

Pioneer Heights Property Owners Association Section II Newsletter

Volume 10, Issue 1

February 2007

Annual Meeting Highlights

The annual meeting of all members of Section II was held December 5th 2006.

Highlights from the meeting:

- Annual budget ratified. Dues \$75.
- More streetlights requested. Board will conduct a survey.
- VDOT will resurface roads this spring.
- Board will survey homeowners about amendments to existing covenants.
- Association will host a community-wide yard sale this spring.
- Complete meeting minutes and approved budget are on website.

Road Resurfacing

The Virginia Department of Transportation, which owns and maintains all roads throughout Pioneer Heights, has notified the Board that resurfacing will occur sometime this spring. The roads will be surfaced using the same slurry seal method as used the last time. All roads were inspected in December by VDOT with Board representatives present. Numerous areas in need of repairs were identified. Also, shoulder work is to be performed, especially on the corner of Asbury/Battlefield. If you have specific concerns about areas needing repairs or questions, please contact the Board. Shoulder work may begin at any time so you should expect workers in the area. Updates will be provided to you by e-mail or via the Association website.

New Website!

To better serve our community, the Board has launched a website:

www.pioneerheights.org

We hope that you will visit the site and give us your comments about its content. The site provides useful information about the Association, gives you a place to easily converse with the Board and also has a free classified ad section where you can sell items or services (e.g. babysitting) to other members of our community.

We also need everyone's email address for our database so that we can send you information efficiently. Please provide your email on the dues invoice receipt that you must return to the Association. Your email address will be kept confidential.

Covenant Revisions

The Boards of Section II and Section I have both been working on draft revisions to our covenants in hopes of better serving our community. Our current covenants are deficient in several areas. (see the State Property Owners Association Act, which governs us. A link to it is on our website.) Section I has conducted a survey of their members. Section II has compiled a survey which is now being sent out to homeowners. **Your response to the survey is critical.** Please return the survey in the provided envelope We welcome your suggestions and need your involvement so that any future covenant changes will best reflect the needs of our community. Once completed, the survey's results will be shared with all by visiting the Association website or a mailing for those without computers.

Selling Your Home?

Just a reminder to all homeowners that are selling their homes – **YOU** must obtain a new disclosure packet that **YOU** provide to the buyer prior to signing a contract. **Virginia law requires this.** If a new disclosure packet is not provided to the prospective buyer, then the contract can be nullified and you may lose your earnest money. Reusing an old or previously issued packet is illegal. Please contact the Property Owners Association by calling Eliz Grannis (723-6396) to obtain your packet. Disclosure packet preparation cost is \$35.

Improving Your Home?

The Property Owners Association reminds you that exterior improvements to your home that involve construction should be presented to the Architectural Review Committee of our Association prior to commencement of the work. Submissions to the Committee prior to commencement of work will protect property owners from potential violations of the Covenants. Items such as fences, sheds, additions to the main structure and in-ground pools require you to file a Property Change Request Form. This form was provided to you in your disclosure packet. If you need a blank form, please visit our website or contact the Association.

Springtime Yard Sale

Here's your opportunity to do some spring-cleaning! The Association will sponsor a community-wide yard sale this spring. We'll advertise the sale for everyone. If you wish to participate, you'll be given balloons to hang on your mailbox that will identify your house as being in the sale. Further details will be forthcoming soon. We'll update you by email, Association website or a mailing for those without computer access.

Request for Streetlights

Many members of our community have expressed concern about lack of adequate lighting on our streets. Currently, streetlights are located only on the cul-de-sac end of the streets and at the intersections. The Board will conduct a survey of our members to assess more accurately the needs of the community. Currently we have 7 lights in Section II, costing \$1700 annually. This breaks down to about \$2 per light per homeowner. There would be no cost to install additional lights as long as they are located adjacent to utility boxes. The cost of each new light would be about \$2 for each homeowner. We'll notify you of survey results once completed. No lights will be installed without an approval vote of all members.

Board of Directors:

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- **Steve Kushnir 665-2183**
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