



www.hillviewfarmsbelair.com

Hillview Farms (Greenbrier Hills Six) Residents

December 18, 2015

ANNUAL HOA COMMUNITY MEETING

We have set a date set for our annual HOA community meeting. It will be Monday, February 8, 2016, at 6:00 PM in one of the meeting rooms at the Bel Air Library. The library is located at 100 E. Pennsylvania Ave.

Agenda

- Continuation with current board members and election of new members
- Projects around the neighborhood (mulching, lights, trees, etc)
- Treasurers Report/Delinquent accounts
- Neighborhood improvements and homes in disarray
- New business, Other business
- Open discussion

HOMES IN DISARRAY

Let's keep our neighborhood looking great. The HOA has gone on walks of the neighborhood and seen some homes and property in disarray. There are home with missing siding, missing shutters, and other unkempt appearances. We have or will send out notices to such houses and request that you review the by-laws and make appropriate repairs. Failure to perform repairs will result in fines to you and/or the property. Please keep in mind that your property reflects on you, as well as the neighborhood. These by-laws exist to help maintain a consistent and visually appealing neighborhood, which adds **\$\$\$ VALUE \$\$\$** to the neighborhood, as well as your property.

WE NEED BOARDMEMBERS

We recently lost a member of our board. Please consider joining. There is little to no time required, other than an occasional response to emails. If we cannot find volunteers then we will likely need to hire a management company to oversee our HOA. This will cause an increase in your yearly HOA dues to cover the cost of the management company. Please know that even if we hire a management company, we will still need a community HOA board to approve homeowner requests.

ONLINE ACCESS

Our community has a website and is on Facebook! Check us out on the web at www.hillviewfarmsbelair.com. You can also like or follow us on Facebook by searching for Hill View Farms Bel Air (or follow the Facebook link on our webpage). You can find plenty of information regarding our neighborhood and HOA, as well as contact information and community happenings online. If there is anything that you would like to see on the site, please let us know.

ARE YOU GETTING APPROVAL?

Any exterior home projects must be submitted to the board for HOA approval. Although we have 30 days to respond, we almost always respond immediately. Keep in mind that unapproved work can violate the by-laws and possibly cause fines, penalties, and a reversal in the work that was performed. We've seen new roofs, windows, painting, and other of new work done on houses, much of which was not approved. Please do not put your work at risk simply because it was not run past the board.