



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



The assessments for 2022 will be \$262.00, although, the Board approved to credit each property in the amount of \$18.00 for the loss of the pool. The amount of the credit is based off the amount of credits from AAA which was \$23,615.68. The total amount due for 2022 Assessments if paid by March 31, 2022, will be \$244.00 for the calendar year. 2022 Invoices may look different: BB&T and Suntrust has merged to Truist. Invoices will be mailed via Truist in January 2022. Assessments are due by March 31<sup>st</sup> of every year unless otherwise stated. Online payments would be made through [www.truist.com/payments](http://www.truist.com/payments). Your original billpay number, unit number and serial number from BB&T has not changed. 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, 2022, then a 5% late fee will be added to all unpaid assessments and will be referred to our collection attorney on May 01, 2022. Functions that take place at Chimney Hill are for all Chimney Hill homeowners and renters (with permission from the homeowner), as long as the assessments are paid. Please be sure that your assessments are paid to prevent any delay in letting you have access to the pool, basketball courts, tennis courts, and pickle ball court, events, clubhouse, the ACC and Homeowner's meetings.

**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.

## HOA BUDGET

You will find a copy of the 2022 budget adopted by the Board of Directors to meet the operating expenses for Chimney Hill Community Association for the 2022 fiscal year. Should you have any questions regarding the budget please direct them in writing to the Board of Directors and mail or drop off at the office.

### 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 events.

**CHCA WEBSITE: [WWW.CHIMNEY-HILL.NET](http://WWW.CHIMNEY-HILL.NET)**



**Facebook: [CHCA-Chimney Hill Community Association](https://www.facebook.com/CHCA-Chimney-Hill-Community-Association)**

### 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  
 Greg - Vice President  
 Debbie - Treasurer  
 Kaci - Member at Large  
 Patrizia - Member at Large

### Office Staff:

Kim - Association Manager  
[manager@chimney-hill.net](mailto:manager@chimney-hill.net)  
 Elena- Admin Assistant  
[admin@chimney-hill.net](mailto:admin@chimney-hill.net)  
 Elena - Inspector  
[propertyinspector@chimney-hill.net](mailto: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](http://WWW.CHIMNEY-HILL.NET)

**What's Coming in 2022:** CHCA is moving towards a “cashless” system for pool guests. This system is still being reviewed although we will more than likely be using some sort of CHCA Coin. Homeowners would need to purchase the coins in advance during office hours only. (Monday – Friday 9am-5pm). Pool guests are \$2.00 a coin and the limit is 4 guests per household – not per pass. Acceptable forms of payment will be money order, cashier’s check, online payments made through Truist (please note that online payments could take up to 3 business days to process and a processing fee may apply).

The resources we use to report an inoperable or abandoned vehicle on the public roadways within Chimney Hill is by calling the non - emergency number 757-385-5000. If the vehicle is parked in a driveway within Chimney Hill, then the City Inspector/ or CHCA’s Property Inspector will go out to inspect and can cite the vehicle. To report a bulky waste item, you can use the app seeclickfix, call in to waste management or visit the Virginia Beach website:<https://vb311.force.com/assist/servicetypes> and <https://vb311.force.com/assist/request/BULKPKSW>. You will find a list of requirements along with items that they do not pick up.

**LOVE IT  
DON'T TRASH IT**

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!

**SUCCESSFUL  
MEETINGS**

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 7:00PM 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.



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

## Clubhouse Rental

We have our Clubhouse 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 as long as the Clubhouse passes inspection). The Clubhouse is available from 10 AM - 11 PM. More information and the agreement can be found on our website. **Don't wait to reserve your date, reservations fill up fast!!**



### If your home is on the market

Please remember that when selling your house, you need to provide the buyer with a resale disclosure package. This is required by the Commonwealth of Virginia, and it provides the buyer with a new set of documents, financial statements, the disclosure statement and other information pertinent to the Association. When a contract is signed for the sale, have your agent get in touch with the Association to order this package.



### LEASH AND CLEAN UP AFTER YOUR PET

The Chimney Hill Community Association has pet stations. The stations are placed near the basketball courts, near 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!

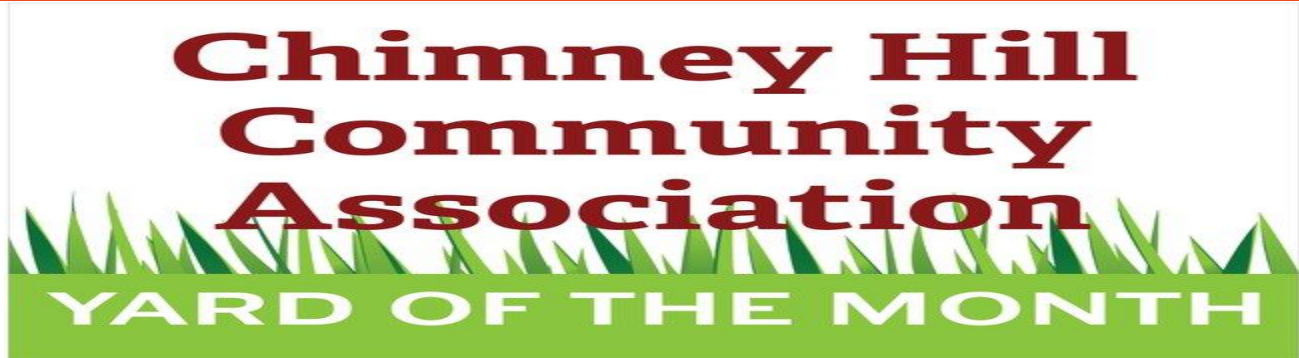
## ARCHITECTURAL CHANGE OR MODIFICATION

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 under Forms & Resources. [www.chimney-hill.net](http://www.chimney-hill.net)





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



### 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 Homeowner's 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 and inviting. You can also stop by the CHCA Office to submit your recommendation located at 800 Chimney Hill

Parkway, Virginia Beach, Virginia 23462. 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.



If you do not wish to receive the VA Pilot Newspaper being delivered to your driveway, please contact customer service.

Please contact customer service for assistance with your subscription, delivery issues, or problems with our website, app or ePilot.

Email address: [customerservice@pilotonline.com](mailto:customerservice@pilotonline.com)

Phone number: 757-446-9000

If you do not wish to receive the Super Savors Shopping advertisements being delivered to your driveway in the yellow plastic bag, please call the automated hotline at 757-446-2533, give them your address and they will discontinue the deliveries.



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

ACC

stands for

## Architectural Control Committee

We are currently seeking Homeowners to volunteer for our ACC Committee. We meet the 1st Tuesday of every month at 7pm the meeting takes place in our clubhouse. The specific purpose for which the ACC Committee is formed is to maintain, preserve and to architecturally control the individual properties and common areas within Chimney Hill Community Association.



We are currently seeking Homeowners to volunteer for the Board of Directors. Sitting on the Board of your homeowner's association is a rewarding way to get involved in your community, get to know your neighbors, and personally ensure that your property values are preserved and protected—for the immediate future and in the long run.



### **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.



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



In response to the pandemic, the Board suspended violations from March – August of 2020. We began slowly writing violations again in September 2020. From January 2021 – to date we have written 1349 violations. Most common violations: Remove the grass from the cracks of driveways, power wash, lot numbers (either missing or needing to be replaced), overgrowth of easements, inoperable vehicles, and siding/trim violations. 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 ACC Committee is diligently working on updating the ACC Rules and Regulations to reflect the adoption of the ICC 2018 Virginia Maintenance Code. The ACC Committee is currently reviewing all allotted number of days for each violation to ensure that they are compatible with today. We understand that it has been a challenge with contractors providing bids and the cost of materials.

Chimney Hill was built in 1981. 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 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](mailto: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".



Please remember if your mailing address, e-mail address, phone number, or changed property managers to please update your information with our office. All of our forms can be found on our website under "Forms and Resources". Please e-mail [admin@chimney-hill.net](mailto:admin@chimney-hill.net) with all updates.