



BLUE RIBBON

Community Newsletter

July 2017

Newsletter@indianriverfarmshoa.org

Community Day

September 16 2—6:30pm

Mark your calendars for our upcoming annual Community Day held in the common area at the front of the neighborhood.

This is an opportunity to come out and enjoy delicious food and participate in some fun entertainment. Watch for details in the August Newsletter!!

In addition to the fun, the BOD will be holding the September HOA meeting @ 5pm. Whether you are a regular attender or have never attended an HOA meeting this is one you will want to attend. It is when you will cast your vote to fill any vacant seat on the board and hear from the candidates themselves.

If you can not join in person you can still make your voice known by returning your proxy to UPA. This is very important because to make any changes a certain number of homeowners need to respond. You will receive a mailing in advance of the meeting with the proxy and instructions on where to mail or fax your signed form. All details of what you will be voting on will be included.

Of course this is kid friendly so bring the entire family!!



From the Editor

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

Dianamerciez@gmail.com



Please take note that the newsletter will be available on line at www.indianriverfarmshoa.org

Only those who requested a hard copy will have one mailed. If you would like a copy mailed to your home you can sign up via email or calling Mark Young @ 757-502-4809 or email mpyoung@unitedproperty.org

2017 HOA Meetings

August 8
September 16
October 10
November 14



Post card reminders will continue to be mailed prior to the meeting. An abbreviated agenda will be listed on the card as well.

If any schedule changes occur you will be notified in advance.

**Say Hello to our new
Association Manager
Mr. Mark Young**

IRF's new Association Manager is Mark P. Young. Mark comes to us as Michaela Audet is transferring to the rental division of United Properties.

Though only with UPA one year, Mark has a long history in management. He managed a movie theater and later a newspaper's circulation department in California. He also spent more than 28 years with the Virginian-Pilot. For the 5 years prior to his transition to UPA, he sold real estate.

Mark studied at Old Dominion University and graduated from the University of Virginia. He and his wife Esther have four grown children. They have been blessed with 2 grandchildren, one lives local and one resides in Georgia. The family attends Bridge Church in Virginia Beach.

Mark can be reached @757-502-4809

And by email @mpyoung@unitedproperty.org

**Thank You
Michaela !!**

We send out a heartfelt THANK YOU to Michaela Audit for her years of service as our Association Manager.

Many of us that have had interactions with Michaela over the years, either at board meetings or personal contact have come to know her as a diligent, responsible, professional and extremely knowledgeable in her role as our association manager.

But don't worry, she didn't just drop us in Mark's lap! She has been very helpful in getting Mark up to speed on our neighborhood and we appreciate her assistance in this area. She leaves us in Mark's capable hands.

We wish Michaela all the best in her future.

Neighborhood Watch Update

Subsequent to last years car break ins it was suggested we look into forming a neighborhood watch.

Theresa Bell volunteered to gather information and coordinate with the city.

Several homeowners attended meetings with city officials on how to get started. One of the requirements was that 50% of households in the neighborhood needed to indicate their interest.

To date, we do not have the necessary numbers to move forward.

If you are still interested in having a neighborhood watch and haven't signed up, please contact Theresa Bell and she will make sure to get your name on the list. This does not commit you to anything. It simply fulfills the first step in the process of meeting the 50% program requirement.

BMP Update

The BOD is making progress on the ongoing issue of BMP maintenance. An attorney was retained for an opinion regarding the BMP maintenance. The attorney's opinion was that the HOA is responsible for the BMP bank maintenance based on Article IV, section 4.1 of the HOA declaration of covenants, restrictions, reservation and easements of Indian River Farms. The BOD is actively working with the city to get clear guidance on the requirements of maintaining the BMP and any areas for which the HOA is deemed responsible.

The city of Virginia Beach recently contracted with the engineering firm of Brown and Caldwell to preform an inspection of the BMPs. This report can be found on the neighborhoods official web site www.indianriverfarmshoa.org

The BOD thanks you for your patience as they are as anxious as you are to resolve this in accordance with city regulations.

Congratulations Yard of the Month

Congratulations to May's YOM winners, Sonja and Chris Stevens.. Their home is beautifully landscaped with red and white flowers.



Congratulations to Jerry and Linda Standridge ! Our YOM winners for July. Their home is beautifully landscaped with an array of flowers and decorative rocks.



ARB News

Do you know the role of your ARB?

Besides reviewing homeowner applications for additions or alterations they are also responsible for a quarterly inspection of the common areas.

During the walk-through they will note any issues, such as erosion by nature or animals, wear and tear on the playground and equipment, landscaping, maintenance of fences, trees to name a few. They then submit a report to the board of directors and UPA who in turn make sure issues are taken care of.

Thank you to our BOD and ARB for your time and effort to keep our neighborhood looking beautiful!

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: _____

Many times a question or a concern is presented at a HOA meeting that the board is unable to answer without further research. To alleviate your wait we are asking those who would like a timely response to please utilize the form below. These forms can be mailed, faxed or emailed to mpyoung@unitedproperty.org

INDIAN RIVER FARMS HOMEOWNERS ASSOCIATION
RULES FOR HOMEOWNERS FORUM

Objective: To have a constructive meeting with input from the homeowners, and for the Board to be able to assist in responding to homeowners concerns.

- Homeowners will sign in at the beginning of the meeting.
- Each homeowner will have time to speak depending on how much time is left at the end of the meeting and how many people sign up to speak. Our hope is that each person will be allowed 3 minutes.
- Time will be kept by the secretary. When the time ends, that will end of the homeowner's time to speak.
- The Board will respond to Owners in writing, prior to the next Board meeting.

Homeowners may make suggestions, make comments, or ask questions.

Please fill in the Information below to ensure all concerns are addressed

Homeowner's Printed Name: _____

Homeowner's Address: _____

Homeowner's Signature: _____

Homeowner's Email Address: _____

Homeowner's Phone Number: _____

Suggestion/Comment/Question

Business Advertisements

Merciez Photography

Creating custom sessions to capture and preserve life's precious moments in beautiful and timeless works of art.

Please visit our website @

Merciezphotography.com

Family, Seniors, Maternity, Newborn, Sports and Headshots.



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

Big Dog BBQ

Virginia Catering and Smokehouse

Let us do the cooking for your next party, celebration or holiday gathering.

Personalized service and Delivery!

Some of menu items:

Cherry smoked Turkey, Maple bourbon glazed ham, Beef brisket, St. Louis ribs, cheesy mac, country style green beans, baked beans, cole slaw and rolls!

Call Theresa @ 757-619-0704