



ABINGDON VILLAGE HOMES ASSOCIATION

1020 Amherst Lane, Virginia Beach, Virginia 23464

757-333-7675

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2015 Fall Newsletter 2015

We have a new management company! As of August 1, 2015, Abingdon Village Homes Association is now professionally managed by Community First Management (CFM), a local, family-owned management business in Virginia Beach. CFM replaces, for about the same cost, our previous manager. By moving to a professional management company, it is our goal to continue to improve service to Homeowners. We also hope that, by moving to CFM, we can continue to reduce our expenses through more efficient negotiation of contracts, quicker collections on delinquent accounts, and increased income on realty packets. CFM has an experienced and knowledgeable staff that is dedicated and responsive to the needs of its clients. CFM can be contacted online at www.communityfirstmanagement.com, by email at admin@communityfirstmanagement.com, and by phone at 757-333-7675.

News & Updates

- **Annual Meeting:** The Annual Meeting is at **7 pm** on **October 19** at the College Park Elementary cafeteria. We look forward to seeing you there! We will discuss the budget, other community events, and vote on the three Board openings.
- **PUD Fees:** The Board has agreed to not raise PUD fees this year, so the PUD fees for 2016 are \$374. They are due payable in full by **April 15**. Please direct your payments to CFM, which does have a credit card payment system.
- **Lawn care:** The Association has changed lawn care companies. We understand that our previous company did not do a good job, and we believe that this new company will be an improvement. However, our Association would look better if we all chipped in! Please clip any bushes that you have that impede the paths, and don't put your leaves or limbs in common areas. Please also remember that our lawn care company is not hired to do landscaping. If flower beds on your street need tending, we need to work as a community to make them look better!
- **Pool:** Due to budgetary constraints, the pool will be closed this summer. This closure is due to the Members decision to not raise dues last year. The Board is willing to consider a petition to raise dues this year. If the Board receives a petition signed by 60 homeowners requesting a vote on a \$50 dues increase by our November 9 meeting, we will proceed with such a vote.
- **New Rules:** The Board has approved a new set of rules, which are effective October 1. You may view the new rules on our website at: <http://abingdonvillageha.com/documents/>.
- **Playground:** The Board plans on having the new playground installed by the Annual Meeting.

Help Prevent Crime in our Association:

Unfortunately, we have seen some crime in our Association this summer. While this type of crime is not unique to our Association, there are things that we can all do to help prevent it.

- **REPORT IT!** More reports mean more police patrols. Please report crime or suspicious individuals. Remember that our city has an 11 pm curfew. The non-emergency number is 757-385-5000.
- **LIGHT IT!** Light your house at night! Dimmable dusk-to-dawn lights around your house can definitely deter crime. Also check your lights to make sure that the light bulbs don't need replacing!
- **LOCK IT!** Be sure to lock your car and your house.

For more tips please see this VB Police pamphlet:
<http://www.vbgov.com/government/departments/police/opsdiv/Documents/PD306.pdf>

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. Please visit our website for an updated list of Board Meetings, and other Events.

2015 AVHA Board Members, Officers, & Positions

Board Term Expires:

Tessa Dysart	President	2016
Heather Murray	Vice President	2016
Andrew Dysart	Secretary	2015
Mary Molloy	Treasurer	2017
JT Fears	Pool Director	2016
Denee Harris	Hospitality Director	2015
Art Ray	Maintenance Director	2015
Alan Murray	Architectural Director	2017
Donna Astern		2017
Business Manager:	CFM	



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. The City regularly posts information about upcoming events and the Virginia Beach Police Department posts important information as well. Nextdoor.com is a great way to stay informed on what's happening in our association and surrounding neighborhoods. You can join by either scanning the QR-Code with your smartphone, or by going to the following website: www.nextdoor.com/join/RYYSDR

Have you visited our new website? If not, please do: abingdonvillageha.com

We have a new and improved website that is full of information about the HOA, including meeting minutes, our governing documents, and a calendar of events. Please visit the website for more information about our Association.

➤ **Leaves and Yard Debris!** It is that time of year again, to make your yard look pretty! As you clean your yard, please remember that NO ONE should be dumping leaves or yard debris over their fence in the common area. Dumping your leaves in the common areas inhibits the work that our lawn care service does and could lead to us having higher fees. Thank you for keeping your property clean and neat!

➤ **Pet Waste:** Please clean up your pet waste. Pet waste in the common areas increases our lawn fees.

➤ **Tree Limbs:** With Fall comes storms, wind, and downed trees and hanging tree limbs. Please contact the Association at info@abingdonvillageha.com if you see any downed trees that pose a hazard. Thank you!

➤ **Advertise in the Newsletter!** Do you have a business that you would like to inform your neighbors about? Why don't you consider advertising in our newsletter! Starting in the fall, we will be selling advertising spots in the AVHA Newsletter. Each spot will cost \$75. Please email info@abingdonvillageha.com if you are interested in advertising with us.

➤ **AVHA Communications:** If you would like to receive email communication in the future instead of paper copies, please email info@abingdonvillageha.com, and we can send you a form to fill out and return to the Association. Receiving communication via email both helps the environment and cuts down on the Association's mailing costs! Thanks!



Please Like Abingdon Village on Facebook!

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



Telephone Numbers for Your Convenience

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

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

(New online form to fill out for Bulk pickup, please visit the city of Virginia Beach website for more information.)