



www.hillviewfarmsbelair.com

Hillview Farms (Greenbrier Hills Six) Residents

January 13, 2017

ANNUAL HOA COMMUNITY MEETING

We have set a date set for our annual HOA community meeting. It will be Monday, February 13, 2017, 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)
- Neighborhood improvements and homes in disarray
- Revision to covenants & by-laws
- Treasurers report/delinquent accounts
- Other business and open discussion

HOMES IN DISARRAY

The HOA has gone on walks of the neighborhood and seen homes and properties in disarray. There are homes with **missing siding, missing shutters, unkempt pools, refuse left visible on property, dirty/moldy siding, and other disheveled appearances**. This is uncalled for and is in violation of our covenants. In the past the board has been passive regarding these issues. At the start of 2017 we will immediately issue certified letters and fine those properties. Your property reflects on you, as well as the neighborhood.

REVISION TO COVENANTS & BY-LAWS

Our covenants and by-laws are aging and need to be modified to reflect current requirements. We plan to discuss additions and modifications to them. If there is something that you want included, amended, or removed then now is your time to speak.

JOIN THE BOARD

Most of our current board members have been serving for years. If you are interested in joining then we would love to have you. There is little to no time required and your time helps keep costs for an external management company from incurring.

ONLINE ACCESS

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 violates our by-laws and possibly cause fines, penalties, and a reversal in the work that was performed. We've seen new roofs, solar panels, windows, painting, and other of 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. Submit your requests to our mailbox at greenbrierhillsxhoa@gmail.com.