

# Frequently Asked Questions

**What happened to the \$125 fee that each homeowner paid at closing?**

It was put into the neighborhood association bank account.

**Who is going to maintain the sprinklers and fix current issues with the irrigation at the neighborhood entrance?**

The Board of Directors will manage the maintenance of the irrigation system at the entrance. The neighborhood developers will fix any current issues with the irrigation system.

**If a homeowner closes in 2007, will he/she be charged \$125 annual dues?**

2007 dues will be prorated for homeowners who close in 2007.

**There is standing water near the service road. How do we get that fixed?**

Chesterfield County Environmental Engineering is responsible for addressing drainage issues in most of the neighborhood. VDOT owns the ditches and is responsible for ditch-related issues.

**Was a vacant lot going to be given to the neighborhood as a common area?**

Donation of a lot to the neighborhood was not part of the neighborhood plan.

**Besides lights at the entrance, what other improvements will be made to the common areas?**

No other improvements are planned at this time.

**What is happening with the "dirt" lot?**

It will be divided into two lots and a house will be built on each lot.

**How often will the grass in the common areas be cut?**

The Board of Directors will gather bids from lawn maintenance companies. The cutting frequency will be addressed in the lawn maintenance contract and has not been determined at this time.

**When will the 2007 annual payment be due?**

Bills for the 2007 assessment will be mailed to residents by early May and payments will be due within 30 days of receipt of the bill.

<p><b>Can the neighborhood covenants be changed?</b> Yes. The neighborhood association bylaws describe the process for changing the covenants.</p>
<p><b>Does each house have 1 vote in the neighborhood association?</b> Yes.</p>
<p><b>What happens if covenants aren't followed?</b> The neighborhood association bylaws describe the process for addressing covenants that are not followed.</p>
<p><b>There is a drainage issue on Carters Hill Drive. How will that be addressed?</b> Chesterfield County Environmental Engineering is responsible for addressing drainage issues in most of the neighborhood.</p>
<p><b>Is a quorum 2/3 of those in attendance or 2/3 of the whole neighborhood?</b> A quorum is 2/3 of the whole neighborhood.</p>
<p><b>Will there be a newsletter?</b> Yes, the Board plans to publish a newsletter. The frequency has not been determined at this time.</p>
<p><b>Will there be regular meetings?</b> Yes, the Board plans to meet regularly and to hold regular association meetings. The frequency has not been determined at this time.</p>
<p><b>What can we do about speeding in the neighborhood?</b> VDOT can be contacted if we want to have a speed limit sign posted. Speeding issue can be reported to Chesterfield County via: <a href="http://www.chesterfield.gov/PublicSafety/Police/pol_home.asp">http://www.chesterfield.gov/PublicSafety/Police/pol_home.asp</a></p>
<p><b>Will Board of Directors/Officer contact information be distributed?</b> Yes, the Board plans to distribute this information within the next several weeks.</p>
<p><b>How often does the Board of Directors meet?</b> The Board meets the second Monday of each month.</p>