

# ***GPOA Update*** July 2019

***The assessment invoice for the second half of the year is enclosed with this update.*** The semi-annual assessment is \$126 and is due by July 31, 2019. Mill Quarter private street owners (Cedar Mill Square, Mill Stream Way and Mabry Mill Place) have an additional semi-annual assessment of \$30 for street maintenance. The regular annual assessment was increased by \$28 for 2019 and will remain the same through 2021.

***The Open Forum meetings*** are held at 7:00pm on the third Thursday of every month at the GPOA office. Residents are encouraged to attend to share their comments or concerns. A Chesapeake Police officer attends the meetings every other month or as needed.

## **2019 Open Forum/Board of Director Meetings**

July 18   August 15   September 19   October 17   November 21   December 19

***The ARC (Architectural Review Committee)*** reviews owner applications for exterior changes such as changing paint colors, adding a deck or fence, new roofing, windows, etc. Meetings are held on the first and third Mondays of each month at 6:30pm at the GPOA office. Applications should be turned in to the GPOA office by the Friday afternoon before the meeting. ARC applications are available on our website: [gpoahomes.org](http://gpoahomes.org).

## **2019 ARC Meetings**

July 1 & 15   Aug 5 & 19   Sept 2 & 16   Oct 7 & 21   Nov 4 & 18   Dec 2 & 16

***The BrierPatch***, our quarterly newsletter will no longer be published as we strive to keep expenses down. All pertinent GPOA information will be posted on our website: [gpoahomes.org](http://gpoahomes.org). Updates will continue to be sent with the semi-annual invoices. Other required notifications, such as the Annual Meeting information will be mailed to each owner.

***The City of Chesapeake has a system for alerting citizens in cases of emergency.*** The City is asking residents to register for the system at [CityofChesapeake.net/ChesapeakeAlert](http://CityofChesapeake.net/ChesapeakeAlert). By registering, you can choose the best notification option for you – cell phone, text, email or home phone. You can also register for non-emergency updates from City departments. Anyone who registered under the old system (before February 4, 2014), must re-register.

**The Board of Directors is considering adopting a bylaw regarding towing** disabled vehicles from GPOA owned property. A vehicle is considered disabled if it has a flat tire, missing or expired tags, “not street legal”, etc. GPOA owned property includes, but is not limited to: The streets and parking areas of Cedar Mill Square, Mill Stream Way, and Mabry Mill Place in the Mill Quarter neighborhood and the overflow parking bay areas on River Birch Court and River Birch Run South in the River Birch Run neighborhood. In addition disabled vehicles at the entrance to the 5 Acre Park on Eden Way North and other common areas would be subject to towing. This matter will be on the agenda for the Board of Directors meeting on July 18<sup>th</sup>.

**Metal Roofs** The Greenbrier Community Design Standards have been changed to allow metal roofs in the single family neighborhoods. The standard now states:

4.6.3. A. Single family neighborhood roofs: metal roofs shall be allowed in the styles of (1) shingle GAF asphalt look and (2) slate. Colors shall stay consistent within the guidelines of 4.6.4., course-work of metal work shall be consistent with asphalt shingles, metal slate shall be allowed on a case-by-case basis where home is non-traditional in architecture. (Townhomes may be added at a later date). Approval by the ARC is required. If you would like a copy of the standards please stop by the office and we will provide one for you.

**Installing a new roof in Mill Quarter, River Birch Run or Woodgate Commons?** Remember it must be approved by the ARC before installation. Each building has a particular color that all of the roofs in that building should be. If the wrong color is installed, you may be required to make the costly change to the correct color. Please make sure to have your roof approved by the ARC *before* you install it.

**Your assessment** can now be paid with a credit or debit card in person or over the telephone. Assessments can also be set up to be paid from your bank under your bank's bill pay system. For more information call the office at 547-9229.

### ***Yard of the Month Winners***

Neighborhood Type	<i>June</i>	<i>July</i>
<i>Low Density</i>	1320 Thyme Trail	1437 Bayberry Court South
<i>Low Cluster</i>	2206 Logan's Mill Trail	1110 Mill Lake Quarter
<i>LowMedium Density</i>	1803 Woodgate Arch	1012 River Birch Court

### ***Reminders:***

**Trashcans** should be stored out of view from the front of the home by Saturday morning after Friday's collection by the City. All bulk items **must** be called in to the City the day before Friday's collection. Their number is 382-CITY (2489) or you can reserve the bulk pickup online at [cityofchesapeake.net](http://cityofchesapeake.net). Bulk items should be placed at the curb in front of *your home*, glass and mirrors must be taped, the small debris left behind by the trash truck such as twigs or leaves from branches and pieces of wood from fencing, etc. are the responsibility of the resident to clean-up. More specific information is available online from the City.

**The lakes** are not for swimming, wading or playing in. Parents – do not let your children play near the water. The lakes were designed as storm water detention ponds - **not for swimming!** They are very deep in some areas and there is a lot of growth on the bottom that anyone – even an experienced swimmer can become entrapped in.

**Dog waste** needs to be picked up immediately. If your dog does his business on the sidewalk, common ground, the road, a neighbor's yard, or anywhere else away from your own yard it is your **legal obligation** to clean it up immediately. *Violators are subject to fines.*

***Everyone knows dog waste is stinky, messy and a health hazard.***

***No more excuses dog owners! Clean it up!!***

**Do you have a question or concern about your neighborhood?** The GPOA office is happy to help you or direct you to someone who can. Call us at 547-9229 or email [gpoa@gpoahomes.org](mailto:gpoa@gpoahomes.org).