



BLUE RIBBON COMMUNITY NEWSLETTER

July 2018

Newsletter@indianriverfarmshoa.org

Hello Neighbors

We are well into Summer and we hope that all the IRF families have been able to enjoy some summer fun.

We are fortunate to live in an area that even if we can't manage to get away we can still enjoy so much right here in the Hampton Roads area.

The date is fast approaching for our Annual Community Day. This will be held on Saturday, September 15. The entertainment will begin at 2pm. The business portion will begin @ 4pm and food will be served immediately following the meeting. This day is sponsored by the HOA so there is no need to bring anything but perhaps a lawn chair or blanket.

Keep a watch for the annual mailing as this will include important information on the business portion of Community Day. Even if you don't plan on attending it is important that you return your proxy which will be included in a mailing.

Violation Letters

Many homeowners received letters this month alerting them to something that needed to be repaired or corrected with their property. Many questions and comments have followed. This is an attempt to explain the purpose of these letters and how they come to be.

Our HOA Manager is charged with the duty of reviewing our neighborhood to make sure everyone is in compliance with the rules and regulations that govern our neighborhood. She didn't compose the letter, it's a boiler plate letter designed to raise your blood pressure when read. Just kidding about that last part! Unfortunately the wording does come across as impersonal and can feel like an attack but it is not intended to be. The letter is simply a reminder that something needs to be attended to.

When you receive a letter Jenn asks that you do one of the following:

1. If you do not believe that you are in violation, please call and speak with Jenn Copeland @ UPA. [757-497-5752](tel:757-497-5752)
2. You can address the violation with a repair or correction. Jenn will take note on her next walk through or you can let her know.
3. If it will take an extended amount of time to address the violation, please let Jenn know so that she can note.

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

AUGUST	14
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.

This is for 2 reasons:

1. Not everyone can attend board meetings but this doesn't lessen the interest in what is happening in our community.
2. While minutes of the meetings will cover this information and more, these can not be made public until they are approved by the board at the following meeting. This obviously presents a time delay.

: A bid was accepted from Brooks Electric for the repairing of the light at the flag pole and the light at the sign at the entrance of our neighborhood.

: The board asked our manager to direct the HOA's attorney to meet with the attorney who represents a homeowner to come to an understanding on the BMP issue.

: In lieu of a social committee the board has begun putting ideas together for community day.

: Our manager will be soliciting bids for installing a concrete pathway from the sidewalk on Kentucky Derby to the first pavilion to extend to the playground.

Summer Reminders

If you bag your yard waste for trash pick up, please do not put it at the curb until Thursday evening or Friday morning.

There have been incidents of bags opening when sitting out too soon and grass clippings were washed down the storm drains.

This is not good for the health of the retention ponds and it is quite unsightly.

Please refrain from over fertilizing your yards as rains will wash any excess into the retention ponds.

If you wash your vehicles in your driveway, it is recommended that you use biodegradable, phosphate-free, water based cleaners. Phosphates from soap can cause excess algae to grow.

In addition please remove all newspapers from your driveway in a timely manner. We realize these are unsolicited deliveries but by leaving them sit out eventually they make their way to the drains and can clog the pipes. If not they will make their way into the ponds which also poses a problem.

WE NEED YOU !!!

Community Day
September 15

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 jcopeland@unitedproperty.org or call 757 497-5752.

Our Annual Community Day will be held on Saturday, September 15th in the park at the front of the neighborhood.

We are asking for volunteers to step forward to help plan this event so that it can be the best ever.

There will be guidance available. Expenses for food and entertainment will be paid by the HOA.

Please contact Jenn Copeland at JCopeland@unitedproperty.org if you would be willing to assist.

Kickin' It In The Kitchen

Easy Chocolate Brownie Cake

Cake:

1 box chocolate cake mix
1 box fudge brownie mix
4 eggs
1 1/4 cup water
1 cup oil

Ganache:

1 cup heavy whipping cream
12 oz bag semi sweet chocolate chips

Heat oven to 350 degrees
Prepare bundt pan with baking spray or butter/flour method

Combine first 5 ingredients and whisk until all lumps are gone

Pour batter into pan and bake for 45 to 55 minutes. Allow cake to cool for 5 minutes and remove from pan.

For Ganache.. Heat whipping cream in a microwave for 2 minutes ...just to boiling. Pour chocolate into cream and let sit for 5 minutes. Whisk until shiny and smooth, about 1 minute.

Pour over cooled cake

Enjoy!!

BMP UPDATE

In April 2018 the HOA's attorney requested a clarification from the city on issues that remain unresolved. The city had not responded as of our July board meeting. The board felt that the city was given sufficient time to respond and didn't want to delay any further.

The board has asked our manager to direct Inman and Strickler to meet with Thompson Law Group to resolve the dispute.

Spotlight on the Kids

Unfortunately I didn't receive any submissions for this month's newsletter.

Hopefully I will receive some in time for the next newsletter.

Please send an email with the child's name and the topic for the spotlight.

Thank you

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

