



RELAX, SOAK & UNWIND

Pool Season is May 24th – September 8th

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

Weather permitting (Unless otherwise posted)

You must have an updated Rec Card to enter.

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

CHCA Pool Parties:

Saturday, June 21st from 6pm-9pm. Weather permitting.

Chimney Hill will be sponsoring a pool party.

We will be serving hamburgers, hot dogs, chips, and refreshments. Additional items: snow cones, popcorn, ice cream and the double water slide!!

Saturday, July 12th from 6pm-9pm. Weather permitting.

Chimney Hill will be sponsoring a pool party.

We will be serving pizza and ice cream.

Additional item: Water slide!!

Tuesday, August 5th from 6pm-9pm.

National Night Out-Pool Party Weather permitting.

Chimney Hill will be sponsoring a pool party.

We will be serving hamburgers, hot dogs, chips, and refreshments. Additional items: snow cones, popcorn, ice cream and the double water slide!!

Bring your updated 2025 Rec Pass with you!

Guests are \$2.00 each exact cash or use your guest coins.

The Office is open Monday - Friday 9am - 5pm.

Please ensure your passes are updated prior to the events.

Our plan for all CHCA Sponsored events is to make them bigger and better! 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 to volunteer for the pool parties this summer.

**THE POOL WILL CLOSE AT 5:00PM ON THE SCHEDULED POOL PARTY DAYS
THE POOL WILL REOPEN AT 6:00PM FOR THE POOL PARTY
EVERYONE WILL NEED TO SIGN BACK IN STARTING AT 5:45PM**



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



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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 on Federal & VB City Holidays.

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.

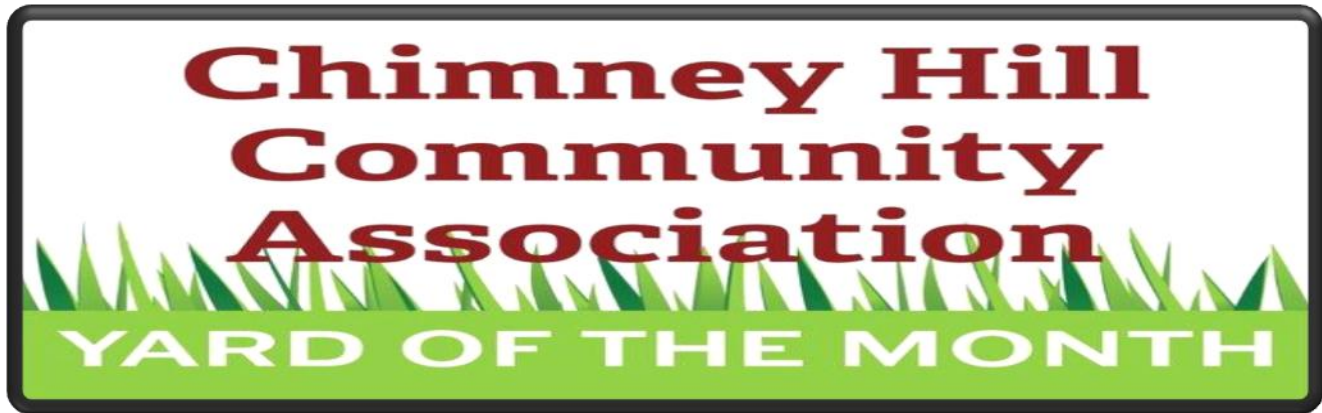
Regulations also stipulate mail receptacles and support systems shall be maintained in good condition at all times.



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!



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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 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 communication 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 MEETINGS

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 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 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
Pothole/ street repair
Sidewalk
damange/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 if every year unless otherwise posted. The assessments cover the calendar year January 1 – December 31st.

Community Group Point of Contact:

Manager: Dania

Direct #: 757-747-0913

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





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

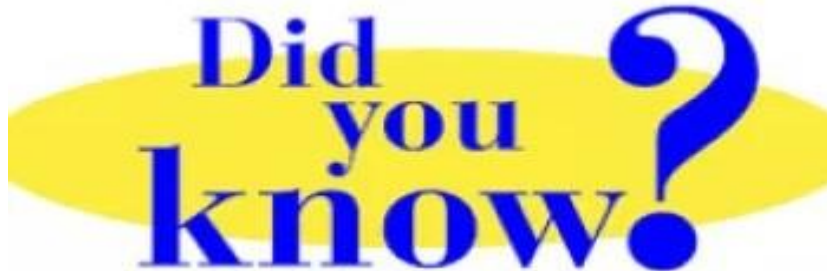


- C** Call Miss Utility before you dig.
- A** Allow required time for marking.
- R** Respect the marks.
- E** Excavate carefully.

Call Miss Utility @ 811



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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 park incorrectly nose first in 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.

Pet Friendly Summer Tips



CAR TRAVEL
Never leave your pet alone in a hot car!
When traveling, use a secured crate, harness system or pet safety belt.



HYDRATE
Look for signs of overheating like excessive panting, drooling and weakness. Keep plenty of water on hand.



PAW PATROL
Walk your dog during the cooler morning and evening hours. Avoid hot surfaces like pavement and sand.



FLEAS & TICKS
Give your pet proper flea and tick medication, and check them regularly with a flea comb.



TOXIC CHEMICALS
Keep pets away from bug spray, insecticides, citronella products and sunscreen.



STORM PREP
Create a disaster kit with food, water and medication that can last 5 days.



STAY INDOORS
During fireworks and thunderstorms, keep pets secure in a safe, quiet area at home.



WATER SAFETY
Never leave pets unattended at the beach, lake or pool. When boating, use a pet life jacket.

Heat Exhaustion

ACT FAST

- Move to a cooler area
- Loosen clothing
- Sip cool water
- Seek medical help if symptoms don't improve


Dizziness

Thirst

Heavy Sweating

Nausea

Weakness



Confusion

Dizziness

Becomes Unconscious

Heat exhaustion can lead to heat stroke.




Heat Stroke

ACT FAST


CALL 911

- Move person to a cooler area
- Loosen clothing and remove extra layers
- Cool with water or ice

Heat stroke can cause death or permanent disability if emergency treatment is not given.

Stay Cool, Stay Hydrated, Stay Informed!





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:

- **Weed and maintain Driveways**
- **Power wash siding, fencing, etc.**
- **Remove trash/recycle cans from street view**
- **Overgrowth of townhome easements**
- **Inoperable vehicle parking/covered vehicles in the Association**
- **Parking of Trailers and Commercial Motor Vehicles**
- **Repair or replacement of Siding and Trim**
- **Party wall and fencing repairs and/or replacements**



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



4 foot maximum length **6** inches maximum diameter



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





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RESOURCES



Foodbank
of Southeastern Virginia
and the Eastern Shore

A Member of
**FEEDING
AMERICA**TM

<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>