

Bayberry Cove Bulletin

March, 2013



President's Corner

It's nearly time for Daylight savings time and being raised in this fair weather area, I welcome the sun and no more snow. (What little we did get this year.) Time to get the yards spiffed up, the garage cleaned out, and the cars washed. I do want to take a few words and bring you all up to speed on the goings on around BBC.

We met in August and in Oct. of last year, but not in December due to lack of full board quorum which requires three to have a meeting. (as a side note, I will have the signed copies of both these minutes on the website for you perusal this week as well as January and Feb. of 2013) We still had homeowner discussion and heard from a Suffolk Police Officer who shared with us a lot of tips for being safe. Some of them include, running outside lights at night, TV's during the day, and always call them at the first sign of any trouble. My main take away from that meeting was that we are to call, call, call, the Suffolk police for anything they are needed for. The more calls, the more attention we get. You see a suspicious car, van, or anything else, we are to call. You see kids going in the woods around the hood and suspect something going on, call the police. He has been working our area for quite some time and did shed a lot of insight on things I didn't even know about. So let's be vigilant and report any suspicious activity. We have been blessed with a safe neighborhood and we want to keep it that way.

Our support committees have had some issues in the past mustering up support to operate efficiently. I feel that we need to revitalize these committees if we are to remain a neighborhood that people are proud of and will look for when they are picking as options to call home. The Social, ARB, and Grounds committees have been a little shy of members, but that is all about to change for this New Year.

(cont'd next page)

Next HOA Meeting:

April 16th, 2013

7pm

UPA Office

5849 Harbour View Blvd., Suite 200

Suffolk, VA 23435-3768

We have had some new and existing home owners come forward expressing an interest in helping out. Hopefully to kick that momentum off, we are planning our annual Easter Event for the kids this year. I hope that all of you, especially those with children, will help out and get us back up and going again.

Lastly, yards, yards, yards. There has been much discussion in our ranks over the years about yard weeds and content of yards. We already have some rules in our documents that allow us to insure homeowners comply with certain regulations. I point you to the newsletter for April/May 2012 for my discussion on current rules. We are planning a change to the rules to apply stricter guidelines for the content of yards, mainly the weed content and appearance of beds, shrubs, and trees.

Here are the proposed pieces we are reviewing for inclusion in our documents:

Trash Container Rule:

No lumber, metals, bulk materials, rubbish, refuse, garbage, trash or other waste material (all of which are referred to hereinafter as "Trash") shall be kept, stored, or allowed to accumulate outdoors on any portion of the property, except in sanitary containers, recycle bins or trash receptacles. On any day other than trash day, sanitary containers, recycle bins, and trash receptacles, are to be kept in an enclosed building or behind the nearest portion of a residential building to a street.

Lawn Maintenance Rule:

The homeowner shall keep all shrubs, trees and grass neatly trimmed, properly cultivated with trash, weeds, and other unsightly materials kept to an absolute minimum.

The first one is pretty simple, don't leave your trash cans out for days and don't store them in the front of the house. The lawn care text though may have more impact throughout the neighborhood. Our current documents are very lenient on how homeowners keep their lawns. The biggest change to the above statement is that you now can be cited if your yard has too many weeds. The words above say "to a minimum" and you can tell those homeowners that try to keep their yards neat and tidy and those that do not. Those yards that do not will start to be cited once the above are included in our documents. Honestly, similar verbiage should have been included from the onset, but wasn't for some reason. I'm sure we will get some push back on this and that's ok, we welcome all comments and concerns. But all the board members are homeowners too and we want to maintain a certain set of standards that will keep Bayberry Cove a viable option for new buyers and keep our property values up. Will this make the homeowners get out and do a little trimming, weeding, and lay some "weed and feed"? Yes, but with the good of everyone in mind. The bottom line here is to just keep your yard looking neat, relatively weed less, and clean. That's the goal.

As always, please let myself or the board know of any concerns you have by emailing us or the Property Manager. You can always come and express concerns during our meetings. We welcome the opportunity to meet and work with you to keep BBC one of the best neighborhoods in Suffolk. You can find our email addresses on the website under "contacts at the cove".

Thank you.

Todd Breeding

Bayberry Cove HOA President -2013

"...a board that works"

Why a Reserve Fund is Important for Homeowners Associations

Major Amenities will require repair and replacement at some point during the lifetime of the association. Playgrounds, private roads, community center, retaining walls, entrance monuments, swimming pool, are just a few of the amenities found in community homeowners associations.

These items will need to be replaced from time to time, regardless of whether the association plans for the expense or not. It is far better to plan and set funds aside now than to be caught off guard at an unknown date in the future.

Reserve funds aren't an extra expense. After all, these repairs will be needed at some point. Budgeting for reserves just spreads out expenses over time and to all members who use them during the lifetime of the association.

There are other important reasons to place association funds into a reserve account:

1. Reserve Funds meet legal, fiduciary, and professional requirements. A replacement reserve may be required by:

- Any secondary mortgage market in which the association participates
- State statutes, regulations, or court decisions
- The association's governing documents

2. Reserve funds provide for major repairs and replacements that we know will be necessary at some point in time. Although a street may not need repair for another 25 years, every owner who has used it should contribute to its replacement costs (and not just the person who recently joined the community).

3. Reserve funds minimize the need for special assessments or borrowing. For most association members, this is the most important reason.

4. Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states require associations to disclose the amounts in their reserve funds to prospective purchasers.

5. The American Institute of Certified Public Accountants (AICPA) requires the community association to disclose its reserve funds in its financial statements.

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Have your HVAC checked regularly!

March, 2013

HVAC Safety and Servicing

Last weekend, I got to face one of my biggest fears in life – a house fire. Fortunately, it was contained in our furnace, so the house itself (and the people/pets) escaped severe damage. We did have black smoke billowing out of every vent in our house, and need to have our entire system replaced, along with much of the ductwork in the house. Along with that, having been in the furnace, naturally smoke got EVERYWHERE, the entire place smells, as well as every item of fabric we own.

Like many in Bayberry Cove, my HVAC system was nearing the end of its life either way – so this could be a blessing in disguise, but that does not make up for the fear of losing not only a lifetime of photos, my entire home based business, and everything I own. Most importantly, we could have lost lives, so please be sure to have your system serviced, inspected, and repaired as needed!

Maintain your equipment to prevent future problems and unwanted costs. Keep your cooling and heating system at peak performance by having a contractor do annual pre-season check-ups. Contractors get busy once summer and winter come, so it's best to check the cooling system in the spring and the heating system in the fall.

~Brooke Gordon

Bayberry Cove HOA Treasurer -2013



- Keep the area around your furnace clean and unobstructed.
- Keep the burner area of your furnace clean.
- Furnaces that require lubrication on the motors and bearings should be attended to by a qualified heating technician once a year.
- Do not have anything combustible within six inches of your vent pipe.
- Do not close off more than 20% of the registers in your house. This can cause high resistance and unnecessary heat build up in the furnace.
- Do not store combustible material such as paint thinners, gasoline, etc. near your furnace.

HVAC Servicing Tips

March, 2013

Maintenance Checklist

Maintain your equipment to prevent future problems and unwanted costs. Keep your cooling and heating system at peak performance by having a contractor do annual pre-season check-ups. Contractors get busy once summer and winter come, so it's best to check the cooling system in the spring and the heating system in the fall. To remember, you might plan the check-ups around the time changes in the spring and fall.

A typical maintenance check-up should include the following.

- **Check thermostat settings** to ensure the cooling and heating system keeps you comfortable when you are home and saves energy while you are away.
- **Tighten all electrical connections** and measure voltage and current on motors. Faulty electrical connections can cause unsafe operation of your system and reduce the life of major components.
- **Lubricate all moving parts.** Parts that lack lubrication cause friction in motors and increases the amount of electricity you use.
- **Check and inspect the condensate drain** in your central air conditioner, furnace and/or heat pump (when in cooling mode). A plugged drain can cause water damage in the house and affect indoor humidity levels.
- **Check controls of the system** to ensure proper and safe operation. Check the starting cycle of the equipment to assure the system starts, operates, and shuts off properly.

Cooling Specific

- **Clean evaporator and condenser air conditioning coils.** Dirty coils reduce the system's ability to cool your home and cause the system to run longer, increasing energy costs and reducing the life of the equipment.
- **Check your central air conditioner's refrigerant level and adjust if necessary.** Too much or too little refrigerant will make your system less efficient increasing energy costs and reducing the life of the equipment.
- **Clean and adjust blower components** to provide proper system airflow for greater comfort levels. Airflow problems can reduce your system's efficiency by up to 15 percent.

Heating Specific

- **Check all gas (or oil) connections, gas pressure, burner combustion and heat exchanger.** Improperly operating gas (or oil) connections are a fire hazard and can contribute to health problems. A dirty burner or cracked heat exchanger causes improper burner operation. Either can cause the equipment to operate less safely and efficiently.

Actions to Do Yourself

- **Inspect, clean, or change air filters** once a month in your central air conditioner, furnace, and/or heat pump. Your contractor can show you how to do this. A dirty filter can increase energy costs and damage your equipment, leading to early failure.