



SHEHOA Newsletter

September 2016

Volume 2, Number 3

In This Issue

- Upcoming Executive Board Meeting
- Annual Assessment Increase
- HOA Dues Reminder
- How to Update Contact Info
- Friendly Community Notice
- Exterior Burning Rules
- Trick `r Treating Safety
- Request for Legal Services
- Update from Jane Carter, HOA President

SHEHOA Executive Board and Officers

President: Jane Carter

Vice President: Bobbi Waldner

Director/Secretary: Jody Yager

Treasurer: Donna Miller

Financial Management

Property Management People, Inc.
www.pmpbiz.com

681-252-0214

Upcoming Executive Board Meeting

Executive Board meetings for 2016 continue to take place bimonthly. The next Executive Board meeting is scheduled for November 15th at 7pm. Location TBD

Annual Assessment Increase

Starting next year the annual assessment is increasing to \$440.00. It will be due January 1st 2017. It is considered late if not paid by April 1st 2017. This is in line with the SHEHOA covenants.

HOA Dues Reminder

The October payment is fast approaching. If you didn't pay the full amount in April your remaining balance of \$200.00 is due by October 31st 2016.

Update Your Contact Info

Please remember to update your contact information with our SHEHOA. You can do this through the Website sprucehillestateshoa@gmail.com

Here are just a few reasons to make sure your contact info is up-to-date:

- Get updates on HOA matters & community news
- Receive notifications of an upcoming meetings by e-mail and occasional important updates directly from the Board.
- The community directory is being recreated on our website. Please send any updates to sprucehillestateshoa@gmail.com

Friendly Community Notice

Please remember to curb your pets and clean up after them while enjoying walks, runs or play time with your beloved pets.

Also, there is absolutely NO dumping of any kind in the sink hole under the power lines.

Thank you very much for your corporation and continued respect for all SHE community members

Upcoming Events

Halloween- Monday, Oct 31st



Executive Board Meeting
November 15th 2016 at 7pm.
Location TBD

Coffee Group – TBA

Please contact
regina.kerrigan@gmail.com if you
would like to host a coffee social
during weekday/daytime hours.

Reminders

- Pay all outstanding dues ASAP! You can log on to <https://myaccount.pmpbiz.com> to view your account and pay online. You may also mail payment to PMP.
- HOA dues for October are due by Oct 31st.
- If you'd like to join a committee, please contact the board.
- If the HOA doesn't already have your e-mail address and you'd like to receive newsletters and updates electronically, please contact SHEHOA's board members
sprucehillestateshoa@gmail.com

Exterior Burning Rules

No open fires shall be permitted on any other properties or common properties. All outdoor burning shall be in small, well built, attractive exterior fireplaces or barbeque grills.(SHEHOA Covenants Article VIII, Restrictions and Protective Covenants Section 24)

Trick 'r Treating Safety

Halloween will be here before you know it. Please for the fun and safety of our little ones on Monday, October 31st, drive through the neighborhood slowly, have flash lights or glow sticks for the little ones to be easily spotted. Also if you plan to participate in the Trick r Treating fun, please have porch lights on or set up at end of driveway(like several did last year). If not please turn front lights off so you are not disturbed all evening. Thank you. Happy Halloween!

Legal Professional? We Need Your Help

We are still seeking legal help. If you have a lawyer in the family or circle of friends, we're looking for a lawyer to review a waiver request for us. The purpose of the waiver request is to allow HOA members to confirm notification of HOA meetings over the Internet, as opposed to the US Postal Service. The Board spoke with Legal Connect, and it was their suggestion to find a neighbor or friend who is a lawyer to review the waiver. A well-written waiver can save the HOA significant money over time on just postage alone. There are no funds currently available in the budget to hire a lawyer for this purpose. Please contact the Board at sprucehillestateshoa@gmail.com if you can donate your legal expertise to the association. Thank you.

Updates from Jane Carter, HOA President

Greetings! In the last year, the SHEHOA Board has been very busy. We have created several resolutions that will guide this Board and future Board members on issues that include delinquency, violations, as well as, access to HOA documentation. The By-law re-write committee submitted their recommendations for updating the By-laws. The Board is in the final stages of review and update before the document is sent to the lawyer for a legal review.

While the Board is tasked with the running of the Home Owner Association, the Board requests your input up on some important issues. At the September 20th meeting, we discussed ways to reduce our landscaping bill and the plan for funding the maintenance/replacement of the community area amenities. You can access the Replacement Reserve Report by going to the SHEHOA website at sprucehillestateshoa.com. A password was sent via email for our secure pages of our website, if you cannot find the password information, please contact our board members at sprucehillestateshoa@gmail.com.

Due to various issues, we have decided to use Property Management People financial services only. As a result, we need additional support from you.

Birthdays & Anniversaries



[Birthdays](#)

[Anniversaries](#)

The communications committee would like to acknowledge recent/upcoming birthdays and/or anniversaries in our quarterly newsletters. If you would like to participate, please send your birthday (or birth month if you prefer) and/or anniversary date to regina.kerrigan@gmail.com.

Community Review committee - We need people to help enforce the standards of our community. Members would drive or walk around the community and noticing things that need to be improved/modified and document with photographs. Violation letters will be sent as a result. Their pictures can also document things homeowners have done to enhance the community. With the homeowner's permission, we could post to our website. From the input at the meeting, people would like at least two reviews a month.

EPOHOA - We need someone (or more than one) to attend the monthly Eastern Panhandle Organization of Homeowners Association (EPOHOA) and report back to the Board. The next meeting is Wednesday Oct 12th at 7 pm. www.epohoa.com.

Additional Directors - As a result of the By-law re-write committee, we plan to have two additional Director positions. That would make a 5 person Board: President, Vice-President and 3 Directors. We will only have a 5 person board if we have enough people running for the Executive Board. We need to maintain an odd number on the Board in case of a tie vote. The role of President and Vice-President are determined by the elected Board members.

Architectural Guideline Committee - Community members will provide input on a draft Architectural Guidelines that was created using several other local communities' guidelines as a starting point. The goal is to provide clear guidelines as to what is considered harmonious to our development and to ensure the same standards are enforced overtime no matter who is a member of the ARC or the Board. You can sign up to join the Architectural Guidelines (AG) committee list by sending an email with the subject line AG committee to SpruceHillEstatesHOA@gmail.com. The goal is to have the AG committee meet once maybe twice during the month of October and submit Architectural Guidelines to the Board by October 31 for approval.

Tree Committee - Herb Peddicord, WV Division of Forestry, and Tanner Haid, The Cacapon Institute, discussed with us the benefits of planting trees in our common areas. A committee was formed to plan how to best implement this and to apply for the free trees.

Spruce Hill Estates is comprised of 97 homes. If every home had at least one person volunteer 15 - 30 minutes a month to help with projects, we all will benefit. Some benefits of volunteering:

- By becoming involved with our HOA, you can take an active role in maintaining property values and ensuring your community's quality of living.
- You have an opportunity to get out and socialize and network with your neighbors. It can even be fun!
- Knowing that you helped out your community. With volunteers completing various tasks, the community saves money by not having to pay a company to do it. This leaves money to be spent on things we cannot do ourselves.

Regards,
Jane Carter
President, SHEHOA