



BLUE RIBBON

Community Newsletter

May 2017

Newsletter@indianriverfarmshoa.org

PRESIDENTS MESSAGE

My fellow homeowners,

I wish you the very best and hope you are enjoying our spring weather. Our new Vice President, Matt Merciez, has fielded a lot of questions and supported our community greatly in the past few months since his appointment, and most recently at our Board of Directors meeting earlier this month. Thank you Matt!

At the May meeting, the Board removed an ARB modification that was passed in 2006 as well as the rule passed in 2016 both which pertained to the BMP management. This was done to appropriately align our documents with the Declaration as advised by our attorney.

I hope that everyone has had a chance to review our recent summary statement pertaining to BMP maintenance, particularly as it relates to the guidance

contained in our Declaration. For any member of the community who has yet to view it, you can find a reprint in this newsletter.

Going forward the board will be coordinating with the city of VB to outline an appropriate maintenance plan for the BMPs to include the banks.

The Board welcomes further questions as you see fit. Please feel free to contact a board member by phone or via email.

We also hope to see you at our July meeting as we start the planning for our 2017 Community Day and provide clarity on the matter of the BMPs.

Finest Regards,

Erick Kearns

From the Editor

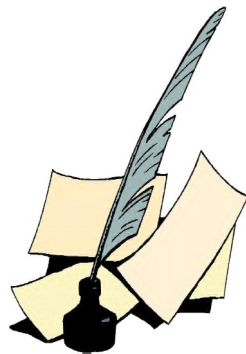
Remember, this is a COMMUNITY NEWSLETTER, meaning anyone can submit an article or an advertisement for your business.

Articles can be submitted via email to

Dianamerciez@gmail.com

Thank you

Diana Merciez



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 Michaela Audet at maudet@unitedproperty.org

2017 HOA Meetings

JULY	11
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.

The **September 16** meeting will take place during our annual Community Day Event.



IRF: Yard of the Month

We encourage residents to take pride in their homes and neighborhood. In turn, we want to celebrate those who have done an exceptional job!!

Contest Rules:

- Winner must live in Indian River Farms
- Winners may win only one time per calendar year
- 1 yard will be chosen during the following time periods: April/May, June/July, August/September

Judging Criteria:

Visual Attractiveness - Yard must be visible from a public street or sidewalk.

- Beautification - Yard must improve look of the home and neighborhood.
- Overall Maintenance - Well maintained grass, hedges, flower beds, etc.

Judging Committee

- Selected board member, ARB member, Social committee member or member of our neighborhood
- The committee will change each voting period

Contest Prize

- A yard sign announcing your yard has been chosen
- A \$ 20 gift certificate to Home Depot
- A picture will be featured on the IRF website and FB

Reminder for Parents and Kids

Please remind children to stay away from the BMPs unless they have parental or adult supervision.

There are snakes that occupy these areas. Most are probably harmless but we don't want to take any chances! Without adult supervision the chance of a child falling into a BMP increases. We want to prevent any tragic mishaps.

There is quite a bit of trash that has accumulated in the BMP. If you see trash along the streets, sidewalks, or near storm drains, Please pick it up and dispose of it properly. If trash finds it's way into the BMPs, it not only can result in financial burdens for all of us it is also potentially harmful to the wildlife.



ARB News

Welcome to the newest member of our ARB committee, Steve Bernhart! Thank you for stepping up to serve our community!

The current committee includes: Rachelle Bradley, Javier Medina, Tina Sudduth and Steve Bernhart.

An application used to request an architectural review can be found in this newsletter and on the IRF website.

Please continue to address any questions, concerns or comments regarding the common areas, violation letters, ARB rules and regulations or compliance to our HOA Manager, Michaela Audet. Michaela can be reached by email @ maudet@unitedproperty.org Or by phone @ 497-5752

BMP MANAGEMENT REMINDERS

Here is a list of DO'S AND DON'TS that can hold down maintenance costs.

DO NOT

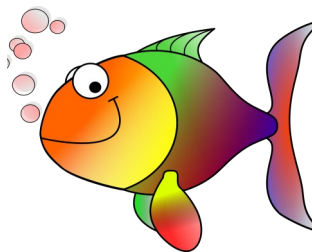
- *Dump any motor oil, antifreeze, or other grease into the storm inlets. This is a Criminal Offense!!*
- *Dump grass clippings, leaves, soil, Christmas trees, or any trash. These release bacteria, oxygen consuming materials and nutrients. They also can clog BMP components.*
- *Dispose of pet wastes in the BMP or in the grassy areas near the BMP. These contain disease causing bacteria and release oxygen consuming materials.*
- *Wash vehicles on streets or drive-ways. Whatever comes off your car ends up in the BMP.*
- *Over fertilize your lawn. These chemicals will shorten the life of the BMPs.*
- *Leave bare areas. Erosion from bare soil results in sediments that can clog a BMP.*
- *Dispose of left over paint or any hazardous materials into the storm drain. These materials can kill BMP vegetation and aquatic life. Dumping is also a Criminal Offense!*



DO !!

- *Keep properties, streets and gutters free of trash, debris and lawn clippings.*
- *Recycle motor oil and antifreeze.*
- *Use commercial car washes or select an area where water does not enter a storm drain.*
- *Clean up hazardous spills immediately by using an absorbent such as cat litter to soak up and then dispose of properly.*

**reprinted in part from Maintaining Your BMP. A guidebook for Private Owners and Operators in Virginia*



As mentioned in a previous newsletter..... For those who bag grass clippings and leaves, please place bags at the curb the day of or night before pick up.

Please make sure they are not near the storm drains.

There have been instances where bags have blocked the storm drain causing flooding on the street. Placing them out by the curb too early can allow for the bags to break open and clog the storm drains.

Thank you to everyone who is doing their part to properly care for the BMPs.

Spring Fling Recap

Thank you to all who came out and participated in the Spring Fling and Egg Hunt!!

There were over 30 children who enjoyed hunting eggs. The kids were divided into two age groups and those that brought back the large golden egg received a basket filled with fun activities for the season as well as some yummy candy! Each child received a treat bag that included candy as well as a coupon for Fro Yo at Skinny Dip.

We also had an egg toss for both kids and adults. There was some suspicion that they were rubber eggs but at last the final egg was broken!

A big thank you to Cindy Rauch for donating the Skinny Dip coupons and Theresa Bell and Diana Merciez for organizing the activities and prizes.

Coming Soon !!!

It is hard to believe but in a few short weeks the kids will be out of school for the summer!

Please be mindful of this as you are driving in and out of the neighborhood. As much as parents and grandparents impress upon their little minds to be careful and follow the rules we all know that kids will forget.



Summary Statement regarding BMPs

The Architectural Guidelines modifications passed by the previous board in 2006, AND rule passed by the Board in 2016 were BOTH inappropriate in that they were contrary to the Declaration.

Both are posted on the website, but briefly, the 2006 resolution initially intended to transfer responsibility of BMP maintenance and cleanliness to the homeowners. The 2016 rule that the Board of Directors passed was similar to the 2006 resolution .

Section 4.1 of our Declaration is the primary article dictating that our association has the responsibility to maintain the easements surrounding the BMPs/ retention ponds:

Section 4.1. Obligations of the Association. The Association, subject to the rights of the Members set forth in this Declaration, shall be responsible for the maintenance, management, operation and control, for the benefit of the Members, of the Common Area conveyed to the Association and all improvements thereon; including fixtures, personal property and equipment related thereto, and shall keep the Common Area, and the improvements thereon in compliance with the requirements of the Zoning Ordinance, this Declaration and any applicable Supplemental Declaration, and the Association shall keep the same in good, clean and attractive condition, order and repair. The Association shall be responsible for the management, control and maintenance of all street intersection signs, directional signs, temporary promotional signs, plantings, street lights, retention ponds...

With that, the association is required to keep the BMPs easements clear passable per meadow guidance from the City of Virginia Beach. Furthermore, the association is also financially responsible for routine maintenance AND remediation resulting from over 10 years of inadequate or no maintenance. Based on the above article and other points within the declaration, the Association or its appropriate agent has the authority to enter properties to facilitate maintenance of the BMPs and their banks.

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 maudet@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: _____

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dianamerciez@gmail.com

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*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 Boungiorno

Travel Consultant

757-217-7428

Paws and Sidewalks

Does your dog need a walk? But you just don't have the time.
Well now you can get someone to walk them for you.

How much:

30 minutes: 5 dollars per dog

1 hour: 10 dollars per dog

Contact information: 757-615-0912 Leianna Rancour

Days we will be available to walk your dog:

Weekends: Any time after lunch

In the summer: Any time after lunch

Mondays: After 4:00

Tuesday: After 4:00