



# Willowin-Hunting Hills HOA

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PO Box 61  
Lincoln, VA 20161



May 4, 2010

Dear Homeowners:

Happy Spring!! Thank goodness we have made it past all that snow. Special thanks to Jim Maple for all of the hours and hard work he put into clearing our roads. Our neighborhood was always one of the first plowed. Truly a job well done. Thanks again, Jim.

We would like to introduce our new board member, Christina Renschen. She will be filling the Board position of Treasurer. We are pleased to have her working with us. Chris is very excited about getting involved in our community and hopes to have an opportunity to meet all of you in the coming months.

Over the winter, the Board has been very busy working a number of issues:

- 1) We have secured full Directors' and Officers' insurance that will cover all official work done by members of the Board on behalf of our community and have increased the total available liability coverage to \$2 million for the easements/common ground.
- 2) We signed a contract with Maple Vista Farms for snow plowing and removal. Thankfully, we had that agreement in place and got the benefit of Jim's excellent work!
- 3) We also spent a good amount of time just trying to be good neighbors, helping out those in need during the storms. We hope that everyone with troubles was able to contact a Board member or neighbor for assistance. With several power outages during the blizzard, many of our "landline" phones were not working and messages were missed. In an effort to prevent that in the future, we will provide our primary and alternate contact numbers at the end of this letter.
- 4) We have been trying to gather contact information from each of the homeowners so that we can provide you with important news about the community (meeting minutes, road work schedules, etc.) and also be able to contact you in case of emergency or to provide assistance. This information will not be made public and will be used only for official board business. Please email or call any Board member with your respective information.
- 5) We obtained quotes from 3 local lawn service companies to perform regular maintenance on our community trails. They will be mowed and trimmed every 2 weeks from 1 April through 31 October. We are pleased to announce that the company we have chosen is: A Cut Above. The owner is Bill Elkjer and he can be reached at 571-246-6334 if you are interested in securing his services for your personal property.
- 6) We are in the process of repairing some road signs within the community. Apparently, woodpeckers are having a field day with drilling holes into them.
- 7) We have reviewed and approved Architectural Review Board requests for property improvements within the neighborhood and are looking forward to seeing these projects progress. Reminder that all property improvements and construction projects require authorization from the ARB prior to project commencement. If you have any questions or need updated copies of the HOA regulations, please contact any member of the Board.
- 9) We are in the preliminary phases of developing a Willowin-Hunting Hills HOA Welcome Package. If you have any thoughts, ideas and/or contributions, contact Chris Renschen.
- 10) Repairs to the gravel roads were completed by Longs Grading and More. We also hope to apply Magnesium Chloride (salt flakes) to the roads to help keep the dust down this summer. This is the same stuff VDOT uses on their gravel roads to keep the dust down.

Other important items of note:

- The trail subcommittee will be resuming work soon. We are awaiting the dam engineering report that Ms. Corti has commissioned.
- Due to corrections made to the last financial report that were discussed at the annual HOA Meeting last Fall, please find attached the revised report.

If you have any suggestions for other activities we need to consider within our community, don't hesitate to contact any Board member. This is our neighborhood and we welcome all involvement in making it a very desirable place to live.

Sincerely,

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