



BLUE RIBBON COMMUNITY NEWSLETTER

August 2018

Newsletter@indianriverfarmshoa.org

Community Day 2018

WHEN: Saturday, September 15 beginning @ 2pm

WHERE: Our neighborhood park

WHAT: Community Day and Annual Meeting

Entertainment for adults and kids from 2—4 pm

4 pm will begin the annual meeting

Immediately following the meeting a catered meal will be provided

Come out and enjoy the fun and hang out with your neighbors! There will be plenty of entertainment including a DJ, petting zoo, pony rides, face painting and more.

There is no charge for anything so leave your wallet at home. You may want to bring a lawn chair or blanket.

We ask that any children be accompanied by an adult. Bottled water will be available throughout the day and other options will be available when the meal is served.



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

Newsletter@indianriverfarmshoa.org



The Board voted at the November HOA meeting to begin mailing the newsletter to all homes in IRF. This will be in black and white. A color copy can be found on the website

2018 HOA Meetings

| | |
|------------------------------|----|
| SEPTEMBER (SATURDAY) | 15 |
| community day/annual meeting | |
| OCTOBER | 9 |
| NOVEMBER | 13 |



Post card reminders will continue to be mailed out by UPA. If any changes to the date a meeting will be held you will be notified in advance.

We will continue to have topics of interest listed on the card.

Looking Back

This is a new column in the newsletter that will “look back” at the most recent BOD meeting and report on items of interest that were discussed.

: A Permit has been obtained and the board will be voting on a contractor to add a walkway from the existing sidewalk at the entrance to the park. This walkway will extend to the playground area.

The Board voted to ask the HOA attorney to have the BMP matter put before a judge to determine who is responsible for maintain the retention ponds. (further information later in the newsletter)

It's Proxy Time

All homeowners will soon be receiving a mailing from UPA with the information and proxies for the annual meeting.

PLEASE DO NOT DISCARD THE PROXY

If you can not attend on 9/15 you can fax or mail your proxy to UPA @ 757-497-9133.

You may also assign your vote to another member of the community by signing the proxy over to them.

These forms are used to establish quorum for the business portion of the annual meeting.

The Kids are Back in School


Parents everywhere are rejoicing as their dear ones return to school and give parents some much desired silence for a few hours.

The cries of “I’m bored” will be replaced with “I don’t want to do my homework” and the “I don’t have anyone to play with” will be solved with classmates but that means the battle to wake up the sleepy heads will begin again. Double edged sword my friends!

School will be back in session for Virginia Beach Public Schools on September 4 th. PLEASE WATCH OUT FOR CHILDREN, when driving through the neighborhood.

Parents, Please remind your kids to stay on the sidewalks when walking to and from the bus stops and to look twice when crossing any streets.





Indian River Farms
Yard of the Month
For June and July

Congratulations goes to
Todd and Deborah Herbert
3849 Affirmed Way

Please see previous newsletters for details on yard of the month. There will be one more gift card awarded for the 2018 season. This will be for the months of August/September.

WE NEED YOU !!!

UPA New Email

The Architectural Review Board (ARB) has an open slot and the board is looking for a volunteer who wishes to serve on this committee.

When certain exterior alterations are to be performed on a home, an application explaining the alteration is submitted to our Property Manager, at UPA. She in turn sends this to the members of the ARB to review to make sure it is within the architecture guidelines outlined in the rules and regulations portion of our governing documents.

Once per quarter a walk through of the common area is done and any issues are reported to the board of directors.

If you would like to serve on this committee the board invites you to contact Jenn and let her know of your interest. You can email her at jrcopeland@unitedpropertyassociates.com

If anyone would like to volunteer to serve on a social committee we ask that you make your interest known to Jenn as well.

United Property Associates recently updated their servers and now have new email addresses.

You can now reach our Manager, Jennifer Copeland at jrcopeland@unitedpropertyassociates.com

For phone calls, you can reach Jenn @ 757-995-1391

For Faxed documents, please fax to 757-497-9133

Board meeting 3 minute rule

During the homeowner forum portion of the meeting, anyone who chooses to sign up is allotted 3 minutes to speak. Anyone may speak but they may not give their 3 minutes to another speaker.

We apologize if this was not clear in the Roberts Rules of Order that the board uses to conduct the meetings. Utilizing these rules are part of our governing documents and not something the board has made up.

Kickin' It In The Kitchen

HEARTY FRUIT AND NUT MUFFINS

- 2 cups Baking Mix
- 1 3oz pkg orange flavored jell-o
- 2 tsp ground cinnamon
- 1 egg
- 1 cup canned pumpkin
- 3/4 cup orange juice
- 1 apple, chopped
- 1/2 cup raisins
- 1/2 cup chopped nuts

Heat oven to 400 degrees

Combine: baking mix, dry gelatin and cinnamon. **Whisk** egg, pumpkin and juice in bowl til blended. **Add** combined dry ingredients and all remaining ingredients. **Stir** just until moistened.

Spoon into 12 muffin pan cups, lined or sprayed with cooking spray

Bake 20 minutes. Cool in pan for 5 minutes then remove to wire rack.

BMP UPDATE

As you all know there have been many interpretations of our governing documents which led the HOA to seek an opinion from an outside attorney specializing in Association Law. The board secured Inman and Strickler and received a legal opinion of our Declaration. The opinion was that the HOA is responsible for maintaining the retention ponds.

Several homeowners sought out their own legal representation asserting that this was incorrect. These homeowners had their attorney place a cease and desist against the board which means the board couldn't move forward and act on the HOA attorney's opinion to hire a contractor to clean up the banks.

After several more months trying to come to an agreement it became clear that the only way to a actionable answer was to move the matter to the court and ask a judge to rule on the matter.

The board voted to do so at the August board meeting. We will keep homeowners apprised of new information when we receive it.

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:

boardofdirectors@indianriverfarmshoa.org

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 by the board president.
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

Designing custom portrait sessions to capture your story and retell it in beautiful and timeless works of art.

merciezphotography.com

Maternity - Newborn
Family - H.S. Seniors
Sports - Retirements

757-515-2404



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

