

*Bi-Annual 2010*  
*Newsletter*

Meadow Branch South Home Owners Association (MBSHOA)

**Celebrating.** Our Association will celebrate its 8-years of self-management in June 2011. Time flies when you're having fun. With that said, the Board of Directors (BOD) would like to thank you and your family for the outstanding support you've provided. Because of your support, the BOD is able to fulfill its obligations to you, as an Association member, and to those who rent or lease homes in our HOA. It's important to note also that BOD members are homeowners who volunteer at no-cost to the Association to conduct the business of our HOA. BOD members attend 4-hours of annual training hosted by Virginia's Community Associations, which does not include the two – six hours a week the BOD devote to working on HOA matters.

**Keeping Appearances.** Our Association declarations, like other HOAs, contain restrictive covenants. Those covenants require all property-owners to comply with established MBSHOA rules and guidelines while up-keeping their property's exterior at a high standard. While a vast majority of Association members does a great job of this, a very small number does not. Living in a covenant controlled home-owners association community, means every Association member signed papers at the closing of your property agreeing to abide by the covenant of the community, uphold its individual laws and pay your annual dues. This entailed a legal obligation on your part and required by law. Part of the BOD's responsibility is to ensure our community is an attractive, well maintained Association and that all members pay their HOA annual dues.

**Complying with Bylaws.** To ensure compliance with HOA By-Laws, violation letters and assessment of \$10.00 per day will be imposed for following violations of Association rules and guidelines.

- Single Family Dwelling violation.
- Modifications to property's structure or erection of fences, decks, patios, etc., that are not approved by the BOD before any work begins.
- No Signage on Lot except for "For Sale."
- No trash container in public view except on trash collection day.
- No commercial or business vehicles, of any type, are parked on any Lot.

**Taking Legal Action.** The BOD will continue to take legal actions to enforce HOA By-laws and collect past due HOA membership dues. The legal action is 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*. A report of actions taken will be presented at the 8<sup>th</sup> Annual HOA Meeting on June 11, 2011, at 11:00am, at the Memorial Building at Jim Barnett Park off Pleasant Valley Road. Notification letters regarding the Annual meeting will be mailed by mid May 2011.

**Budgeting.** Another part of the BOD's responsibility is its fiduciary duties. The BOD is working to keep HOA expenditures down. *The 2011 HOA Proposed Budget*.

<b>Maintenance - Common Area</b>	<b>\$2,250.00</b>
<b>HOA Insurance</b>	<b>\$500.00</b>
<b>Capital Improvements</b>	<b>\$800.00</b>
<b>License and Permits</b>	<b>\$600.00</b>
<b>Postage/Printing</b>	<b>\$475.00</b>
<b>Attorney / Recorder</b>	<b>\$475.00</b>
<b>Annual HOA Meeting (Facility)</b>	<b>\$250.00</b>
<b>Total</b>	<b>\$5,350.00</b>

**Upcoming Events (Feb – Jun 2011)** As the BOD serves you, here's how you can help:

- Join us at our next HOA meetings on Saturday, Feb 12, 2011, and Apr 9, 2011, at 11 - 12am, The Daily Grind, off Jubal Early Drive.
- Attend the 8th Annual MBSHOA Meeting, on Saturday, June 11, 2011 at 11 - 12am at the Jim Barnett Park Memorial Building.
- Visit HOA website at:  
**www.meadowbranchsouth.com**