



ABINGDON VILLAGE HOMES ASSOCIATION

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2014 Fall Newsletter 2014

We have a new and vastly improved website! Please visit us at www.abingdonvillageha.com! From the website you can download the governing documents, read board minutes, see a calendar of events, contact the Board, and view the latest news from our association.

Note from the President: Enclosed in this packet you will find two proposed 2015 budgets, a proxy and agenda for the Annual Meeting/Annual Assessment Increase Meeting, the Executive Summary from the fiscal year 2009 reserve study, and several pages from our most recent reserve study. Virginia law requires an association to complete a reserve study every five years. Associations are required to fund reserve accounts to repair and replace association assets. Unfortunately, our Association's reserve account is severely underfunded. Our most recent study recommends an initial deposit of \$176,327.98 in the reserve fund next year, which comes out to \$662.89 per homeowner. Recognizing that would be nearly impossible, the Board voted to allocate \$36,000 in the 2015 budget to reserves. This amount is close to the sum of the total contributions listed in the study over the next thirty years, divided by thirty. The fiscal year 2009 reserve study and the 2014 reserve study are both available in full on our website at: <http://abingdonvillageha.com/documents/>.

Putting this money into the reserve account will allow us to do some major improvements around the Association, including continuing path repairs, fixing the basketball and tennis courts, repairing the pool leaks, replacing the Association's fence, and building a playground. However, it caused us to make some hard choices in the budget. That is why we are presenting two budgets to the homeowners at the Annual Meeting.

One of the budgets would set dues at \$374, which is a \$7 raise from last year. Our documents only allow the Board to raise dues based on the Consumer Price Index. The maximum allowed raise this year was \$7.31. Under this budget, the pool would be closed for the summer, but still maintained.

We are also presenting a budget that would raise the dues for three years to \$425, as provided for in Article V, Section 3 of our Covenants. This raise must be approved by 2/3rds of the members in attendance at the Meeting. With this extra money, the Association would be able to continue to keep the pool open.

We encourage all homeowners to attend the Annual Meeting or return a proxy so that their voice can be heard on this important issue.

Annual Meeting: Please plan on attending our yearly Annual Meeting on October 20 at 8 p.m. in the College Park Elementary Cafeteria. You may return the enclosed proxy if you cannot attend. **NOTE: There will be a vote at the Annual Meeting on raising the dues to \$425 for three years pursuant to Article V, Section 3 of our covenants.**

Updates & Reminders

- **PUD Fees:** For those who have still not paid your 2014 dues, please be expecting a letter soon. If you do not pay, you will be turned over to collections.
- **Taxes:** The Board hired an accounting firm to help us resolve our tax problems. We believe this issue has been resolved with minimal penalties paid.
- **Governing Documents Vote:** The vote is now closed. While the new Governing Documents received an overwhelming majority of the vote, not enough homeowners returned ballots. This means that our current fencing provision is still in effect. Therefore, only wooden split rail fences are allowed. The Board, in consultation with our attorney, will continue to seek resolution of this issue.



Board Meetings are held on the 2nd Monday of each month at the clubhouse, starting at 7:30pm. These meetings are open for observation to all residents of Abingdon Village.

2014 AVHA Board Members, Officers, & Positions

Board Term Expires:

Tessa Dysart	President	2016
Andrew Dysart	Secretary	2015
Mary Molloy	Treasurer	2014
JT Fears	Pool Director	2016
Denee Harris	Hospitality Director	2015
Art Ray	Maintenance Director	2015
Courtney Brown	Social Committee	2014
Heather Murray		2016
Business Manager: Stacie Dayton		

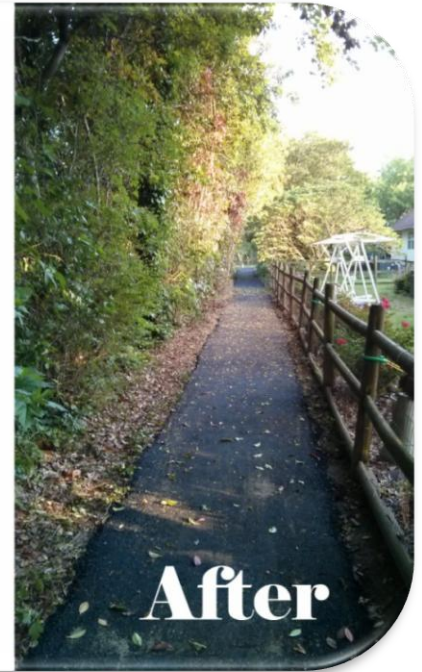
Community Social Events:

- Need to get rid of some “treasures”? Our Fall **Community Yard Sale** will be on Saturday, September 27 from 8:00 a.m.-1:00 p.m. We encourage you to participate! Please email us if you would like your address included in the map.
- October 4: **Vendor Event**. Sell crafts or other goods at our fall vendor event at the clubhouse. Tables cost \$10. The event runs from 8:00am-1:00pm.
- November 1: **Abingdon Village Chili Cook-off**. Show off your cooking skills at the clubhouse at noon.

Neighborhood Improvements

The Board has completed many repairs around the Association this year, including replacing a much needed section of the walking paths, cleaning graffiti off the bridges, and getting the City to repair our drainage ditches. To see more information about these improvements, please visit:

<http://abingdonvillageha.com/category/news-updates/>



Join Abingdon Village on Social Media

Please Like Abingdon Village on Facebook!

Please like us on facebook by scanning the QR-Code below with your smartphone, or by going to:
www.facebook.com/AbingdonVillageHomesAssociation.



Please Join Us on Nextdoor

Nextdoor.com is a new social website designed for our specific neighborhood. Please join to see updates from neighbors on upcoming events, items for sale, crime reports, improvement ideas, and even updates from the City. We currently have seventy-three neighbors from Abingdon Village on Nextdoor.com.

You can join by either scanning the QR-Code with your smartphone, or by going to the following website:
www.nextdoor.com/join/RYSR



Important Telephone Numbers

Virginia Beach Citizens Services—311
Non Emergency Police (4th Precinct)—757-385-2800
Non Emergency Fire Department—757-385-4228
Virginia Natural Gas—1-800-229-3578
Dominion Virginia Power—1-888-667-3000
City Treasurer (Water)—757-385-4631
Waste Removal/Bulk Pick up—757-385-4650
Code Enforcement—757-385-4421

Verizon—1-800-483-3000
Cox—757-222-1111
College Park Elementary—757-648-2280
Brandon Middle School—757-648-4450
Tallwood High School—757-648-5700
HRSD—757-460-2491
City Parks and Recs—757-385-1100
Animal Control—757-385-4444