



BLUE RIBBON Community Newsletter

August 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.

An array of food will be provided by Pollards Chicken. Beverages as well as a sno-cone machine will be available to quench your thirst.

Entertainment will be provided by Birdies Rentals. We will have a bounce house for toddlers as well as one for kids between the ages of 5 to 11.

An human fooseball inflatable will also be on hand for the older kids/adults.

Birdies will be providing attendants for all of the inflatables so that parents can relax and enjoy the day.

At 5pm the business portion of the day will commence with the holding of the HOA meeting. Remember to return your proxies if you can't attend.

If you have any questions or concerns you would like the board to address at the meeting please use the form found in the newsletter. Please fill it out and return it to Mark @ UPA who will then make sure the board receives them so that everyone's concerns can be addressed at the meeting.

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 by calling Mark Young @ 757-502-4809 or email mpyoung@unitedproperty.org

2017 HOA Meetings

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.

BMP EDUCATION 101

At the HOA meeting on August 8, Mr. Keith Dehart and Mr. Jason Wilson from the City of VB were on hand to talk about You guessed it! Our BMPs..

Some key points of their talk are discussed below.

NEW MANDATES

Change has come in the form of mandates to the City of VB that all BMPs be inspected on an annual basis. Hence the inspection done this past spring by Brown and Caldwell. The full report of the inspection can be found on the IRF HOA web site.

FINDINGS FROM INSPECTION

In reviewing the report there were found to be many issues that need to be addressed. These include erosion, over grown trees and shrubs on the banks, unnatural debris in the ponds and drainage pipes from individual property owners discharging into the ponds.

WHY THIS IS IMPORTANT

Our retention ponds only have so much room to hold water. As the ponds fill up with debris whether this be from trash, leaves, branches, or trees, there is less room for the water.

When a storm adds water to an already full pond, the result is flooding. Flooding of your and your neighbors properties. Flooding of our streets. When water recedes it leaves behind not only a mess but further damage.

HOW DO WE FIX THIS

If a pond becomes too full to operate as intended, a dredge of the ponds can be done. Our ponds are designed to not need dredging for at least 35 to 50 years. Our ponds are mere teenagers when it comes to their life span. When our ponds are closer to being able to sign up for AARP the city will be responsible for the dredging. However....

And this is very important.... If the city finds that efforts to maintain our ponds have not been met our ponds will not be a priority when it comes to deciding who receives funding for dredging. If it is found that they need dredging sooner due to neglect or poor maintenance, the city will not be required to pay for any dredging. We will!

SO... LET'S DREDGE OURSELVES

Dredging is not a simple process. It is also very expensive. A recent price was quoted in the area of \$30,000 per pond. Google dredging and I think you will agree that this should be a last resort and one best left to the City to fund.

WHAT ELSE COULD WE DO

To avoid costly repairs and servicing, the city as well as many private environmental engineering firms have issued recommended guidelines on how best to maintain retention ponds. This is not a complete list however these are the recommendations that the city has highlighted as being a priority.

- Remove all woody growth from the top of the bank to the waters edge. This means no trees of any kind or shrubs should be present on the banks.
- Grass within a minimum of 2 feet from the waters edge should be plentiful and be no less than 6 inches and no higher than 18 inches.
- Repair all eroded areas on the banks.
- Do not fertilize any part of the bank
- Do not allow litter to accumulate at the edge of the ponds
- Do not dump trash, yard clippings, leaves, pet waste, branches or trees into the ponds
- Replace any rip rap (area of rocks around waters edge) that is not adequate

WHO IS RESPONSIBLE

Our neighborhood is governed by a Declaration. In this document it states that the HOA is responsible for maintaining the ponds and the common use easements. The funding for this comes from our quarterly dues.

WHEN WILL THIS BE DONE

Meadow Management guidelines suggest twice per year. This would be carried out by a professional company that specializes in the maintenance of BMPs. Bids are being solicited currently. More details will be forthcoming upon hiring.

WHO DOES THIS AFFECT

Whether or not your property is on a BMP everyone who lives in IRF or is a homeowner is impacted. If the BMPs and the banks are not adequately maintained, any of the properties in the neighborhood including the streets will be at risk. The stench from poorly maintained BMPs can be overwhelming. Toxic algae can become prolific, home values can drop due to the aesthetics'. Not to mention the financial burden should the city impose fines for failing the annual inspections.

BMP TIMELINE 2003 -2017 (condensed version)

When our HOA was formed the Declaration named the HOA as the responsible party for the maintenance of the water as well as the surrounding banks.

In 2006 after some homeowners wanted to maintain their own properties the board issued an amendment turning the responsibility over to the homeowners who lived on the BMPs.

In 2015, the board was prompted to revisit the maintenance guidelines when it was found that one of the BMPs has a higher level of sediment than it should have for its age.

In 2016, the board issued maintenance requirements based on input from the city as well as two private firms. The amended guidelines were met with resistance from homeowners who did not agree or felt it was financially and physically cumbersome. Some believed the banks were private property.

In 2017 in doing additional due diligence, the board hired the firm of Inman and Strickler to review and issue an opinion regarding the Declaration as it pertained to the BMP. Their opinion found that the HOA is responsible for the BMPs and the banks.

The HOA moved forward in seeking out companies that specialize in BMPs to begin the clean up of the banks.

At the July 2017 homeowners meeting several homeowners requested further examination of the maintenance requirements.

At the August 2017 homeowners meeting the city representatives were present and reasserted what their recommendations are for properly maintaining the banks and what is looked at in the annual inspection.

The city acknowledged that they will be giving a grace period to allow HOA/homeowners to get their BMPs in compliance.

But under the new mandate of annual inspections they will be adhering to the city's enforcement policy following this grace period.

This means we as homeowners could be held financially responsible for failing to bring our BMPs into compliance. This would be for everyone.... It would not just be for those living on the BMPs.

WHERE WE STAND TODAY

As of now, the Declaration gives the HOA the authority to hire professionals to maintain the BMPs. We ask homeowners to be respectful to those who are surveying the BMPs. They are simply doing their job at the request of the board who represents all homeowners.

Home owners will be given a 5 day notice before any maintenance takes place.

POSITION OF THE BOARD

Since 2006 homeowners have been able to maintain their own property. Unfortunately some did not adhere to the guidelines and no one enforced the guidelines. Now, 11 years later we need to remedy this for the benefit of all homeowners. Furthermore, the HOA is obligated to do so per our Declaration.

The BMP's serve the entire community. Therefore, the boards position is that it is in the community's best interests to allow a professional company to perform the maintenance.

However, there are those homeowners who do not want a professional company to perform the maintenance. Given this, you will be able to make your position known via a measure which will be outlined on the annual meeting proxy. You should be receiving these by mail shortly.

The following page gives you an idea of what the two options will be that will be put to a vote. Remember, voting to change the declaration will not alleviate any homeowner from the responsibility to maintain their property according to the guidelines. It simply shifts the cost of maintenance and the physical upkeep to the homeowners who live on the BMP. The HOA retains the authority to have these properties inspected for purposes of guideline adherence. This is due to the fact that the HOA has the responsibility to all homeowners in IRF. Lack of enforcement of these guidelines can be detrimental to all homeowners properties.

LET'S VOTE! TWO OPTIONS ARE OUTLINED BELOW

1. Keep the current Declaration.

This means the HOA will continue to be responsible to keep all BMP's to include the banks in compliance with city guidelines. It will be incumbent on the board to hire a company who has experience and expertise in maintaining BMPs. This will ensure we will not have any issues when it comes to the mandated city inspection. Furthermore, this will be uniform maintenance for all homeowners which will protect those homeowners who do not live on the BMP's. The funds to pay for this maintenance will be provided from the existing quarterly dues.

2. Vacate the current status and turn the physical and financial responsibility of maintaining the BMPs and the embankments to the city's guidelines over to the homeowners who live on the BMPs.

Homeowners who live on the BMP's will be required to follow the guidelines set forth by the city of Virginia Beach. To include, but not limited to, removing all shrubs and bushes from the banks. Cutting all trees that are on the banks flush with the ground. Repairing eroded areas, repairing/replacing rip rap. Removing any litter that accumulates at the waters edge. Maintaining proper grass coverage on the banks. Keeping grass within two feet of the waters edge to the recommended height. Inspect banks on an ongoing basis and repair/maintain as needed.

Homeowners who do not adhere to the city guidelines adopted by the board will be held accountable according to IRF's governing documents and Virginia Beach City Code.

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