

**Bi-Annual 2007****Newsletter**

Meadow Branch South Home Owners Association

**Greetings** The Board of Directors (BOD) welcomes new homeowners to our beautiful community. We're sure you will enjoy living here in one of Winchester's most sort after community. To our other Meadow Branch South Home Owners Association (MBSHOA) families, we appreciate your continued support and cooperation. As calendar year 2006 comes to a close and 2007 begins with great promise, we look forward to serving you while preserving the beauty and value of our community. We extend a heartfelt thanks to past BOD members as well as those who feverishly work at no-cost to homeowners to make our community a great place to live, raise a family and enjoy retirement. This is the 3<sup>rd</sup> MBSHOA Newsletter.

**Managing our Community** The BOD is pleased to report that a full-service professional property management company, Willison Property Management (WPM), was hired in December 2006. This will result in a **23% savings** to the MSBHOA. The WPM is a member of the National Property Management Association. They are professionally trained, bonded, licensed, insured and well-verse in the laws of Virginia pertaining to Homeowner Associations. The WPM will conduct and manage the MSBHOA: 1) Bookkeeping; 2) Record Keeping; 3) Banking; 4) Collections of Past Due Accounts; 5) Filing of Liens, 6) Enforcement of By-laws & Rules; 7) Regular Meetings; 8) Budget Reports; 9) Newsletter; 10) Inspections of Property; 11) Contractor Bids; 12) Filing of Taxes; 13) Disclosure Packet Information; and 14) Arbitration. Homeowners can communicate with WPM by calling their Office from 8:00 am – 5:00 pm, at 540-743-2440; cell at 540-533-5958 and/or, at the MBSHOA website at [www.meadowbranchsouth.com](http://www.meadowbranchsouth.com).

**Enforcing HOA By-Laws** The WPM will continue to strictly enforce all existing MBSHOA By-Laws. They will conduct weekly on-site inspections of the HOA. To ensure compliance with the MSBHOA By-Laws, WPM will not only continue to issue violation letters but, impose charges of \$10.00 per day for violations of Association rules and regulations. This is in accordance with Article 12, Compliance and Default, of the Declaration for the Woods at Meadow Branch By-laws. During the next year, WPM will focus on and take action to ensure compliance with Article 7, Control of Property of the HOA By-Laws:

- No signage is on Lots except for "For Sale,"
- No trash container is in public view except on trash collection day.
- No structures are erected without approval.
- No commercial or business vehicles, of any type, are parked on any Lot.
- All lawns or flower garden are in good order, condition, repair, and in a clean condition.

**Keeping Abreast of Changes** Homeowners are encouraged to visit the City of Winchester's website at [www.winchesterva.gov](http://www.winchesterva.gov), to review Zoning Ordinances that impact the MBSHOA. For clarification and/or explanation of the city Ordances, contact Mr Vincent P. Diem, Zoning & Inspections Administrator, at 540-667-1815, ext. 1420. Below are the ordnances we suggest you review.

- ARTICLE 1-2-34 & 1-2-36. Single Family Dwelling.
- ARTICLE 18-6-5.1. Residential Off-street Parking.
- CHAPTER 14, ART II. SECTION 14-14. Display of Validate State License Plates.
- CHAPTER 26, SECTION 26-15. Duty of Property Owners/Occupants to Remove Snow from Sidewalks.

**Helping Out** As the BOD presses ahead to improve our prestigious subdivision, we ask for your continued support and assistance. Here's how you can help:

- Don't park commercial vehicles in HOA driveways overnight.
- Screen trash containers from public view and promptly remove containers after pickup.
- Don't allow your pets: (Dogs to run loose, and/or feces and urine in other's yards.)
- Remove garden debris left from the fall. This includes dead hedges, flowers and shrubs.

**Cleaning for the Winter** Homeowners are encouraged to make use of the City of Winchester pick up of organic garden waste such as tree branches and garden debris. You can also contact the City for the pick up unwanted items like furniture for a fee of \$20.00 per visit. If you are interested, call the City's Street/Storm-water Maintenance Division at telephone 540-667-1815 to schedule a pick-up.

**Upcoming Events (January - June 2007)**  
Mark your calendar and make plans to attend.

- The Monthly HOA Meeting on Tuesday night, Dec 12, 2006, at 7:00 pm; and every third Tuesday night from Jan – May 2007, at 7:00 pm. Check the HOA website at [www.meadowbranchsouth.com](http://www.meadowbranchsouth.com) for the location.
- The 4<sup>th</sup> Annual MBSHOA Meeting, Tuesday night, Jun 19, 2007, at 7:00 p.m., at The Willow's at Meadow Branch off Harvest Drive.