

Pioneer Heights Section One
Property Owners Association
P.O. Box 2771
Winchester, VA 22604

www.pioneerheightssection1.com

PIONEER HEIGHTS SECTION ONE NEWSLETTER

*"Pioneering Community Spirit
for Families and Neighborhood"*

Managed By:
Cambridge Community
Management LLC
2509 Valley Ave.
Winchester, VA 22601
(540) 662-2300

December 2015

Your Board:

Charlie Pinkham
Laura Mead
William Austin
Rudy Eggenberger
John Hemmen
Jason Ransom

Should you need to contact one of the Directors, please contact Cambridge so that they can relay your contact info to them.

2016 Dues Will Remain at 2015 Level

The Board of Directors has completed the 2016 budget and voted to hold annual membership Dues at \$115—the same level as last year. “The strength of our current financial situation is largely due to cost effective management by the Board of Directors and Cambridge Community Management,” said acting president Bill Austin. “Our reserve funds are more than adequate to meet current Virginia legal requirements,” he said.

Members in good standing may request all year-end financial documents directly from Cambridge Community Management. Just email your request to info@cambridgeman.com.

Invoices for 2016 Dues will be mailed out to members in mid-January 2016. Payments are due within 30-days from date of invoice.

Committee Leadership Needed!

Your Board of Directors needs volunteers to undertake new leadership for our **Architectural Review Committee** as well as another group to reorganize our **Neighborhood Watch Committee**.

Please contact Cambridge if you would like to serve in any volunteer capacity—this requires relatively little time and allows you to guide the future of your community! Join the discussion, make your voice heard.

Building??? Get ARC Approval First!

Submit Your Architectural Review Committee (ARC) Application

Your Covenants, Rules & Regulations and ARC Guidelines require you to seek ARC approval prior to beginning construction or installation of certain outdoor projects—among which are fences, sheds or playground equipment. Become familiar with all community regulations, guidance and covenants to make sure your project is fully compliant. Doing so IN ADVANCE will not only help keep our community looking fantastic but also ensure a harmonious relationship with your neighbors. Current regulations can be found on our website at www.pioneerheightssection1.com or you can request a copy from Cambridge by contacting them directly.

www.pioneerheightssection1.com

Need Community Information...FAST!

Our website has everything from community news, Board or Annual Meeting minutes, policy guidance and many useful links as close as your computer, smart phone or tablet. Simply bookmark this site and visit often. You'll find important guidance for what and when to seek project ARC approval and you can download the necessary application forms. Troubled by some development, wish to offer a compliment, or need to ask a question? – Then, simply use the website's "Ask a Question" feature to bring matters directly to the attention of management and your Board. Our newest feature includes a "**Community Links**" page where you can look up and directly link to other important government or community websites such as Frederick County Government, Millbrook High School, James Wood Middle School or Redbud Run Elementary School.

Rules & Regulations and ARC Guideline Policy Revisions Effective January 1, 2016

The Board periodically reviews our governing policy to make sure our guidance is clear and timely. For example, we sometimes find that policy guidance requires further clarification after having worked through select community issues. Furthermore, the Board may even modify select policy guidance based on what they deem to be in the community's current best interest.

Our current Rules and Regulations and Architectural Guidelines (ARC) were reviewed and modified at the Board of Director's regular board meeting of September 8, 2015. Following discussion, the board unanimously approved and ratified Addendum #1 and the modifications contained therein effective January 1, 2016. The addendum was then briefed for comment at our October 22, 2015 annual membership meeting.

Please see the accompanying *Pioneer Heights Section 1 Summary of Revised Policy* mailed along with this newsletter for a complete summary of revised policies. You may also go to our website at www.pioneerheightssection1.com to view or download all modifications as they actually appear within the newly revised Rules and ARC documents. All **changes** are highlighted within each document. You may also request copies of the revised Rules and Regulations and ARC Guidelines by providing Cambridge Management with your email address along with your request.

Summary of Recent Violations...Don't Be "That Guy!"

1. "That Guy" left his trash bins at curbside for nearly a week.
2. "That Guy" left his lawnmower or wheelbarrow in front of a closed garage door week after week.
3. "That Guy" played mechanic on his driveway over an extended period of time with the vehicle either on blocks or on jacks with one or more tires and wheels removed.
4. "That Guy" begins or even completes work on projects requiring advanced approval from the Pioneer Heights Architectural Committee or Board of Directors and then files the application late or not at all.

Go to www.pioneerheightssection1.com and select the **Approvals, Enforcement & Requests** navigation button to learn everything you need to know about submitting an application and getting your building project approved BEFORE you begin the work. Understand the requirements, gather required documentation, follow the instructions and submit you application. The ARC application can be download from the website or requested directly from Cambridge Community Management.

Helpful Hints From Cambridge Companies

Regular home maintenance can cost a little and save you a lot. Simple tasks such as painting exterior woodwork (door jambs and trim, decks, etc.) can cost a fraction of the price of replacing this trim when it rots. Repairing a running toilet or dripping faucet can save you hundreds of dollars in water bills. Installing proper weather seals or new windows can save you thousands in heating and cooling costs. All of these tasks cost very little in the way of maintenance but can save you lots in the long run.

Call Cambridge today at (540) 662-2300 or info@cambridgeman.com to see how we can help.

Want to participate or volunteer with the Board? Call Cambridge at (540) 662-2300, email us at info@cambridgeman.com, or visit our website at www.pioneerheightssection1.com
VOLUNTEERS NEEDED!! HELP GUIDE YOUR COMMUNITY!

Pioneer Heights Section 1 Summary of Revised Policy Rules & Regulations and Architectural Review Committee Guidelines (ARC) Effective January 1, 2016

Please add this Addendum Page to your own record copies of Pioneer Heights Section 1 Rules and Regulations dated September 11, 2013 and Pioneer Heights Section 1 Architectural Review Committee (ARC) Guidelines dated March 4, 2014. These policy changes were approved by the Board of Directors on September 8, 2015, presented at the annual membership meeting of October 22, 2015 and are effective January 1, 2016. Rules and ARC Guidelines may also be viewed or downloaded in their entirety at www.pioneerheightssection1.com.

Pioneer Heights Section 1 Rules and Regulations (Addendum #1)

Section 2 – Building Types/Architectural Review/Construction

Paragraph 2.1 – Any exterior construction shall require approval by the Architectural Review Committee. This includes, but is not limited to: fences, in-ground swimming pools, hot tubs, saunas, decorative water-falls & ponds, sheds, additions, decks, permanently installed fire pits, play houses, or other permanent buildings/structures such as gazebos, pool pavilions and deck covers/shades.

Section 6 – Animals

Paragraph 6.3 – All animal owners must collect and properly dispose of any and all waste from their animal. Yards of and grounds of property must be so maintained to prevent the accumulation of pet waste; waste must be picked up on regular basis so as to not create a noxious or offensive smell, sight or other impediment to other property owners.

Pioneer Heights Section 1 Architectural Review Committee (ARC) Guidelines (Addendum #1)

Section 2 – Criteria for Changes, Additions or Improvements

Storage Sheds, Pool Pavilions and Other Out Buildings:

Paragraph 6 – All buildings shall be constructed over a concrete slab foundation, placed on buried concrete pillars, on masonry block or installed on a well maintained gravel pad. Masonry block units shall be an acceptable foundation for sheds provided they are aesthetically pleasing in appearance.

Play Equipment:

Paragraph 3 – Playground equipment shall be defined as permanently or rigidly installed equipment such as swing sets, play houses, jungle gyms, etc. This shall not apply to portable equipment to include, but not be limited to: basketball goals, trampolines, pitching nets, etc.

Signage:

Paragraph 3 – Political voting signs are permitted. All political signs must be removed within 15 days after the election event.