



BLUE RIBBON COMMUNITY NEWSLETTER

August 2019

Newsletter@indianriverfarmshoa.org

BACK TO SCHOOL

Once again we find ourselves at the end of the summer asking ourselves “where did the summer go?” The first day of school for those attending public schools in Virginia Beach is September 3rd.

Please use extra caution when entering and exiting the neighborhood in your vehicles. Several months ago on Kentucky Derby Drive a driver jumped a curb, hit a tree and totaled their vehicle. Thankfully no one was injured. This might not have been the case had a child or adult been walking along the sidewalk.

So please observe the speed limit of 25 mph while on neighborhood streets and stay alert.



From the Editor

2019 HOA Meetings

Remember, this is a COMMUNITY NEWSLETTER, meaning anyone can submit an article or an advertisement for your business. Articles can be submitted via email to Newsletter@indianriverfarmshoa.org

A color copy of the newsletter can be found on the website indianriverfarmshoa.org

Board Members and Contact Info

Donald Darcy

Diana Merciez

Sun Betancourt

Jim Smith

Mike Bongiorno

Boardofdirectors@indianriverfarmshoa.org

UPA Property Manager

Jennifer Copeland

jrcopeland@unitedpropertyassociates.com

757-995-1391

757-497-9133 (fax)

September 14/annual meeting

October 8

November 12



CONTACT INFORMATION

Trees: 757-385-4461

Landscape@vbgov.com

Sidewalks: 757-385-1470

pwclrks@vbgov.com

Street Lights: 866-366-4357

<https://www.dominionenergy.com/outage-center/streetlight-outages/outdoor-lighting-email-form>

OR call Jenn Copeland and she can submit the outage information.

LOOKING BACK

This column "looks back" at the most recent BOD meeting and report on items of interest that were discussed.

- Board voted to hire landscaper to clear the HOA owned portion of the BMP on KDD.
- Board approved the Halloween Decorating Contest for 2019.
- Board members provided information on meeting held with HOA Attorney.
- Budget was reviewed by the board. No increase in dues for 2020.

Board Seats Open

There will be two board seats open as of September 14. If you would like to have your name placed on the ballot please complete the form that you recently received in the mailing from UPA. A board seat is for a 3 year term.

IMPORTANT MAILING

You should have received in the mail several documents from UPA. Please make sure you saved the proxy that was enclosed. The proxy serves as your vote in the event you will not be present at the annual meeting.

In order to hold a vote to fill board seats there needs to be a quorum. This amount is 25% or 29 proxies/homeowners present.

A resolution was passed by the board and a copy of this was included in the mailing. The resolution requires that anyone in the neighborhood seek approval from a majority of the board or from our manager before contacting the HOA's attorney. Our attorney charges an hourly rate and prior to this resolution if a homeowner contacted them the HOA was billed for the attorney's time. With the resolution now in place, if anyone contacts our attorney without approval any fee will be then be the responsibility of that person.

YARD OF THE MONTH

Once again the HOA will be holding the Yard of the Month Contest. For 3 separate periods a yard will be selected and the residents will receive a \$25 gift card to Home Depot. A home may only win once per calendar year.

Judges will change each period. If you would like to volunteer to judge please email Jenn. Judges for the April May period volunteered at the March meeting.

Only yards visible from the street or sidewalk will be taken into consideration.

The criteria in choosing a yard is as follows:

- Visual attractiveness
- Enhances the beauty of the home itself
- Well maintained

The judging periods will be: August/September

Awards will be given out at the end of the second month. A sign will also be placed in the winner's yard and will be removed by a board member the following week.

Announcement will also be posted on IRF's facebook as well as in the newsletter.

CONGRATULATIONS

The NELSON Family

Belmont Stakes Dr.

June/July winners!!!

Kickin' It In The Kitchen

Bananas Foster Baked French Toast

1/2 cup butter , cubed
2/3 cup packed brown sugar
1/2 cup heavy whipping cream
1/2 tsp. ground cinnamon
1/2 tsp. ground allspice
1/4 cup chopped pecans (optional)
3 large bananas, sliced
12 slices bread (egg or challah)
1 1/2 cups milk
3 eggs
1 tbsp. sugar
1 tsp. vanilla extract

Melt butter, stir in brown sugar, cream, spices, and nuts. Add bananas and gently stir to coat.

Transfer to baking dish 13 x 9. Arrange bread over the top.

Beat remaining ingredients and pour over top. Cover and refrigerate overnight.

Bake @ 375 for 35—40 minutes.

BMP UPDATE

Members of the board and Jenn, our property manager met with the HOA Attorney on July 29. This was a meeting to update us on where the BMP issue stood and to better understand our way forward.

Our attorney explained why she was reliant on the city to weigh in.

Here is a synopsis. The BMP's all have a maintenance easement around them. The rights to these easements lie with the city. When a neighborhood is done being developed the city then conveys or assigns these maintenance rights over to either the homeowners who live along the ponds or to the HOA.

The language used in our governing documents imply that the city would be turning the responsibility of maintaining the easements over to the HOA.

However, the official city document stating this is missing or was never filed by the developer.

For over a year our attorney has been trying to work with the city to resolve this issue. The city attorney has verbally stated that it appears the HOA is responsible but she stops short of putting this in writing.

BMP UPDATE CONTINUED

Please note that the city has made it clear that they are not responsible for any maintenance outside of the city pipes.

Our attorney tried a different approach by asking the city who they would cite for a violation. Our attorney believed that their answer, if in writing, would give us the answer to the responsibility issue as well as save us a costly court case. Unfortunately the city responded that they would issue a citation to both the homeowner and the HOA and a judge could then decide.

It is the boards decision on advice from our attorney to proceed with filing a Declaratory Judgement against the City. This will force the city to respond. Once filed the city attorney will have 21 days to respond.

As always, if you have questions, please contact Jenn @ UPA.

ANNUAL MEETING

It is that time of year when we gather in the park for our HOA annual meeting.

As of this writing we will only be holding the meeting/voting portion.

Sign in will begin at 4:30pm and the meeting will begin at 5:00 pm. The meeting portion should be less than an hour.

Every homeowner is asked to either attend in person or to submit their proxy if they can not attend.

The proxy can either be signed and returned to UPA , given to a board member or any homeowner who will be attending.

To be able to vote to fill the open board positions we need to meet a quorum. Please don't under estimate how important it is to return your proxy.

Every year the board has to beg homeowners at the last minute to turn one in and this shouldn't be the case.

HALLOWEEN DECORATING CONTEST

I am usually not one to rush the seasons...but Halloween is just around the corner! Once again a contest is being held for the best decorated houses. A monetary prize for 1st, 2nd and 3rd place will be awarded by the judges.

Judging will take place the evening of October 31st.

There is no requirements or theme and participation is voluntary. Only the front of the homes will be considered by the judges.

Good Luck to all who participate!



ROBERT'S RULES Of Order

Per the IRF bylaws we are to be using Robert's Rules of Order to conduct our board meetings. Outlined below is the order of how the meetings will be conducted.

Call to Order

Welcome and Introductions

Approval of minutes

Homeowner Forum

Management Report

Treasurer Report

Committees Report

Old business

New business

Comments / Announcements

Adjournment

If you are unable to attend a meeting but have a comment or question for the board, you may email these to:

[jrcopeland@](mailto:jrcopeland@unitedpropertyassociates.com)

[unitedpropertyassociates.com](mailto:jrcopeland@unitedpropertyassociates.com)

Here are some key objectives for all meetings.

1. During Homeowner Forum all comments will be addressed to the board. No other homeowner should comment unless called upon by the speaker to clarify. Homeowners will remain respectful at all times.
2. Homeowner Forum will be limited to 3 minutes per speaker. Those who request speaking time are asked to sign up prior to the meeting's call to order. A sheet will be provided.
3. Upon closing of Homeowner Forum all further discussion will take place by the board members. They may call on a homeowner for input however at no other time should homeowners interrupt or interject. If a homeowner has something to add that is pertinent they are asked to raise their hand and wait to be acknowledged .
4. Board members during discussions shall each have an opportunity to weigh in. Each board member shall be given the opportunity to speak when discussing a topic. Board members shall remain respectful to others in attendance at all times. If needed, a second round of discussions will take place once everyone has the chance to weigh in.

INDIAN RIVER FARMS OWNER'S ASSOCIATION

APPLICATION FOR ARCHITECTURAL REVIEW

PLEASE MAIL OR DELIVER TO:

INDIAN RIVER FARMS HOMEOWNERS ASSOCIATION
525 South Independence Blvd., Suite 200
Virginia Beach, VA 23452
Phone No: (757) 497-5752 FAX No: (757) 497-9133

WARNING: Exterior alterations commenced without prior approval of the Architectural Review Board (ARB) are in violation of the covenants and at the applicant's own risk. (Read your Indian River Farms documents thoroughly. Please review all the Conditions, Restrictions, Easements, Charges, and Liens.)

FROM: (Please print in ink or type.)

Name: _____
Address: _____
Home Ph: _____ Work Ph: _____

APPLICATION FOR: (Check appropriate work.)

- | | | |
|--|---|---------------------------------------|
| <input type="checkbox"/> Landscaping/Grading | <input type="checkbox"/> Patio | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Shed | _____ |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Pool | _____ |
| <input type="checkbox"/> Repair or Replace | <input type="checkbox"/> Satellite Dish | _____ |
| <input type="checkbox"/> Exterior Finish/Color | <input type="checkbox"/> Hot Tub | |
| <input type="checkbox"/> Play Structure | <input type="checkbox"/> Driveways | |

DESCRIPTION OF ALTERATION: Supplemental sheets, sketches, plats, all city and state permits, and architectural drawings, fully describing the proposed alteration, must be attached before the ARB will review the application. In case of an exterior color change, a sample of the new color, along with a description of the existing color, must be submitted. **Please submit written explanation of alteration when necessary, on separate sheet.**

NOTE: The ARB has thirty (30) days from the date a complete application package (including required signatures, plats showing location of alteration, pictures, and/or sketches of alterations, etc.) is received to approve, deny, or respond in reference to each application. By signing below, you acknowledge that if the modification(s), as constructed, differ in any way from those described herein, your approval will not extend to such modification(s).

Applications are to be received in the Association Office no later than the twentieth (20) of the month in order to be reviewed at the next ARB meeting, which is one week prior to the Board meeting. Any application received after the twentieth will be reviewed at the next subsequent meeting.

OWNER'S SIGNATURE: _____ DATE: _____

Business Advertisements

Merciez Photography

Fall mini sessions available now!

\$125

includes customized session

High resolution digital prints

Private online sharing available

Refer a friend who purchases a session and we will waive your next sitting fee!

See our FB page or visit our web site

Call to book session!! 757 515 2404

merciezphotography.com



Need help in planning that family Vacation, Weekend Get-A-Way or that Bucket List Adventure? I'm here to help and right in the neighborhood. Call and together we can make it happen.

Mike Bongiorno

Travel Consultant

757-217-7428

bungie@time4vacation.com

Let us make your holiday meals the easiest ever !!

Cherry wood Smoked Turkey and Ham

2016 World Champion Female Pitmaster Finalist

Champion BBQ at Backyard Price

Bigdogbbqva.com 757-619-0704

Theresa@bigdogbbqva.com

