



Neighborhood News

A Quarterly Newsletter for the Residents of Longhill Station

www.longhillstation.com

Winter 2025

Highlights from the previous Meetings

- The Board of Directors (BOD) is working with Brooks Real Estate (BRE) to schedule a community inspection. There have been some changes in personnel in BRE and has led to delays. The inspection is scheduled for late March. A notice will go out to LHS before this happens.
- Clearwater Pools was selected as the new pool company and was chosen to complete needed pool updates. There are new swim regulations that homeowners will need to abide by, for the 2025 pool season. Please note that CP only allows USCG approved flotation devices for non-swimmers. More guidelines will be posted in the pool documents when receiving a pool pass.
- LHS has submitted the application for BMP grants through JCC for \$17,000. Four bids were obtained for a new BMP management company. JCC will also be involved to determine the scope of work and if the contracts align with JCC BMP regulations.
- The LHS dues for 2025 have been raised from \$70/month to \$74/month. There has been a noted "glitch" in the BRE accounting string. All homeowners are encouraged to reference the email sent by Melissa for re-establishing your HOA account, to prevent service fees from Appfolio. Also, any incurred late fees that were part of the "glitch" are going to be reversed or credited by BRE.
- The BOD received a quote for the trimming of the crepe myrtle trees at the front entrance. The trees are overgrown and blocking necessary

lighting. The BOD voted to get the trimming completed.

- Melissa Sabb is still the interim PM for LHS. BRE hasn't assigned a permanent replacement, yet.
- The BOD has voted for Melissa to handle all delinquent dues, that are 90 plus days overdue. If a homeowner has problems paying their dues, they should contact Melissa to establish a plan.
- Here's the current BOD, however we are looking for volunteers to serve in the future:

President – Rhonda Gibbs

Vice President- Stephen Drakes

Treasurer – Tela Thomason

Secretary – Angie Berger

Web Master/Director– Sam Stevens

Committee News:

The **Architecture Committee**- is led by Tela Thomason (also the Treasurer). There has been a change with the routing of the ARC requests. If you plan on making an improvement to your house, please send your request to LHSHOA.ARC@gmail.com. The BOD is attempting to respond to requests within 72 hours. However, the BOD would like to remind you that if you are planning improvements to your home such as a new fence, shed, roof, windows, painting your door or shutters that you need to submit an ARC application. This application can be found on our WebSite, Appfolio, or call BRE for a copy. Please see the by-laws for a complete list of projects that require ARC approval. The ARC Guidelines were developed to protect the integrity of our neighborhood and our property values.

Neighborhood News

The **Grounds Committee** is led by Adam Zuchara. Many thanks to him for completing special projects around the neighborhood. However, this committee could use extra help, too. If you are interested in helping our community, please reach out to him!

The **Pool Committee** is led by Sonja Winnington. Special thanks to her for leading many events throughout the summer season! This committee is also in need of volunteers. Pool pass distribution will be coming up, which is always a busy time. Please reach out to Sonja or a BOD member if you are interested!

Other news

Please submit your email address to receive official communications from the HOA!

As a reminder, we still have a lot of dark hours in the winter months. Thus, it is more important to ensure the community has good lighting. If your home has a street light, please ensure to trim away the branches that are blocking it.

With all the snow, ice, and rain please be careful around the ponds. Please do not let children on the ice, as this can pose very hazardous! Also, please do not let anyone throw big items into these ponds. These items can clog up the drains and prove to be very costly for the removal.

All events and notices are posted on www.longhillstation.com. Please visit our website for any questions that you may have! Each BOD member has a listed LHS email, as well!

LHS is always looking for members to serve on the Board or in a committee. New ideas and improvements to our community are welcome and encouraged! Please consider being an active member in LHS!

Special Recognition

A special thanks to all the volunteers to help make for a safe community and keeping LHS costs down.

THANK YOU!

Next HOA Board Meeting

The next meeting is tentatively scheduled for April 3, 2025 at 6:00 pm

Location will be via Zoom or at the BRE office:

Property Management Company

Temporary PM-Melissa Sabb
Brooks Real Estate
4071 Ironbound Rd, Ste 200
Williamsburg, VA 23188
Association Manager
Office: 757-229-1507

Or submit questions/concerns at
www.visitbrooks.com