
COMMUNITY UPDATE – FALL 2008

DATE: 10/18/2008
TO: WILLOWIN-HUNTING HILLS FARMS HOA RESIDENTS
FROM: BRIAN BIESECKER, DAN KELLY, MIKE KILRAIN (BOARD OF DIRECTORS)
RE: WILLOWIN -HUNTING HILLS FARM HOA STATUS

Dear Willowin-Hunting Hills Farm Residents and Neighbors:

As we enjoy this wonderful fall season in Virginia, we have a few updates we'd like to share with the community.

Annual Meeting and Election

As was the case last year, we will combine the Annual HOA Meeting with the election for the open Director position. This year's annual HOA meeting and election will be held on Monday, October 27, 2008, 7-9 p.m., at the Philomont Firehouse. Notices have been sent by email and U.S. Post. Included in the mailings was a proxy which will allow you to assign your voting rights to a neighbor if you can't attend the meeting. Please mark your calendars. Mike Kilrain's seat on the Board is open for election to a three-year term. Candidates for the open Board seat must be Members in good standing. As defined by our Bylaws, no Member whose Lot assessment is more than 30-days past due shall be eligible to be a Director. You may nominate candidates in advance by sending names of Members in good standing to the Secretary, Dan Kelly, at vkelly806@aol.com or nominations will be taken from the floor of the election meeting.

Annual Assessments

We've collected the majority of annual assessments with only one payment outstanding. Third notices have been mailed. As usual we appreciate everyone's prompt attention to paying their annual assessments. A full report on the HOA's financial standing will be provided at the annual meeting.

Roads, Trails, and Fences

A top coat sealant was applied to the road in Willowin Farms on October 13-14, 2008. The top coat was recommended by the engineering firm who conducted the community's Reserve Study 3 years ago. This will lengthen the life of the paved roads.

We've installed additional road and trail signage to indicate that roads and trails are private and should be used by residents only. There is a sign at each access point for the roads and trails. Also there are speed limit signs. We ask that you observe the limit.

Many fences in the neighborhood have been in place now for over 5 years and are in need of painting. Per our earlier communication, the Board has negotiated a rate with Pika Hurtado for anyone interested in using his services. Pika can be reached at 540.323.1505. Pika is the contractor who originally painted the fences for Interactive and Wetherburne.

There have been some questions on the topic of fence maintenance from members of the community and we felt it would be useful to clarify responsibilities of the homeowner and the HOA. Homeowners are responsible for maintaining and painting all fencing on their property including the fencing along the trail and road easements. Interior fencing on the property line is the joint responsibility and expense of the two property owners sharing the fence line. The Home Owners Association (HOA) is responsible for governance and application of the Restrictive Covenants but not for managing the actual maintenance activities or accruing for the expense to maintain the fencing. Article III Section 10 of the Declaration of Restrictive Covenants addresses the topic of fence maintenance. This article was subsequently amended by the First Amendment to the Declaration of Restrictive Covenants. Both Article III Section 10 of the Declaration of Restrictive Covenants and the overriding First Amendment to this Article are included below for your reference.

Article III, Section 10. No fence shall be erected or permitted to remain on any Lot unless it is in conformity with the following criteria; provided, however, that the ARB, for good cause shown and in its sole discretion, may authorize exceptions to such criteria, with respect to a particular Lot or Lots, if it determined that there would be no material and adverse effect on any other Lot or Lots:

- a. Fences shall not exceed 52 inches in height. No barbed wire fence shall be installed temporarily or permanently on any Lot. Chain link or other metal fencing is not permitted, except on those areas of each Lot not visible from a road, another Lot, or a residence on another Lot, and except as provided in Section 10e of this Article.
- b. Except as provided in Sections 10.e and 10.f of this Article, all fencing installed approximately parallel to and in the vicinity of any road, ingress-egress easement or trail easement, or visible from any other Lot or a dwelling on any other Lot, shall be installed and maintained as follows: such fencing shall be of four-board design, made of oak or pressure-treated pine, and 48 to 52 inches in height. The fence posts shall be four-sided, 5 to 6 inches .on a side, or semi-round, with the flat side 5 to 6 inches wide, and shall be set a minimum of 30 inches deep. The fencing shall be painted or solid-color stained a dark black color, and shall be re-painted or re-stained as needed to maintain a dark black appearance. Such fencing shall be kept in good repair and appearance and grasses and vegetation along the fence lines shall be kept trimmed to a height of not more than 8 inches. Boards which are broken shall be replaced within 30 days.
- c. All fences shall be maintained in good condition so as not to detract from the appearance value or desirability of any Lot or Lots.
- d. For those Lots on which a swimming pool is constructed, the maximum height restriction set forth above may be increased, for the fencing surrounding the swimming pool area, to the minimum height required by Loudoun County.
- e. For those Lots on which a tennis court is constructed, black vinyl-coated chain link fencing may be installed and maintained in the immediate area of the tennis court, up to a maximum height of ten (10) feet.

Amendment 1 to the Declaration of Restrictive Covenants: Article III, Section 10 is hereby revised to add subparagraphs (f) and (g), as follows:

- f. Fences shall be maintained by Owners of Lots immediately adjacent to such fences. Each Owner shall maintain that portion of the fence which abuts his/her Lot line.

- g. For those Lots on which fences currently exist, any existing fence may remain "as is" as long as it is maintained. If an existing fence is replaced, however, it must be replaced pursuant to the standards and specifications set forth in this Section 10.
- h. Fencing shall be mandatory along all private roadways and bridle/walking trails,

Thank you and we look forward to seeing you all at the annual meeting.

Sincerely,

Brian, Dan, Mike