PICTURE TAKEN WITH SANTA
- . MAKE A CRAFT TO TAKE HOME



SPONSORED BY:







****CANCELLED EVENT DUE TO NOT ENOUGH PARTICIPATION!***



CHCA Holiday Decorating Committee

We are seeking Homeowners to volunteer by participating in decorating the exterior of the office, clubhouse and common areas.

The Committee would be responsible for and assist with:

- Designing
- Putting up the lights and décor
- •Take down of all lights and décor
- Cleaning up and storing all items

Decorating Day

Date: Saturday, December 7th Time: 9:00am

Please call the office if interested in participating 757-463-3805





YARD OF THE MONTH CONTEST

The Yard of the Month program has been in full swing for the 8th year in a row. Chimney Hill has awarded 98 Homeowner's with a Yard of the Month sign & a \$50 Lowes Gift Card over the course of 8 years. The end of the year and holidays are quickly approaching. We are excited because CHCA awards 1 townhome and 1 single family home prizes for participating in the holiday season lights and decorations. In addition, CHCA awards a special prize to 1 homeowner for overall best lights and decorations within the community.

Please send in your nominations for holiday lights and decorations by December 11, 2024!



2025 Assessments:

The 2025 budget is based off the 2.9% CPI increase from July 2024's report. The assessments for 2025 will be \$301.00, which is a \$8.00 increase from 2024's assessments. Invoices will be mailed via Truist in January 2025. Assessments are due by March 31st of every year unless otherwise stated. Chimney Hill Declaration of Covenants, Covenant for Maintenance Assessments, Section 2: Purpose of Assessments: The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in Chimney Hill and for the improvements and maintenance of the Common Area. Section 3,C: The maximum annual assessment may be increased each year by not more than the increase; if any, as outlined in the Revised Consumer Price Index – U.S. City Averages. All items are published by the Bureau of Labor Statistics of the United States Department of Labor.





We have implemented an electronic communication source with our residents. What does that mean? We have created a community-wide e-mail list to send out meeting reminders, event reminders. newsletters and/or notes, etc. to our residents. Unfortunately, we are not able to e-mail invoices, violations, or meeting decisions due to our documents stating all written correspondence must be mailed via US postal service. If a homeowner requests a copy via e-mail, then of course we can provide it. This ultimately allows us to communicate with our residents more and keep everyone informed!



The best way to communicate with your Association is to attend our meetings: The monthly ACC Meetings are the 1st Tuesday of every month at 6:30pm in the Clubhouse. The specific purpose for the ACC Committee is to maintain, preserve and to control the architectural integrity of individual properties and common areas within Chimney Hill Community Association. Board meetings are held on the 3rd Tuesday of every month at 7:00pm in the Clubhouse. The Homeowners have an opportunity to discuss with the Board any thoughts, concerns, ideas, and questions during open session. Homeowners are welcome to stay throughout the meeting to hear discussions and what the Board is doing within the Community.

MAILBOXES

U.S. Postal Service regulations require the approach to curbside mail receptacles to be unobstructed, so the carrier can serve the box without leaving the vehicle, i.e. Trash & Recycle Containers, lawn waste, bulk waste pick-up items and automobiles. Regulations also stipulate mail receptacles and support systems shall be maintained in good condition at all times.

CHCA's Website & Facebook

The purpose of the web site is to improve communications within our community and allow owners like you to quickly and easily access the happenings in your community. You can download forms that you may need, see pictures of past events and follow the calendar for upcoming events.

CHCA WEBSITE: https://www.chimney-hill.net/ https://www.facebook.com/ChimneyHillCommunity1981





How to Protect Your Home from Freezing Temperatures:

- Shut off the water to outside spigot
- Check the exterior walls of your home for holes
 - Insulate, then, insulate some more
- Set your faucets to drip-if necessary, open cabinet doors to increase the amount of interior heat for a vulnerable pipe.
 - Clear a path to your main water shut off
 - Learn how to shut off your water at the meter
 - Keep your garage door closed
 - Keep your gutters clean
 - Keep attic vents and soffits clear
 - Keep spare batteries for your thermostat
 - Don't overload outlets with space heaters or electric blankets
 - Neighborhood animals, especially cats, may snuggle up to a warm car engine. Bang on the hood before starting to give them a chance to get away
- Even with their fur, temperatures as low as those expected can be dangerous. Bring pets inside. But if you absolutely can't, provide your pet with a comfortable spot and shelter from the wind.



Friendly Reminder: Parks, courts, playground, and common areas are closed from DUSK TO DAWN. Exceptions are Clubhouse rentals (you will have to be off the premises by 11:00 PM), for CHCA Sponsored events and Meetings. Please respect all amenities and common areas. Pick up after yourself, be mindful of others around you & enjoy! Please carry your CHCA Rec Card with you. Any violators will be asked to leave and/or may be prosecuted. Keep our neighborhood clean and beautiful!



KEEP YOUR PET SAFE THIS WINTER Tis the season for pet safety!





The Clubhouse is available to CHCA Residents. The rental fee is \$200.00 for a block of 4 hours, a refundable deposit of \$300.00 (available the next business day if the Clubhouse passes inspection). The Clubhouse is available from 10 AM - 11 PM. Once forms and fees are submitted then your date will be reserved.

For more information, please visit our website.

Don't wait to reserve your date, reservations fill up fast!!





https://www.sweepingcorp.com/service.../cityofvirginiabeach

How to submit a request for the following VB Services:

Bulk item pick up
Street light out
Street sign repair
Mosquito spraying
Pot hole/ street repair
Sidewalk damage/repair

https://covb.my.site.com/assist/servicetypes



CITY OF VIRGINIA BEACH GUIDE TO RECYCLING

CARDBOARD

Cardboard should always be flattened and/or cut down to fit inside your blue cart.



When volume or cart capacity are concerns, residents can utilize one of the City's two recycling drop off centers. Check vbgov.com/wastemgt for hours.

LANDFILL AND RESOURCE RECOVERY CENTER

1989 Jake Sears Rd

WEST NECK RECYCLING CENTER

2533 W Neck Rd

Waste Management continues to service cardboard boxes, however, we ask that they be limited to requests with **additional** bulky materials when placing a bulk item collection request.

VB Public Works



PLACEMENT TIPS



Please place your cart and other items out before 7am on collection day.



Make sure no cars are parked in front of your items to be serviced.



Keep all items at least 3-5 feet away from all obstacles.





Handles face



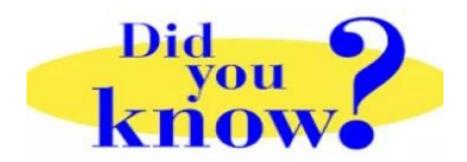




www.vbgov.com/wastemgt

Please place all containers 3-5 feet from any fixed obstacle.





Parking on Cul-De-Sacs

There is a proper way to park in a cul-de-sac. It is important to park with your passenger tires within 18 inches of the curb. Sometimes we see people incorrectly park face first into a cul-de-sac. This is incorrect because emergency vehicles and school buses may have difficulty completing the U-turn if cars are parked in this manner. It is also hard on homeowners to pull out of their driveway if cars are protruding into the street.

Be courteous and make sure you do not block driveways and mailboxes.

VEHICLE PARKING RULES, COMMON AREAS AND ASSOCIATION PARKING LOTS:

CHCA parking lots are only allowed to be used by Residents and/or Guests of Residents using the common area amenities. The parking lot next to the townhomes is only to have vehicles parked if the basketball courts are being used. If a vehicle is parked in the lot and both amenities are empty of patrons, then the vehicle will be towed at the owner's expense. You may only park your vehicle at the main office parking lot if the tennis and/or Pickle Ball courts, pool, clubhouse or playground are being used or you have business in the office. If a vehicle is parked and none of the above listed amenities are being used, the vehicle will be towed at your expense. Overnight parking of pleasure or commercial vehicles in either of the CHCA parking lots is not allowed. Vehicles are subject to be towed at the owner's expense. If additional parking is required for a social function, you are required to get permission from the office in writing to park in either of the lots prior to the date of the event.

NOTE: No vehicles are to be parked overnight in any of the Common Area Parking lots without prior approval from the office staff. Those vehicles left overnight without approval will be towed at the owner's expense





ACC ARCHITECTURAL CHANGE OR MODIFICATION

Please, remember to submit a Modification Request Form prior to having any changes made to the exterior of your property. This includes, but not limited to: Siding whether you are upgrading to vinyl or repainting, sheds, paint, roofs, room additions, driveways, shutters, front doors, etc. Be sure to include all plans, dimensions, colors, samples, pictures and city permit necessary to fully explain your change. The ACC Modification Form is available on our website www.chimney-hill.net under 'Forms & Resources."



ACC EXTENSION REQUEST

If you have been sent a violation and need more time to complete/correct the violation, then you can request an extension. The ACC Extension Form is available on our website www.chimney-hill.net under "Forms and Resources".



If you have been cited for a violation(s) and you cannot complete/correct in the amount of time given, then please request an extension. The main course of action and/or resolve that the HOA is looking for is compliance and communication. Our mission is to provide every resident with a clean, enjoyable, and desirable place to live. Our vision is to protect and positively influence property values.



The most common violations for fall/winter:

- 1. CURB APPEAL-MAINTENANCE: Virginia Beach City Ordinance Chapter 33 Article 1 Sec. 33-13: Duty of property owners and occupants to keep abutting streets and sidewalks free of litter. All owners or occupants of real property shall maintain the sidewalks and curbs and the right- of-way up to the edge of the pavement of any public street abutting such property and one-half of abutting alleys in a clean and litter-free condition. All owners or occupants of real property adjacent to a sound wall or similar noise attenuation structure shall maintain the area between the property line and the sound wall or similar noise attenuation structure in a clean and litter-free condition. This is to include yard waste, trash, mud or sludge, newspapers, phone books and all other foreign matter that can be washed down the Wastewater Storm Drain System. Keep the area grass edge and neatly trimmed and remove from the sidewalks. Virginia Beach City Ordinance Chapter 33 Article 1 Sec. Section 33-14: Duty of property owners and occupants to remove snow and ice from sidewalks, The Owner or occupant of any lot of parcels of land in the city shall remove snow and ice from the sidewalks in front of such lot or parcel within six (6) hours after such time such as removal can first be reasonable effected. State Law reference— Authority for above section, Code of Virginia, § 15.1-867.
- 2. Remove trash/recycle cans from street view (Single Family Homes)-Please store your trash and/or recycling can(s) from street view (behind fence) as required. Cans should not be stored on the sides of homes. If they are, this is still in violation.
- 3. <u>Lot numbers on home and trash/recycle containers</u> either missing or needing to be replaced. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).-Lot numbers should be placed on the front of trash and recycle cans.
- 4. <u>Holiday Decorations/Lighting:</u> Exterior Holiday lighting shall not be directed in a manner or be so bright as to create a nuisance to your neighbors. Seasonal lighting and decorations shall be permitted in Chimney Hill; however, all lights and decorations must be removed after the associated holiday has passed. Christmas lights, displays and decorations must be removed by the last day of January. Other temporary lights and displays must be removed within ten (10) days after the function or holiday that they were erected for.
 - 5. <u>Inoperable vehicles/tarped vehicles</u> Architectural Control Committee Inoperative vehicles are not permitted in the Chimney Hill residential area. An inoperative vehicle is as described in Virginia Beach City Code Chapter 16 Housing and Building Maintenance Code, Article VII, Storage of Vehicles (16-40) (a) It shall be unlawful whether as owner, tenant, occupant, lessee or otherwise,



for any person, firm or corporation to keep, except within a fully enclosed building or structure or otherwise shielded or screened from view, on any property zoned for residential, commercial or agricultural purposes, any vehicle, which is inoperable. As used in this Section, notwithstanding any other provisions of the law, general or special, "shielded or screened from view" means not visible by someone standing at ground level from outside of the property on which the subject vehicle is located. The placing, draping, or securing of a tarpaulin or other nonrigid cover, over and around an inoperable vehicle shall not be sufficient to comply with the requirements of this section. (b) As used in this Section, an "inoperable vehicle," shall mean any motor vehicle, trailer or semitrailer, as defined in Code of Virginia, section (46.2-100) "Motor vehicle" means every vehicle as defined in this section that is self-propelled or designed for self- propulsion except as otherwise provided in this title. Any structure designed, used, or maintained primarily to be loaded on or affixed to a motor vehicle to provide a mobile dwelling, sleeping place, office, or commercial space shall be considered a part of a motor vehicle. For the purposes of this title, any device herein defined as a bicycle, electric personal assistive mobility device, electric power-assisted bicycle, or moped shall be deemed not to be a motor vehicle.

- 6. Trailers, commercial vehicles & boats CHCA Declaration of Covenants, Conditions and Regulations Article IV, Section 2, PARA (G) Trailers and Motor Vehicles: Trailers and Motor Vehicles: Except with approval of the Architectural Control Committee, no mobile home, trailer of any kind, truck, camper, boat, or permanent tent or similar structure shall be kept or placed for a period of more than forty-eight (48) hours, or maintained, constructed, reconstructed, or repaired. upon any property or street (Public or private) within Chimney Hill in such a manner as will be visible from neighboring property; provided, however that the provisions of the paragraph shall not apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during, and used exclusively in connection with the construction of any improvements approved by the Architectural Control Committee. ACC Rules and Regulations Motor Vehicle Rules within the Association Properties Vehicles shall park in designated paved areas. Parking on the grass is prohibited. Parked vehicles shall not obstruct sidewalks, driveways, mailboxes or be covered without prior approval and inspection by the CHCA property inspector and approved by the Architectural Control Committee. Other commercial vehicles, including step vans, delivery vans, commercial trailers and/or equipment shall not be parked in the Chimney Hill residential or recreational area. Major recreational equipment shall not be parked, stored or used except in approved locations and under restrictions and limitations set by the Architectural Control Committee. Except with approval of the Architectural Control Committee, no mobile home, trailer of any kind, truck, camper, boat, or permanent tent or similar structure shall be kept or placed for a period of more than forty-eight (48) hours, or maintained, constructed, reconstructed, or repaired. upon any property or street (Public or private) within Chimney Hill in such a manner as will be visible from neighboring property; provided, however that the provisions of the paragraph shall not apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during, and used exclusively in connection with the construction of any improvements approved by the Architectural Control Committee.
- 7. Rodent & Harborage: Virginia Maintenance Code 2018 Chapter 3 General Requirements, Article 302.5: All structures and adjacent premises shall be kept free from rodent harborage and infestation. Structures in which rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation. All owners are to keep their property lawns mowed, planter/flower beds weeded, barriers to be maintained in good working order, no rotten wood, or broken stones. No storage of any item that would attract any types of rodents or nuisance animal.





Are you traveling for an extended period or getting deployed? Here's what you should know!

- Select a property manager or someone who you trust to care for your property while you are gone.
 Your home will still need to be maintained.
- Let the office know if you would like for your mail to be sent to an alternate address by filling out a Homeowner's Update Form.
 - Devise a plan for lawn care & general maintenance.
 - If you have a POA (Power of Attorney) please provide a copy to the office.

You will need to submit a Homeowner's Update Form if you have someone caring for the property while you are away.

That way we know who to communicate with and where to send information.



Have you noticed any streetlight outages or problems? Streetlights are directly maintained by Dominion Energy. To report an outage or issue, contact Dominion Energy at www.DominionEnergy.com or 1-866-366-4357.





Is your home on the market or planning to sell?

As of July 1, 2023, Virginia law changed to require upfront payment for resale disclosure packages that are required to be purchased by the seller for the buyer. Virginia Code Section 55.1-2316:"Unless provided otherwise by the association, the appropriate fees shall be paid when the resale certificate, updated resale certificate, or financial update is requested. The seller shall be responsible for all fees associated with the preparation and delivery of the resale certificate, including any fees for inspection of the unit. The requesting party shall pay any fees for the preparation and delivery of the updated resale certificate or financial update."

Chimney Hill Condominiums will need a resale disclosure package from Chimney Hill Community Association and Chimney Hill Condominium Association. Community Group. Resale disclosure packages consists of all governing documents, rules and regulations, meeting minutes, current budget, and much more. The Resale disclosure package will also consist of an exterior inspection (Clearance Letter) of the property that will be performed prior to closing. This inspection is completed to document all issues that need to be corrected regarding the property. This should be negotiated between all parties to address the items listed. The Association will perform a 90 Day Recheck on the property after the closing date.

Please visit our website www.chimney-hill.net, "forms and resources" scroll to "Resale Order Form". https://www.chimney-hill.net/forms-and-resources

Please discuss this with your realtor when selling your home.



Condos

The Chimney Hill condos have two associations, Chimney Hill Community Association (us) is the master Association. We provide the amenities (pool, tennis courts, basketball courts, playground, and rental of the clubhouse). We provide community events (Egg hunt, pool parties, National Night Out and Breakfast with Santa) and as an owner you have voting rights. Chimney Hill Condominium Association is managed by Community Group. They provide all the maintenance, trash, parking, inspections, and work orders. The condos have two assessments: an annual assessment (once a year) to Chimney Hill Community Association and a monthly assessment to Community Group. Our invoices are mailed out every January via Truist on our behalf.

Assessments are due by March 31st of every year unless otherwise posted. The assessments cover the calendar year January 1 – December 31st.

Community Group Point of Contact:

Manager: Jackie Direct #: 757-747-0917 Main #: 757-499-2200

E-mail: Jbuchta@communitygroup.com Website: www.communitygroup.com

Virginia Beach Branch: 4534 Bonney Road Virginia Beach, VA 23462

Hours: Monday - Friday 9:00am - 5:00pm











https://foodbankonline.org/directory/categories/food-pantry



The Owner-Occupied Rehabilitation Program (OORP) provides grants for home rehabilitation assistance in order to correct code violations. Rehabilitation assistance is provided to eligible applicants in the form of a 5-year secured grant to be secured by a Deed of Trust recorded against the eligible property. A Promissory Note will also be required.

https://housing.virginiabeach.gov/home-rehabilitation/owner-occupied-home-rehabilitation



IMPORTANT PHONE NUMBERS

EMERGENCY: 911

NON-EMERGENCY: 757-385-5000

VB PERMITS: 757-385-8060

VB ZONING: 757-385-8074

VB CODE ENFOREMENT: 757-385-4421

POST OFFICE COLUMBUS ST: 757-497-1034

VB PUBLIC SCHOOLS: 757-263-1000

VB WASTE MANAGEMENT: 757-385-4650

VB ANIMAL CONTROL: 757- 385- 4444

TOGETHER WE ARE A COMMUNITY







Powering Your Every Day."

Saving Is Easy

Dominion Energy Virginia is committed to helping Virginia reduce its energy usage by providing our customers with options that help maximize their savings.

Get Personalized Tips on How to Save on Home Energy

Home Energy Evaluation: Introductory Energy Check-Up

Looking for new ways to save energy at home? Schedule an introductory energy check-up to receive easy-to-follow suggestions from a participating contractor. They'll identify easy, cost-effective ways to make your home more energy-efficient and install simple upgrades.

Virtual Energy Audit

Take a short energy audit quiz from the comfort of your home. You'll get recommendations and energy-efficient products delivered to your door at no cost to you.

Home Energy Evaluation: Comprehensive Home Energy Audit

Ready to make a long-term investment in your home's energy efficiency? This program is for you! To get started, sign up for an in-depth, whole-house energy audit. You'll receive a custom report with recommended energy-saving improvements and can save on home upgrades with rebates.

Manufactured Housing Program

Receive a manufactured housing energy assessment specifically tailored for the unique needs of your home to help identify opportunities to save energy and money.



Save with Rebates and Discounts on Energy-Efficient Technology

Smart Thermostat Rebates

Receive a rebate of up to \$30 when you purchase an eligible smart thermostat. Plus, enroll your smart thermostat in the Smart Thermostat Demand Response program to earn rewards and save even more!

Online Marketplace

Save instantly on energy-efficient products through Dominion Energy's online marketplace.

Smart Home Rebates

Customize a kit of smart home products to take control of your home's energy usage — your way. Get up to \$130 in instant rebates to improve your home's comfort, convenience, and savings.

Water Energy Equipment Rebates

Get up to \$400 in rebates for switching to an ENERGY STAR certified heat pump water heater and up to \$300 in rebates for switching to an eligible ENERGY STAR certified variable-speed pool pump.





Earn Rewards for Saving Energy

Income- and Age-Qualifying **Home Improvements**

Designed for low-income and senior customers, this program provides a nocost, in-home energy assessment. An energy expert examines the home and installs select energy-saving products.

Other Energy Efficiency Programs

Discover more energy savings opportunities, including rebates on electric vehicle chargers, savings on ENERGY STAR products, income-qualifying and age-qualifying home improvements, and more.

Water Energy Rewards

Earn up to \$40 for your first year of eligible participation and \$10 per year thereafter with the Water Energy Rewards program. By purchasing an eligible heat pump water heater and enrolling your device in the program, you'll help your community by allowing Dominion Energy to make minor, shortterm adjustments during periods of high demand.

Smart Thermostat Rewards

Get up to \$35 in rewards for your first year of eligible participation, plus \$10 each year thereafter. Earn rewards for allowing Dominion Energy to make minor adjustments during periods of high demand.

All offers are subject to terms and conditions at DomSavings.com and DominionEnergy.com.

Learn more about Dominion Energy's **Energy Conservation Programs:**



domsavings.com/myhome 1-888-366-8280



