

Bi-Annual 2007Newsletter

Meadow Branch South Home Owners Association
(Summer - Fall)

Greetings

The Board is excited about having you and your family residing in our Community. We look forward to serving you and making this an enjoyable year for all. Your participation in our meetings, and inputs—either in person or via e-mail—are very valuable. It helps us chart a course that is in tune with our community's needs and objective while creating an atmosphere where all homeowners and residents are proud to live, raise their family and enjoy retirement. You are encouraged to attend the association's monthly *Homeowners and Board of Directors meetings*. Our monthly meetings take place on the first *Monday of every month from 7:00 – 8:30pm, at a Board member's home*. Please visit our HOA website at www.meadowbranchsouh.com or contact our management agent, *Willison Property Management* at 540-743-2440, for more information.

Clarifying HOA By-Laws

In an attempt to bring harmony and understanding to each homeowner regarding our association's By-Laws, the Board enclosed a copy of the Meadow Branch South Homeowners Association's Rules and Architectural Guidelines in the mailing notice of the 2007 Annual HOA Meeting. The rules and guidelines are meant to supplement the "Declaration of Deed" made by the *Meadow Branch South LLC (the Developer) to the City of Winchester and State of Virginia* on behalf of our association. Nothing in our association By-Laws has been changed. The rules and guidelines result from repeated violations of association By-laws by homeowners and residents who contend the association By-laws are either unclear or confusing. Moreover, they serve to clarify association By-Laws and inform our residents of what to expect when and if violations are noted or reported. The Board asks that you promptly read the rules and guidelines. Afterwards, look at your property to make corrections, if required, to help maintain our community standards. A copy of the supplement rules and guidelines are posted on our website at www.meadowbranchsouh.com and available at the our management agent, *Willison Property Management* at 540-743-2440, The Board will adopt by resolution the rules and guidelines at the 4th Annual HOA Meeting on June 19, 2007.

Reporting HOA Violations

The Board has a duty to enforce our association By-laws. However, effective HOA rule enforcement begins with you. Either way, enforcing association By-laws is a difficult task. It is nearly impossible for the Board and our management agent, *Willison Property Management*, to identify every violation. Your assistance is vital to effective enforcement. The Board would note that the goal of rule enforcement is not to *punish* a violation; but rather, to obtain *compliance*. To that end, you are encouraged to report HOA rule and guideline violations *in writing* to *Willison Property Management*. While verbal and anonymous complaints will be taken, we would rather have residents submit written complaints that contain detail description of the violation. You can report violations either by calling *Willison Property Management* at 540-743-2440, or via email at www.meadowbranchsouh.com.

Reducing HOA Cost

As many of you may already know, the Winchester City Council approved a real estate tax rate of 65 cents per each \$100 of assessed property value last month (April 2007). That means our homeowners will probably receive property tax bills that, on average, will be 32 percent higher than last year's. Moreover, a general reassessment of all real property in the city of Winchester is performed every 2-years. The Board highlights these two facts to draw attention to our action to reduce some of the HOA expenses and liabilities. We are diligently working to reduce HOA expenses. For CY 2007, the Board reduced a few key HOA expenses by roughly \$2,388. The Board will continue to look for ways to further reduce HOA Expenses and Liabilities. Here's a breakdown:

HOA Expenses & Liabilities	CY 2006	CY 2007
HOA Legal Fees	\$150	\$0
HOA Insurance - BOD & Common Area	\$1,038	\$318
HOA Management Company	\$3,600	\$2,772
HOA Common Area Maintenance	\$1,690	\$1,000
	\$6,478	\$4,090
Reduction in HOA Expenses	\$2,388	

Collecting HOA Due and Fees

In January 2007, the *Board* took action to collect past due HOA membership dues. Several Liens were initiated against homeowners. These Liens actions were pursuant to *Article 12, Compliance and Default, Section 12.2, Lien for Assessment*, of the Bylaws of the Association, *The Woods, At Meadow Branch and Deed of Declaration between Meadow Branch South LLC, dated, June 24, 1998*. Other collection actions are to follow. General data about those and other collection actions will be discussed at our 4th Annual HOA Meeting on June 19, 2007, at 7:00-8:30pm, at The Willows at Meadow Branch off of Harvest Drive. Notification letters regarding the 4th Annual meeting will be mailed by May 15, 2007.

Disposing of Waste and Hazardous Material

Homeowners are encouraged to make use of the Regional Landfill off Sulphur Spring Road in Frederick County. While the city of Winchester will pick up waste in the city for a fee, homeowners can transport and dispose of yard and hazardous waste at the Regional Landfill at no cost. It is important to note that hazardous waste collection takes place from noon until 6 p.m. on the first and second Wednesdays of each month at the landfill site off Sulphur Spring Road. Here's what's taken:

1. Potential toxins such as paint, thinners, pool chemicals, pesticides, solvents, and fluorescent light tubes will be accepted.
2. Biological waste, explosives, radioactive materials, and asbestos-laden waste will not be accepted.
3. Tires, motor oil, filters, and antifreeze may be recycled at the landfill during regular hours — Monday-Friday from 7 a.m. until 6 p.m. and Saturday from 7 a.m. until 4 p.m.

The collection is open to residents of Winchester and Frederick and Clarke counties. For information about the waste collection program, contact the landfill at 540-665-5658, Frederick County Recycling at 540- 665-5643, or visit the county's Web site at www.co.frederick.va.us.

Upcoming Events (June - Dec 2007)

As the BOD strives to serve you with integrity and ensure our subdivision remains one of the most desirable places in the City of Winchester, here's how you can help:

- Attend and exercise your right to vote on the HOA Supplement Rules and Guidelines at the 4th Annual HOA Meeting, Tuesday, June 19, 2007 at 7:00 p.m., at The Willows at Meadow Branch.
- Volunteer to serve the HOA and attend the monthly HOA meetings (Jul 23, 2007, Aug 20, 2007, Sep 17, 2007, Oct 22, 2007, Nov 12, 2007, and Dec 10, 2007 at 7:00-8:30pm).