



800 CHIMNEY HILL PKWY VIRGINIA BEACH, VA 23462

O: (757) 463-3805 F: (757) 463-5266

WWW.CHIMNEY-HILL.NET



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: 9:00AM – 5:00PM

*****The Office will remain open until 6:00pm on meeting nights.**

Office is closed on City and Federal Holidays.

MONTHLY MEETINGS

ACC Meetings are held the 1st Tuesday of each month at 6:30pm

Board Meetings are held the 3rd Tuesday of each month at 7:00pm

Meetings are held in the Clubhouse (near the pool) unless otherwise posted.



Fall is proof that change is beautiful



ANNUAL MEETING

The Chimney Hill Community Association, Inc. Board of Directors invites you to attend the 2025 Annual Meeting to be held on Tuesday, October 21, 2025, at 7:00 PM at Green Run High School located in the cafeteria, 1700 Dahlia Dr, Virginia Beach, VA 23453.

The purpose of the Annual Meeting is to conduct all lawful business of the Association, including the election of directors every 3 years. We invite any current homeowner of record in good standing to submit an application to volunteer as a member of the Board of Directors for any vacant openings. You may go to www.chimney-hill.net to retrieve the application to fill out and submit it to the office at least 5 business days prior to the meeting.

In order to conduct the official business of the Annual Meeting, a quorum requirement of one-fifth (1/5) of our homeowners of record in good standing must be present or by proxy.

If you, as the homeowner of record in good standing, are unable to attend the Annual Meeting on Tuesday, October 21, 2025, this proxy may be utilized to register your vote on business and elections conducted at this meeting.

Thank you and we look forward to seeing you there.

COMMUNITY YARD SALE

Saturday, November 08, 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.



Back to School Safety

Traveling to School

Back-to-school safety in Virginia Beach should focus on safe routes to school, pedestrian and bus safety, and awareness of potential hazards. Drivers should be especially cautious in school zones, obeying speed limits and being mindful of children. Students should also be aware of their surroundings, avoid distractions, and know emergency contact information.

Safe Routes to School:

- **Identify safe routes:**

Walk or bike with your child to school, or drive with them, to identify the safest routes, paying attention to sidewalks, crosswalks, and traffic signals.

- **Consider walking with others:**

Encourage walking or biking with a friend or group for added safety.

- **Utilize crosswalks:**

Always use crosswalks and pedestrian signals when available, even if it adds a little time.

- **Avoid distractions:**

Both drivers and pedestrians should minimize distractions, like cell phones, especially in school zones.

Bus Safety:

- **Arrive early:**

Students should arrive at the bus stop at least five minutes early to avoid rushing and potential accidents.

- **Stand back from the curb:**

Wait for the bus to come to a complete stop and the driver to signal before approaching the bus.

- **Stay visible:**

Wear bright or reflective clothing, especially during dawn or dusk.

- **Never cross behind the bus:**

If crossing the street after exiting the bus, always cross at least ten feet in front of the bus after the driver signals.

- **Drivers: Obey bus signals:**

Stop for school buses with flashing lights and extended stop arms, and wait until the bus begins moving before proceeding.

General Safety Tips:

- **Be aware of your surroundings:**

Pay attention to traffic, other pedestrians, and potential hazards.

- **Communicate with your child:**

Discuss safety rules, emergency contacts, and what to do in various situations.

- **Report any concerns:**

If you or your child feel unsafe, report it to a trusted adult or school official immediately.

- **Stay informed:**

Check for updates and safety alerts from Virginia Beach City Public Schools or local authorities, according to the Virginia Beach City Public Schools.



Chimney Hill has an active email group for our Homeowner's
Have you been receiving our emails?
If not, please see our staff & provide us your
email address so we can get you connected.



Clubhouse Rental

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!!





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!



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!



Reminder!

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".



**DID YOU
KNOW?**

Parking on Cul-De-Sacs

City Code 21-303(b-11): At any place, angle parked or perpendicular to a curb, unless street markings permit. **City Code 21-303(b-12):** In a cul-de-sac other than close to and parallel to the edge of the curb or roadway, except in parking spaces approved and marked by the City or where a lawfully erected sign otherwise permits. It is important to park your passenger tires within 18 inches of the curb. Parking illegally (nose in or backed in) on a cul-de-sac 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. **City Code 21-303 (a-5):** On the roadway side of any vehicle parked at the edge or curb of a street (double parking)



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.

Whether you are a contracted professional or a DIY homeowner, Virginia 811 will come out and mark underground utility lines for you.

Stay safe and protected during your projects!

**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

RESOURCES



Foodbank
of Southeastern Virginia
and the Eastern Shore

A Member of
FEEDING
AMERICA[™]

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



**Housing &
Neighborhood
Preservation**

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>



**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.

Point of Contact:

Associa Community Group

Main Office Number : 757-499-2200

Manager Dania Bennett

Direct Number: 757-747-0913

E-mail: dbennett@communitygroup.com

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



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.

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

VB City of Virginia Beach Public Works

VB City of Virginia Beach Public Works
Waste Management

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.



Leave 3-5 feet between all obstacles.

Handles face your home.



Lids should be closed.



Clear lawn bags only.



Place Bulky Items together.



www.vbgov.com/wastemgt

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



PET SAFETY

To ensure pet safety during pesticide application in summer, always read and follow product labels, keep pets away from treated areas until dry, and consider using pet-safe products whenever possible. If using baits, place them where pets cannot access them, and always store pesticides securely.

Read and follow instructions:

Carefully read the pesticide label for specific instructions on application, ventilation, and safe re-entry times for pets.

Choose pet-safe options:

If possible, opt for [pet-safe pesticides](#) or [natural pest control methods](#).

Consider alternatives:

If you're concerned about pesticide use, explore alternative pest control methods like [integrated pest management \(IPM\)](#).

Keep pets away:

Remove pets from the area before applying pesticides. Keep them away from treated areas until the product is completely dry and the area has been well ventilated.

Cover or remove:

Cover or remove fish tanks and be mindful of reptiles, birds, and other small pets during indoor applications.

Secure baits:

If using baits, place them where pets cannot reach them.

Store safely:

Keep all pesticides and rodenticides in a secure, locked location, out of reach of pets.

Ventilation:

Ensure adequate ventilation when using pesticides indoors. Consider turning off central heating or air conditioning to prevent the circulation of airborne pesticides, [says the National Pesticide Information Center](#).

Monitor pets:

Watch for any signs of pesticide poisoning, such as drooling, vomiting, diarrhea, excessive thirst, lethargy, tremors, or seizures.

Seek veterinary care:

If you suspect your pet has been poisoned, contact your veterinarian or the [ASPCA Animal Poison Control Center](#) immediately at 1-888-426-4435.



Useful Contact 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

