

**Bi-Annual 2008 Newsletter**  
 Meadow Branch South Home Owners Association

**Looking Forward to Serving You** The Board of Directors (BOD) for the Meadow Branch South Homeowners Association extends a sincere thanks to all for the outstanding support and cooperation. We look forward to continuing to serve you with integrity and at no cost. We encourage you to visit our HOA website for information and updates at: [www.meadowbranchsouth.com](http://www.meadowbranchsouth.com)

**Keeping You Informed as an Association Member**  
 The 2008 Virginia General Assembly enacted, and the Governor signed, legislation creating the Common Interest Community Board and the Office of the Common Interest Community Ombudsman at the Department of Professional and Occupational Regulation (DPOR). The new law became effective July 1, 2008. The DPOR is working to meet staffing and regulatory elements requirements. The new law, House Bill 516, has had little impact on how we operate. We've:

- Formalized procedures for resolving written complaints.
- Established a new complaint form for members wishing to file written complaints.
- Informed members of their right to file a Notice of Adverse Decision with the Ombudsman.

**Complying with Bylaws** The Association will continue to issue violation letters and impose charges of \$10 per day for violations of HOA rules & guidelines. The 2009 winter & spring focus:

- No structures are erected without approval.
- No vehicle covers or inoperative vehicles stored in driveways or on any LOT.
- No signage is on Lots except for "For Sale."
- No container in public view except on trash collection day.
- No violation of City Ordinance - Article 1-2-34 & Article 1-2-36 (Single Family Dwelling).

**Establishing a Neighbor Watch Program** In January 2008, the Association formally established the MSBHOA Neighborhood Watch Program (NWP). Quarterly meetings are held with the Winchester Police Department NWP Staff (SGT Robert Gaither, CPL Greg Voorhees, and Officer Army Stotlemeyer). All MBSHOA residents are invited and encouraged to attend our NWP meetings. At our last meeting on Dec 6, 2008, over

30 HOA residents met with the new Winchester Chief of Police, Mr. Kevin Sanzenbacher, and City Council Member - 4th Ward, Mr Michael L. Butler, who represents us. Our HOA will officially receive its NWP signs this summer. We'll advise you of the date so you can attend the posting of the NWP sign by the Winchester Police Department in our community. For your information, below are crime stats for our area from Jan 1 - Dec 8, 2008:

Larceny	Traffic Related	Alarms / Security Check	Vandalism	Suspicious Persons / Vehicles
13	114	50	6	17

Assaults /Domestic Related	Juvenile Related Problems	Loud Music	Fraud	Animal Calls
7	8	7	6	28

**Managing the Budget** In these difficult and challenging economic times, the BOD is working extremely hard to cut costs and eliminate expenses. We are looking to reduce HOA expenditures by 40-percent in 2009. While we haven't officially developed the 2009 Budget, here's what we are considering:

Expenditures	2008	2009
Common Area	\$1,200	\$1,600.00
HOA Insurance	\$1,200	\$435.00
Management Fee	\$2,900	\$0.00
License and Permits	\$150	\$200.00
Postage	\$300	\$250.00
Annual Meeting Cost	\$50	\$75.00
HOA Web Page	\$200	\$300.00
<b>Total</b>	<b>\$5,800</b>	<b>\$2,860.00</b>

**Upcoming HOA Meetings** You're invited to our:

- Monthly HOA meetings at the Daily Grind of Abrams Crossing, 621 West Jubal Early Dr., on Saturdays, 11:00 am-12:00 am, Jan 17, Feb 21; Mar 21, Apr 18; and May 16, 2009;
- 6th Annual HOA Meeting, on Saturday, June 20, 2008 at 11:00am -12:00am, at Handley Regional Library, at 100 W Piccadilly Street.