



**HAPPY SPRING! MAY THIS SEASON BRING
RENEWAL, GROWTH, AND JOY.**



CHCA ANNUAL EGGSTRAVAGANZA

Saturday, April 19th 10:00am – 1:00pm

HOP ON OVER!

- REGISTRATION STARTS AT 9:45AM
- EGG HUNT STARTS AT 10:00AM UNTIL ALL EGGS ARE GONE.
(ARRIVE EARLY—WE HAVE OVER 2,000 EGGS, BUT THEY GO QUICK)
- CHCA WILL PROVIDE THE EGG HUNT BAGS
- TAKE YOUR PICTURE WITH SPRINKLES THE CHCA BUNNY FROM 10:45-11:45
 - GAMES ● PRIZES
- POPCORN, COTTON CANDY & REFRESHMENTS
THIS EVENT IS ONLY OPEN TO CHCA RESIDENTS.
HOPE TO SEE YOU THERE



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 at Large
Briana - Member at Large

Office Staff:

Kim - Association Manager
manager@chimney-hill.net
Elena- Admin Assistant
admin@chimney-hill.net
Elena - Inspector
propertyinspector@chimney-hill.net



Office Hours:

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



800 CHIMNEY HILL PKWY VIRGINIA BEACH, VA 23462
O: (757) 463-3805 F: (757) 463-5266
WWW.CHIMNEY-HILL.NET



Saturday, May 03, 2025, 8:00AM- 2:00PM

CHCA residents can come by the office Monday thru Friday between 9am-5pm to pick up your free balloons (2) to put out the morning of the yard sale to let shoppers know you are participating. Condo and townhome residents are welcome to set up on the lawn area between Bunyan Rd & the office parking lot as well as the lawn area adjacent to the basketball courts.

Please leave the parking lots available for shoppers to park.

Over 1,307 homes in Chimney Hill can sell & shop for treasured items and collectables. This is a great opportunity to make some extra money and clear out some space in your home.



Our plan for all CHCA Sponsored events is to make them bigger and better each year. In order for us to do that, we need your help volunteering for the events. Please stop into the office for more information and to sign up. The first opportunity will be the Eggstravaganza, Saturday April 19th.

Come on out and support your community-We have lots of fun while volunteering!



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The total amount due for 2025 Assessments if paid by March 31, 2025, is \$301.00 for the calendar year.

NORMAL OFFICE HOURS ARE MONDAY – FRIDAY 9:00AM – 5:00PM

OFFICE HAS EXTENDED HOURS ON MONDAY, MARCH 31ST 9:00AM – 7:00PM

Invoices were mailed via Truist in January 2025. Assessments are due by March 31st of every year unless otherwise stated. Online payments would be made through www.truist.com/payments.

Acceptable forms of payment: check, money order or cashier's check made payable to CHCA.

We **DO NOT** accept debit, credit cards or cash - there will not be any exceptions.

If not paid by March 31, 2025, then a 5% late fee will be added to all unpaid assessments and will be referred to our collection attorney after May 01, 2025.

PLEASE USE THE COMMUNITY DROP BOX: The drop box is located at the front of the office door. You can drop off all correspondence including your HOA Assessment Payments

Please always include your name and property address so we can contact you if needed

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.

The Chimney Hill Community Association has pet stations. The stations are located near the basketball courts, the tennis courts and in the common area near Chimney Hill Parkway for your convenience. While enjoying your walk you will be able to help keep a healthy, clean environment for all residents. It is our hope we will be able to acquire more stations in our open common areas. Enjoy your walks and thank you in advance for helping to keep CHCA clean!



Heat Pet Safety

Never leave your pets in a parked car!

Safety Tips For Your Pets

weather.gov/heat

-  **Watch the humidity**
-  **Limit exercise on hot days**
-  **Provide ample shade and water**
-  **Don't rely on a fan**
-  **Watch out for hot pavement**



Spring Pet Safety

ALLERGIES
Seasonal plants can cause allergies. Talk to your vet if you notice irritation.

PLANTS
Lilies and other seasonal plants can be toxic.

PREVENTATIVES
Talk to your vet about parasite prevention.

MICROCHIP
More outdoor time equals greater risk of a lost pet. Be safe, microchip 'em.

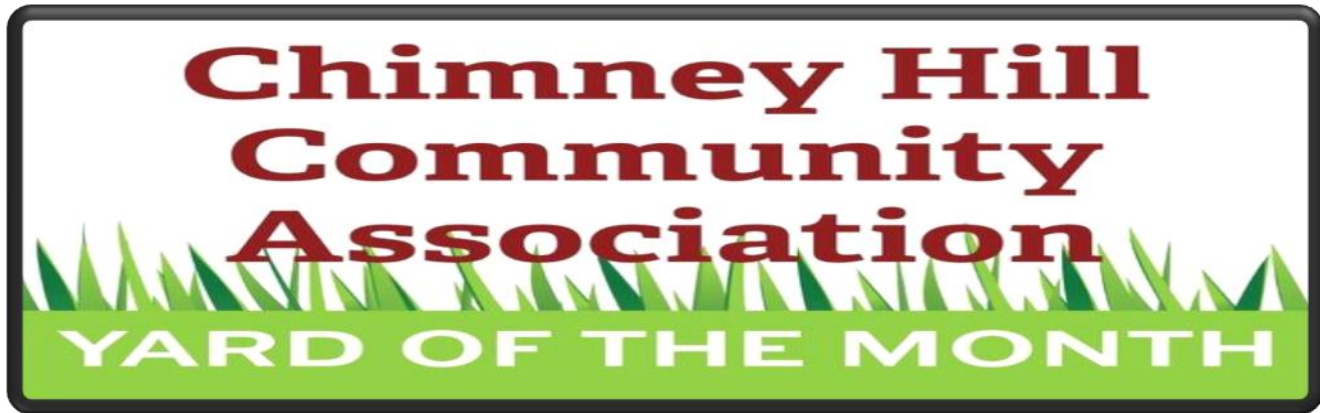
SPRING CLEANING
Household cleaning products are a poison threat.

PESTICIDES
Lawn care and gardening products can be hazardous.

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YARD OF THE MONTH CONTEST

The yard of the month program has been established to recognize the efforts of residents within Chimney Hill Community Association, whether they are Homeowners or Tenants, who demonstrate a clear and consistent desire to maintain or improve their property above normal expectations. The Yard of the Month program has been in full swing for the 8th year in a row. Chimney Hill has awarded 103 Homeowner's with a Yard of the Month sign & a \$50 Lowes Gift Card over the course of 8 years.

The ACC Committee would like to give you the recognition you deserve for creating a beautiful, well-kept yard. This is a great way to maintain property values and make the neighborhood beautiful.

You can stop by the CHCA Office to submit your recommendation located at 800 Chimney Hill Parkway Virginia Beach, Virginia 23462 or e-mail your nominations to admin@chimney-hill.net. Please take note that any recommendations without a complete address will not be considered. All entries must be in by the third week of the month and will be considered for the following month.

Yard of the Month Contest runs annually during the months of April-September. Holiday Lights Yard of the Month is awarded in December.

CHCA's Website & Facebook

The purpose of the website 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>



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SUCCESSFUL M E E T I N G S

Monthly Meetings:

The best way to communicate with your Association is to attend our meetings. The ACC Meeting is held on the 1st Tuesday of every month. 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. The Homeowners/BOD Meeting is held on the 3rd Tuesday of every month. The Homeowners have an opportunity to discuss with the Board any thoughts, concerns, ideas, and questions during the open session. Homeowners are welcome to stay throughout the meeting to hear discussions and what the Board is doing within the Community. ACC Meetings are held at 6:30pm in our clubhouse, located near the pool. The Homeowners/BOD meetings are held at 7:00pm in our clubhouse, located near the pool.

Unless otherwise posted.



The Clubhouse is available to CHCA Residents. The rental fee is \$200.00 for a block of 4 hours, and a refundable deposit of \$300.00 (available the next business day as long as the Clubhouse passes inspection).

The Clubhouse is available from 10 AM - 11 PM.

The above fees are due at the time of booking to confirm your reservation.

More information and the agreement can be found on our website.

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



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.



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!



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.

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>



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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 - dbennett@communitygroup.com

Website: www.communitygroup.com

Virginia Beach Branch:

4534 Bonney Road

Virginia Beach, VA

23462

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



Reminder!

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 Modification Form is available on our website www.chimney-hill.net under Forms & Resources.



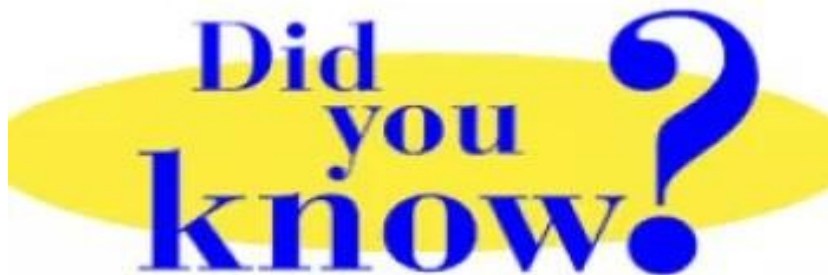
Dig With C.A.R.E.
Keep Virginia Safe!

Marking Colors

- Electric
- Gas-Oil
- Communication
- Water
- Sewer
- Temporary Survey
- Irrigation
- Proposed Excavation

C Call Miss Utility before you dig.
A Allow required time for marking.
R Respect the marks.
E Excavate carefully.

Call Miss Utility @ 811



Parking on Cul-De-Sacs

There is a proper way to park in a cul-de-sac. It is important to park 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.



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Pool Season is May 24th – September 8th

Pool Hours are from Noon – 8:00pm Daily.

Weather permitting (Unless otherwise posted)

You must have an updated Rec Card to enter.

Updating Rec Cards:

If you already have a Rec Card, please bring in your old cards and we will re-sticker them with 2025 stickers starting the 2nd week in April 2025. Please be sure that your assessments are paid and that your account has a zero balance to prevent any delay.

Replacement cards are \$5.00 each exact cash only, money order or cashier's check. We do not take personal check, credit/debit cards for Rec Cards. It must be certified funds.

*If you are a new homeowner or you are a homeowner who has never received a card please go to our website www.chimney-hill.net click on the tab "forms & resources", fill out the pool pass form and email to admin@chimney-hill.net or drop it in the mail slot in the front door, we'll make your passes & call you once they are ready for pick up. *If you are a new tenant or a tenant who has never received a Rec Card, then the homeowner or property manager will need to follow the steps above and submit the proper paperwork to us before we can issue passes.

Guest Pool Coins will need to be purchased during office hours.

Coins will not be offered at the pool gate. Guests Coins are \$2.00 each. 4 guests per homeowner (property) per visit will be allowed – not per card. Acceptable forms of payments are exact cash only, money order or cashier's check. We do not take personal check, credit/debit cards for Rec Cards. It must be certified funds. If you choose to pay online through Truist please note that those online payments could take up to 3 business days to process and a processing fee may apply.

NOTE: There will be an option available to pay for guests at the gate. Each guest is \$2.00 and must be exact cash-no exceptions.

Normal Office Hours are Monday - Friday 9am - 5pm.

Closed Saturdays, Sundays and closed on Federal & VB City Holidays.

Extended Office hours: May 19th – 23rd from 9:00am – 7:00pm



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.

While conducting various Inspections, Clearance letters and ACC Modification Requests of the neighborhood, we have noticed a lot of homes that require attention by the Homeowner. We start to write spring/summer violations starting on April 1st of every year. We are notifying all residents to please take the necessary action(s) to get your property/home within CHCA Requirements/Standards. CHCA Office staff routinely inspects all homes to ensure they are maintained in accordance with the Declaration of Covenants, Conditions & Restrictions (CC&R's), ACC Rules & Regulations and By-laws are enforced. Please keep in contact with the Office regarding violations and all ACC Matters. E-mail: propertyinspector@chimney-hill.net with any questions, concerns, updates, forms and competitions. For a list of all the ACC Rules & Regulations you can visit our website under "Forms & Resources".

The most common violations for Spring & Summer: **Warm weather citations begin April 1, 2025**

1. **Weed and maintain Driveways** - Make required repairs by removing weeds from cracks and then seal the cracks in the driveway and/or the sidewalk up to and including the apron and curb as required. NOTE: Use concrete polyurethane sealant that matches the color of your driveway concrete. Seal the cracks only. Do not seal the expansion joints, but please make sure all weeds are removed from expansion joints. Do not leave dead weeds in the driveway.
2. **Power wash** - Remove mold/mildew/algae/dirt from siding/trim/chimney/gutters/ soffits/garage- all sides of your home as needed.
3. **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.
4. **Overgrowth of easements** - All owners of property within the Chimney Hill Community Association are required to keep all easements that abut their property clean from trash, furniture, building materials and such other items. All owners are responsible for keeping the area mowed and all trees, vines, shrubs plants are to be maintained in accordance with the Associations Controlling Documents and City code.



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5. **Inoperable vehicles/covered vehicles** - 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.



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7. **Siding/trim violations- CHCA Declaration of Covenants, Conditions and Restrictions, Article IV, Section 2, PARA (J):** No building or structure, window, skylight, door, and frame upon any property within Chimney Hill shall be permitted to fall into disrepair, and each such window, skylight, door, and frame shall always be kept in good condition and repair and adequately painted or otherwise. **Virginia Maintenance Code 2021 Chapter 3 General Requirements, Article 304.2 Protective Treatment:** All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods shall be protected from the elements and decay by painting or other protective coverings or treatment. **Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted.** All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors, and skylights, shall be maintained weather resistant and watertight. All metal surfaces subject to rust and corrosion shall be coated to inhibit such rust or corrosion and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. **Oxidation stains shall be removed from exterior surfaces.** Surfaces designed for stabilization by oxidation are exempt from this requirement. **Virginia Maintenance Code 2021 Chapter 3 General Requirements Article 304.13 Window, Skylight, and door Frames:** Every window, skylight, door, and frame shall be kept in sound condition, good repair and weather tight, **304-13.1 Glazing:** All glazing materials shall be maintained free from cracks and holes. **Virginia Maintenance Code 2021 Chapter 3 General 304-13.2 Openable Windows:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. **Virginia Maintenance Code 2021 Chapter 3 General 304-14 Insect screens:** During the period from April 1 to December 1, every door, window and other outside opening required for ventilating of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every screen door used for insect control shall have a self-closing device in good working condition. **Exception:** Screens shall not be required where other approved means, such as mechanical ventilation, air curtains or insect repellent fans, are used. **Maintenance Code 2021 Chapter 7 Fire Safety Requirements Section 702.3 Doors:** All means of egress doors shall be maintained and to the extent required by code in effect at the time of construction, shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge, or effort.

Exterior paint/stain colors and changes of exterior house paint and stain or siding **requires ACC Approval** and will only be approved if the proposed color is in harmony with other existing homes of the same style and construction within the immediate vicinity of your home and does not distract from other homes in the Community. **Immediate vicinity: Within 10 homes in either direction (left and right) on either side of your street.** Fence color may remain neutral (treated wood only), except for vinyl, all other fences must be painted/stained to match the new house siding color. A color sample or color chart must accompany all requests for painting. Townhouses must be stained to match the stains and paints selected by the builder/developer. Variations from the original color will only be made upon written approval by the ACC. The ACC will consider approval of changes in exterior paint and stain only if all homeowners of the subject block have agreed in writing to comply with the proposed color scheme change. All structures and/or additions to the unit must also match the colors used in the block of townhomes. Fences shall be stained to



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match the house siding (not trim) or remain unstained (or changes approved by the ACC). The ACC has compiled a listing of the stain substitutes for those used by the original developer/builder and owners should confirm the selections before purchasing stains/paints.

8. **Lot numbers on home and trash/recycle containers** - 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.

9. **Party Walls/Fencing: Virginia Maintenance Code 2021 Chapter 3 General Requirements Article 302.7 Accessory structures:** All accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair. **Virginia Maintenance Code 2021 Chapter 3 General Requirements, Article 304.2 Protective Treatment:** All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods shall be protected from the elements and decay by painting or other protective coverings or treatment. **Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted. Privacy fence:** solid fence from four (4) to six (6) feet in height or as approved by ACC. Any alterations to fence height, color & style **require ACC approval** and are required to meet city guidelines found in Virginia Beach City **Form No. PC8 Rev. 2/13. ACC Rules and Regulations Open fence:** round split, finished wood rails and pickets or vinyl are allowed with **ACC Approval**.

1) Privacy fences shall not be over six (6) feet in height or as approved by the ACC.

2) Privacy fences shall not extend beyond the front foundation line of the house.

3) Fences constructed from treated wood or vinyl need not be painted. All others must be painted/stained "natural" or to match existing house color or trim within thirty (30) days of the erection of the fence. Townhome fences, if painted, to match color of home (not trim); if vinyl fence is used it may be white or beige in color.

4) Chain link fences are **not** permitted on residential property within Chimney Hill Community Association.

5) Wire and/or metal fences **require ACC approval**.

Fences shall not impede the use of sidewalks or the use of streets for parking. Fences should be maintained, free of mold, no broken/missing slats (pickets), and must stand erect and be securely fastened to the post. **Replacement fence slats (pickets) should be of the same type and style of the existing fence.** All exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates. Zoning ordinance will be strictly followed and enforced when considering requests.

NOTE: Fences are not required. If there is an existing fence and one owner wants to remove it, they are required to notify the adjoining property owner and get their written permission, (**ensure that a copy of the agreement has been provided to the Office Staff**). To determine if you require a City of Virginia Beach Building Permit for the modification or installation of a fence, you can contact the Zoning Division at (757) 385-8074. You may also contact the Permits and Inspection Department at (757) 385-4211 for further guidance.

CHCA DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS: ARTICLE IV, Section 2, Paragraph (T): The rights and duties of owners with respect to Party Walls or Party Fences shall be as follows:



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(1) Each wall which is built as a part of the original construction of the homes upon the "properties" and placed on the dividing line between lots shall constitute a Party Wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damages due to negligence or willful acts or omissions shall apply thereto.

(2) The Owners of contiguous lots who have a Party Wall or Party Fence shall both equally have the right to use such wall or fence, provided that such use by one Owner does not interfere with the use and enjoyment of same by the other Owner.

(3) In the event that any Party Wall or Party Fence is damaged or destroyed through the intentional or negligent act of an Owner or any person for whom he is legally responsible, it shall be the obligation of such Owner to rebuild and repair the Party Wall or Fence without cost to the other adjoining Lot Owner or Owners.

(4) In the event any such Party Wall or Party Fence is destroyed (including deterioration from ordinary wear and tear and lapse of time), other than by the act of an adjoining Owner, his agents, guest or family, it shall be the obligation of all Owners whose Lots adjoin such wall or fence to rebuild and repair such wall or fence at their joint and equal expense, unless otherwise provided for in the Tract Declarations or Master Deed.

(5) Notwithstanding anything to the contrary herein contained, there shall be no impairment of the structural integrity of any Party Wall without the prior consent of all Owners of any interest therein, whether by way of easement or in fee. (6) In the event of a dispute between Owners with the respect to the construction, repair or rebuilding of a party Wall or Party fence, or respect to the sharing of the cost thereof, such adjoining owners shall submit the dispute to the Architectural Control Committee of the Association. The Association will help with fence disputes provided that all parties agree and provide a current survey of their properties. Also, all parties agree that the ACC's decision is binding. Legal remedies are at the expense of the property owners and the Association will not get involved in this process.

NOTE: No double fencing is allowed within Chimney Hill. When repairing or replacing party wall fencing you would need to submit an ACC Modification Request and a Party Wall Agreement Form with all homeowners involved prior to installation.





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".



STREET SWEEPING INFORMATION

<https://www.sweepingcorp.com/service-areas/cityofvirginiabeach/>

CITY OF VIRGINIA BEACH YARD DEBRIS GUIDELINES

25 clear yard debris bags for small items like leaves & grass



2 piles of limbs measuring 4 ft x 4 ft x 4 ft



25 lbs weight limit per yard bag



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.



If you have any yard waste in bags or piles of branches near your curbs, Please move them away from the curb before the rain starts so the heavy rain does not wash them towards or into the storm drains.



Remember! **ONLY RAIN DOWN THE DRAIN!**



This will help prevent flooding in our neighborhood streets during the heavy rain we may experience over the course of the storm. In addition please make sure that the areas near any storm drains are clean and free of litter, grass clippings, pine needles, etc.

IMPORTANT PHONE NUMBERS

EMERGENCY: 911

NON-EMERGENCY: 757-385-5000

VB PERMITS: 757-385-8060

VB ZONING: 757-385-8074

VB CODE ENFORCEMENT: 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



The word "RESOURCES" is written in large, white, 3D-style block letters. The letters are set against a background of colorful, overlapping squares in shades of blue, green, yellow, orange, and pink. Some of the squares have dashed outlines, giving the graphic a dynamic, digital feel.

Foodbank
of Southeastern Virginia
and the Eastern Shore

A Member of
**FEEDING™
AMERICA**

<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>