

Feb 2014

Dear Ravenna Neighbors,

We hope that 2014 is off to a great start for everyone!

The purpose of this letter is to remind all Ravenna homeowners and renters that Ravenna is governed by a set of maintenance standards, highlight changes that have been made to those standards and to bring to your attention applicable Chesapeake City ordinances. All homeowners contracted to adhere to the Ravenna Covenants, Bylaws, and Architecture and Maintenance standards. Unfortunately, far too many are neglecting this commitment. The Board of Directors is obligated to rectifying this situation. Besides highlighting current Ravenna standards and applicable code, the Ravenna maintenance standards have been updated. .

Additionally, if you haven't already, please register with the association website <http://www.ravennahomeowners.net>. It is full of useful information and in the process of being updated. Providing your e-mail address enables us to keep you current on important local situations, police/local alerts, and key events. These e-mails are *[Kim, I retained "are" vs "will" because we have historically sent out notices]* kept to an absolute minimum.

Annual Ravenna Homeowner Association elections for the Board of Directors will be conducted at the May meeting. There will be at least one vacancy that needs to be filled.. Anyone interested in running for the Board should provide their name to Bill Devens at WGDevens@aol.com. Positions are available on the Social Committee and the Architectural Committee.

ARCHITECTURAL AND MAINTENANCE STANDARDS CHANGES

Effective immediately, the following changes/additions have become integral components of the existing Ravenna Architectural and Maintenance Standards. As they likely impact everyone, we recommend you carefully review this letter and review the Ravenna Architectural and Maintenance and Standards (found within the Documents section of the <http://www.ravennahomeowners.net> web site).

1. Unapproved Major Exterior Projects - Because unapproved/unauthorized construction projects, primarily pools, have been installed without Architecture Board approval, the fine for beginning a major exterior project without HOA approval is \$500 *[Kim, I kept it as is because this is a new category, thus there was no increase]*. The fine for initiating minor qualifying projects without HOA approval remains \$100. If in doubt, request approval. Approval forms are available on the web site.

2. Seam Vegetation - Homeowners/renters are responsible for the appearance of their property out to the asphalt of the road. This includes removing any vegetation in driveway, sideway, and curb seams. ***[If all agree, I will delete “to include that between the concrete curb and the asphalt road”. It was intended to remove any question as to where their obligation stopped].*** to include that between the concrete curb and the asphalt road.
3. Grass Clippings – Because it is an eye sore, it is now forbidden to leave grass clipping on sidewalks, driveways or the road. Fines will now be levied on those homeowners who leave their grass clippings on the sidewalks, driveway, or road. All reasonable effort must be made to either dispose of the clippings or keep them on the lawn.
4. Edging – Vegetation is to extend no further than 3” onto concrete from the edge of the concrete.

IMPORTANT ITEMS FOR YOUR AWARENESS

1. Ravenna House Numbering –There is no consistency as to where Ravenna house numbers are placed, making it extremely difficult for first responders, delivery services or visitors to locate addresses. To alleviate this problem every Ravenna home will now need to have their house number posted on one of three readily viewable places: 1. on the front of their mail box/mail box stand, 2. on each side of their mail box itself or 3. painted on the curb in front of their house (black numbers on white reflective background). The numbers *will* ***[Kim, kept “will” vs “should” because it is a standard that we agreed to at last meeting]*** be a minimum of 3” tall. Those mail boxes which had numbers on them as of 6 February (date of the audit) are grandfathered and exempted from the number height requirement. ***[Feb 6 is when I did the accounting of the homes. Those that already had numbers on them, regardless of size, were to be grandfathered per our meeting agreement. If you want to resurrect the size requirement for new numbering, that’s fine]*** Remaining homeowners have until 15 April to place numbers on their mailboxes/mail box stands. After that date, a contracted painter will begin painting house numbers on the curb of Ravenna homes where mail boxes are absent the house number and don’t already have painted curb numbers. As the tires of the mail truck wear away number at the mail box, painted numbers will be centered on the front entrance. ***[Kim, I’m not sure why you wanted to remove this last sentence. If you look at those homes that have the numbers painted on the curb right at the mail box, they have been rubbed off by the tires of the mail vehicle. Uniformly, placing the numbers on the curb in front of the steps made sense. I’m open to other options.]***

2. Lawn Maintenance - Lawn maintenance enforcement *[Until we can come up with something different, currently enforcement consists of keeping lawns mowed, covering muddy areas with vegetation, keeping it green, and edged.]* begins 15 April, tax day and continues until Thanksgiving. Now is the time to plan a lawn maintenance schedule and/or contract with a lawn service to keep your lawn looking nice throughout this period. The Ravenna web site is being updated with guidance and recommended lawn maintenance calendar for lawn treatment with a focus on tall fescue lawns (most prevalent). If you have a plan that is working for you, we encourage you to share it with your neighbors as well as the community through the Board of Directors *[I kept this in so as we can take good advice from those with great yards and post it on the web site. Discussion?]*.
3. Trashcans / Recycle Bins – Too many trash/recycle bins are being left on the street days after trash pick up. Besides providing a cluttered, unkempt appearance to a street, they key potential burglars to a homeowner’s absence. Please relocate your bins no later than noon Wednesday following trash pick up or ask your neighbor to do it for you.
4. Mold/mildew – Many homeowners will need to take steps this spring to clean their front steps, mailboxes, and siding of mold/mildew.
5. Newspaper Buildup – There is probably no better indication of a homeowner’s absence than a collection of several days’ newspapers on the driveway. Before leaving for a few days, think about canceling your paper for those days or having a neighbor pick up your newspaper.
6. Recreational Vehicles – Small recreational vehicles such as Jet Skis and all terrain vehicles, trailored or free standing, are to be garaged or stored off of the Ravenna subdivision. Since this is a reasonable community, small recreational vehicles will be allowed to be parked in the driveway 1 day prior and 1 day after the weekend or federal holiday to allow for maintenance and ready access. Larger RVs belonging to homeowners or renters will be allowed to be parked in driveways up to 2 days before and 2 days after an outing to enable maintenance and loading/unloading. Visitors RVs are permitted parking for no longer than 7 consecutive days and no more than 7 days within a 30 day period.

REMINDER OF CHESAPEAKE RESIDENTIAL CODE

1. Noise/Parties – The City of Chesapeake’s noise ordinance Sec 26-124 restricts noise to 35db at 50ft from 6:00 am – 10:00 pm. From 10:00 pm-6:00 am, any noticeable noise is prohibited. You are asked to respect your neighbors. If you plan any large parties or potentially noisy events, please seek approval from your affected neighbors before hand to deter any complaints. A petition signed by

affected neighbors should go a long way towards keeping your neighbors friendship and satisfying any police complaints.

2. Pool Fence Compliance – *[I beefed this up to provide greater emphasis]*
Chesapeake City Code states “It is unlawful for any person to construct, maintain, use, possess, or control any swimming pool not properly protected by a permanent fence or barrier in accordance with the regulations regardless of the date of construction. Any person who shall violate any provision of the regulations may be subject to legal action as allowed by the VUSBC and City Code.” As a step toward reducing your personal liability and potentially saving a child from drowning, we encourage you to compare your fence specifications against those required by the city and the state, particularly those regarding required height (minimum of 48” from ground) and distance between two adjacent horizontal bars (minimum of 45”) when vertical bars are spaced 3-4” apart..

3. Dog Droppings – Not only is it inconsiderate and disrespectful to your neighbors not to pick up your dog droppings, per City Code Sec. 10-23, it is a City Class 4 Misdemeanor with fines up to \$250. If you see someone not picking up after their dog, note the time and date, take a picture of the dog and its owner or provide a detailed description and e-mail it to the Board of Directors at hoa@ravennahomeowners.net.

4. Commercial Trucks – Complaints have arisen over the increasing incidents of commercial vehicles being parked within Ravenna. Violators will be reported. Due to its complexity, the ordinance is presented below:
 - a. In residential zoning districts, the dwelling is considered the principle use of the property. Any other use is regarded as an accessory use. Examples of customary residential accessory uses are storage shed, detached garages or swimming pools. The Chesapeake Zoning Ordinance (CZO) also recognizes the parking of different motor vehicles as an accessory use. The CZO places certain limitations on the size of the commercial vehicles and where they can be parked on a residential lot.

 - b. Commercial vehicles are defined in Chesapeake Zoning Ordinance as follows:

 - c. Commercial Vehicle - any motor vehicle or trailer typically used for business, industrial, office or institutional purposes or having painted thereon or affixed thereto a sign identifying a business, industry office of institution or a principal product or service of such. Agricultural

equipment used as part of a permitted agricultural principal use shall not be considered a commercial vehicle.

- d. Prohibition of vehicles over a specified size. The parking and storage of a commercial vehicle exceeding seven (7) feet in height or twenty (20) feet in length is prohibited in all residential districts. For purposes of this section the phrase "commercial vehicle" shall include self-propelled vehicles, vehicles that are not self-propelled such as utility trailers and other types of trailers designed or used to store or haul equipment and materials and the combination of self-propelled vehicles and vehicles that are not self-propelled.
- e. Limitation on smaller commercial vehicles. Commercial vehicles less than 7 feet tall or 20 feet long may be parked in residential districts subject to the following conditions"
- f. The commercial vehicle must be parked in an enclosed garage, accessory building or rear yard if any sign graphic, either attached or painted on the vehicle, exceeds four (4) square feet in area or if the commercial vehicle is not self-propelled.
- g. Only one such commercial vehicle, except commercial vehicles that are not self-propelled, may be parked on or in front of any residential lot and must be used by a resident of such lot, except where the commercial vehicle is associated with the maintenance of a multifamily residential development, and is parking in an area specifically identified for such commercial vehicles

Should you have any questions, concerns, or recommendations, please do not hesitate to present them to the Board at hoa@ravennahomeowners.net.

Ravenna Board of Directors