

RAVENNA HOMEOWNERS ASSOCIATION UPDATE

MESSAGE FROM THE MANAGER

My name is Judy Moncovich and I am assigned to manage your community on behalf of the Board of Directors. I can be reached Monday through Friday by calling 757-499-2200, Ext. 70910 or fax at 757-499-5928 from 9:00 A.M. until 5:00 P.M. I may also be reached by e-mail at jmoncovich@communitygroup.com. The following information is provided to update homeowners on recent items discussed at previous Board Meetings. Minutes of the meeting and Board Meeting dates are posted on the website at ravennahomeowners.net. The association is utilizing the website as their main source of communication to homeowners. **All homeowners need to sign-up for the website to receive important information on the community.**

ATTENTION PET OWNERS

According to Chesapeake Animal Control, if a cat or dog is **not** on their owner's property it is considered to be at large. Chesapeake Animal Control has said they will pick up cats or dogs that are considered to be at large. Chesapeake's Animal Control number is **382-8080**. Pets must be on a leash when off their owner's property.

Owners of Ravenna, we need your assistance by informing residents with pets that responsible pet owners walk their pets on a leash and clean up after their pet. Those unwanted deposits on your neighbor's yard or common areas are annoying and unnecessary. It takes little time to do the right thing and pick up the deposits left by your pet and dispose of it properly.

We encourage everyone to help your community by being responsible pet owners.

BLOCK PARTY

This is just a friendly reminder that we are having our *3rd. annual Halloween Roast on Sunday, October 28th from 12-4pm* on the 300 block of Riviera Place (same location as last year). The roast is for Ravenna residents only. The invitations will be hanging on your front door within the next week. **Please remember to RSVP by October 15th to Jennifer Adams at hoa@ravennahomeowners.net or call 410-7513!** This will ensure we order enough food and drinks. You must RSVP to get your wristbands to enter the party.

Here is a summary of all of the fun things we have planned for the day!

- Food catered by Winston Catering
- Music from DJ Scotty
- Moon bounce and games for the little ones
- Obstacle course and football aim for the bigger kids
- Craft table that includes pumpkin decorating

In addition, we will have a Cake Walk starting at 2pm, which is always a big hit! We need contributions! If you are interested in donating a cake, cupcakes or some sweet, please contact **Michelle Walters at swaltersfamily@cox.net or 410-2255.**

We will also have our Children's Halloween Costume Contest starting at 3pm! There will be prizes for most original, funniest, scariest and cutest.

Depending upon the number of cornhole boards we can come up with, we are adding a cornhole competition (age brackets to be determined) to the event list. If you are willing to loan out your cornhole game for this event, please contact Bill Devens at 482-4019. Please note that the use of the boards will be monitored and supervised.

We need volunteers to help set-up, man the bounce houses, popcorn machine and games and for clean-up. We also need loaner card tables and foldout tables for the event. **If you would like to help, have a teenager that needs volunteer hours or have a card table/fold out table you can loan, please email or call Jennifer Adams** hoa@ravennahomeowners.net, home 410-7513, cell 621-2355

ARCHITECTURAL FORMS

Please refer to your Architectural Guidelines prior to doing any improvements to the exterior of your home or on your lot. Once you have reviewed the guidelines and you wish to proceed with an improvement project, be sure to fill out an Architectural Modification Request Form which can be found on the association website or obtained from the management company. Be sure to include all information on the form to ensure your application is processed in a timely manner. An ASC mailbox has been installed at the corner of Riviara Place and Ravenna Course solely for the purpose of submitting applications. Please **DO NOT** put your association payment in this mailbox.

BRADSHAW PROPERTY REZONING

Your Board of Directors has been working very diligently with Bill Blankenship of Seacrest Homes and Development, LLC to rezone the 15 acres just west of Ravenna to allow for the construction of 28-31 homes that comply with Ravenna standards (attached is a letter which was sent to Mr. Blankenship, on behalf of the Board, concerning the property.) This zoning issue will be before the Chesapeake City Council at a hearing at 7:00 PM on Wednesday, November 14 at the Town Hall off Cedar Rd. Please attend with as many family members as possible to show your support. If not rezoned for housing, this property could easily be rezoned commercial and who knows what could end up there!

Also, a petition to change the Ravenna Covenants to include these new homes as integral components of the Ravenna Community will be available for signing at the Halloween Block Party. Please sign and request your neighbors do the same. We need everyone's support to make this happen.

BOARD OF DIRECTORS MEETING

The next Board of Directors meeting will be held on October 23, 2012 at the Great Bridge Swim and Racquet Club (1200 Back Road, Chesapeake, VA). The meeting will begin at 7pm.



Ravenna Homeowners
Association

September 4, 2012

Mr. Bill Blankenship
Seacrest Homes and Development, LLC
501 Baylor Court, Suite 100
Chesapeake, VA 23320

RE: Bradshaw Property, Chesapeake, Virginia

Dear Mr. Blankenship:

This letter conveys the decisions unanimously made by the Board of Directors for the Ravenna Homeowners Association with regards to the proposed development adjacent and west of the Ravenna Subdivision.

First, Seacrest Homes and Development has the commitment of the Ravenna Homeowners Board of Directors to support the rezoning of the property immediately west of the Ravenna Subdivision to R15 so long as specific provisions are met.

Second, The Ravenna Subdivision will subsume the properties within this new development under the Ravenna Homeowners Association and Covenants so long as the homeowners approve a required amendment to the Covenants.

The Ravenna Community supports the rezoning of the small farm (Bradshaw Property) adjacent and west of Ravenna to R15 (2.2 homes per acre) with the following provisions:

1. These provisions must be formally documented as commitments by Seacrest Homes and Development to the City of Chesapeake, following approval by the Ravenna Homeowners Association Board of Directors.
2. No more than 31 homes will be built on this property.
3. The new homes are to have the same construction standards and covenant provisions as Ravenna but with a minimum of 3,000 square feet of living area.
4. The homes are to be built only by Commonwealth, RB Stevens or Executive Homes.
5. The new entrance from Mt. Pleasant Road to the newly developed area will mirror the current Ravenna entrance with regard to walls, sign and landscaping.

6. Mt. Pleasant Road improvements will be made as depicted on the proposal given to the Board during the July 2012 meeting.
7. The planned retention pond is to be moved so as not to border existing Ravenna homes.
8. An untouched green/natural buffer zone of no less than 10 feet shall be maintained between the properties of the new homes and current Ravenna home properties.
9. Water drainage for existing homes must not be negatively impacted.
10. All vehicles traffic related to the construction of these homes is to be restricted from using existing roads with the Ravenna Subdivision to access the construction sites of the new homes.
11. The homes adjacent to Mt. Pleasant will be provided the same buffer hedge, grass clearance and tree plantings as currently exists for the established Ravenna Subdivision, making it indistinguishable from the established Ravenna Subdivision.
12. From Memorial Day to October 31, empty lots are to be mowed once a week. Seacrest Homes and Development must accept full responsibility for this requirement. Should the Ravenna Homeowners Association Board of Directors have to hire an independent contractor to mow a property as a result of the mowing schedule not being adhered to, Seacrest Home and Development will be responsible for reimbursing the Ravenna Homeowners Association for the cost.

The Ravenna Homeowners Association Board of Directors supports extending its authority and accepting responsibility for governing the proposed development. However, since the Ravenna Covenants are restricted in application to the current Ravenna Subdivision homes, the Covenants will need to be amended to encompass the proposed homes. This Amendment will require approval by two-thirds of the Ravenna homeowners. The Board has unanimously agreed to campaign and facilitate passage of this Amendment, once the City of Chesapeake has given its approval to the rezoning and the cinder block foundation on the first home is complete. Once the Board of Directors receives notice that the first foundation is complete, it will draft the amendment, distribute information regarding the vote and schedule a vote within three months. Seacrest Homes and Development will be responsible for all charges related to formally making the change to the Covenants.

The Ravenna Homeowners Board of Directors looks forward to your acceptance of these provisions.

For the Board of Directors,



Judy D. Moncovich, CMCA, AMS, PCAM
Community Manager

CC: Board of Directors