

December 10, 2009

Willowin Farm/Hunting Hills Homeowners Association
P.O. Box 61
Lincoln, VA 20160

Dear Fellow Homeowners,

We hope this letter finds you well and ready for a wonderful holiday season!

At our annual HOA meeting in late October, the community elected Susan Zilke as our newest board member. Unfortunately, Susan has had to resign her position as Treasurer for personal reasons. Therefore, we need to find a replacement board member and are accepting names from homeowners who might be interested in the position. The procedure for replacing a sitting board member, according to Article IV, Section 5, of the HOA's Bylaws, is that the Board votes to replace the resigning Board member, and the replacement Board member serves for the remainder of the resigning member's term. If we do not find a third member for the board, then we have to turn over the management of the HOA to an outside management firm. This will be an added expense to the HOA and could possibly result in an increase in dues. We hope that we can maintain the management ourselves, so please consider joining the board.

If you're interested in being considered, please email Brian Biesecker (brianbiesecker@earthlink.net) or Sally Hyman (salliethor@aol.com), stating any pertinent experience or interest you have in the position of HOA Treasurer. Deadline for receiving nominations is **Monday, Jan. 4, 2010**.

In other news, we wanted to let you know a little about ourselves as well as update you on recent issues that concern the community:

INTRODUCTIONS

The 2009 - 2010 HOA Board of Directors includes Brian Biesecker, Sallie Hyman, and a member to be determined.

Brian and his wife Kathy have lived in Loudoun County for more than 30 years and moved Hunting Hills in January 2004 with their then-13-year-old daughter Brittany. Brian and Kathy are both graduates of Loudoun County High School and Virginia Tech. Brian works in IT, and Kathy works in public relations.

Sallie and her family moved to Virginia and Willowin Farm in the spring of 2008. She is a board-certified equine internal medicine specialist and works at Virginia Equine Imaging in The Plains. When not chasing after Tristan, her 3-year-old son, Sallie rides hunters/jumpers and runs 5Ks. She served, in the past, as a veterinary consultant to Farm Bureau on committees protecting open space and promoting the equine industry.

A REMINDER REGARDING HOA COVENANTS

Just a reminder about the HOA covenants that we all signed upon purchasing our homes in Willowin Farm & Hunting Hills. The covenants are an important part of life in our community, as they protect everyone's property values and quality of life. Simply, the covenants are about neighbors being considerate of each other. If you can no longer locate your copy, please contact one of the Board members, and we will be happy to supply you with another.

Some general concerns have been brought to our attention:

- A number of fields are not being mowed as required in the covenants (two times a year for hay fields and all other grass mowed to eight inches in fields and five inches in yards). All homeowners are required to keep the grass mowed neatly within 10' of the fencing on both sides of the fencing, and fence posts should be trimmed around. Unmowed fields are a potential fire hazard, they can be an eyesore, and both the state and county require landowners to control noxious weeds such as Johnson grass and thistle.
- Please remember that there are also requirements about the upkeep and painting of fences. Broken fences are required to be repaired within 30 days of the damage. Because our fence lines often border the roads within our community, the black fencing is one of the most visible signs of the neighborhood's upkeep.
- Finally, although the HOA covenants prohibit the use of fire arms within the community, they do not address bow hunting. Please hunt safely, know your distance prohibitions, and respect the rights and safety of your neighbors.

Help Us Help You

The Board needs a current email address for every homeowner so that we can contact you to supply meeting information, in case of emergency, to provide utility and road work information, etc. Your email address will NOT be given out to anyone and is for HOA board use only. Any official HOA information will be sent to you by the Board via an e-mail or by the postal service. *Please note:* The community website is an unofficial website that was developed and is maintained by one of our fellow homeowners.

Goals for the Year

This year, the Board hopes to bring the neighborhoods together with a resolution about the connecting trail issue, develop and disseminate a clear process for reporting covenant violations, and plan for a more social annual meeting. Please rest assured that the Board welcomes your concerns, questions, and suggestions!

Finally, we wish to thank Dan Kelley for his leadership and dedication these past four years as HOA Board member treasurer. One of the original Board members, Dan was also elected for an additional three-year term. He has spent countless hours of his own time serving our community and setting up the books and budgets for our HOA. Thank you, Dan!

Have a wonderful holiday!

Sincerely,

Brian Biesecker, President
brianbiesecker@earthlink.net

Sallie Hyman, VP & Secretary
salliethor@aol.com