

## **Ravenna HOA Newsletter** **September, 2017**

**Hickory Middle School Update** - The Hickory Middle School rezoning issue has been put to rest. We made our case that there is a near perfect alignment between the number of students moving from Hickory's elementary school to Hickory Middle School and from Hickory Middle School to Hickory High. The attendees at the school hearings made an outstanding case that bussing our students across the inland waterway was just wrong for our kids and our families. The Chesapeake schools do need to be rezoned and some adjustments do need to be made but our neighborhood should be immune. The City Council funded the design of the Hickory Middle School expansion.

**Bradshaw Farm Update** – There is a proposal before the City Council to lease some of the property the city purchased to prevent Fentress NAF encroachment to Glenn Weatherly Farms LLC. The former Bradshaw Farm property just west of our subdivision is excluded from the proposal. The Board will be propositioning the City Manager to repaint the shed a more natural color.

**Speeding** –PLEASE....PLEASE....PLEASE....observe the 25 MPH speed limit for our neighborhood streets. A child could dart from between parked cars or from behind a bush at any time. The Board will be conferring with the police department in seeking solutions to the persistent speeding, particularly along Ravenna Course. If speeding persists, the last recourse will be to petition the city to install speed bumps. The speeders will surely have ruined it for the rest of us.

**Special Thanks** - Special thanks go out to Jen Keenan, Sharon Oliver, and Christine Starer-Smith for coordinating the Halloween Party and Shawna Hullen for coordinating the Eggstravaganza. They volunteered a lot of time and effort to make these events highly successful. Lizz Story has also done an outstanding job of producing the most recent Ravenna newsletters. If you have the opportunity, thank them personally.

**Other Events** - The Board is soliciting ideas for further uniting the neighborhood. The Board's current focus is on events for teens and adults. Please submit suggestions to Ravenna hoa@ravennahomeowners.net.

**Be a good neighbor** – There is no better indicator to a thief that a house is vacant than accumulated newspapers on the driveway or trash cans left on the road for days. Consequently, when you see that a neighbor has left their bins in the street after pickup for over a day, roll them to where you think they belong. If you see more than one newspaper in a neighbor's drive way, place them out of sight. Far too often, the Virginian Pilot is unresponsive to stop delivery requests.

**2017/18 Board of Directors** –The Board of Directors officers for 2017-2018 are:

President – Bill Devens  
Vice President – Bill Hanrahan  
Treasurer – Tim Scott  
Secretary – Stuart Walters  
At-Large – Jen Keenan  
Biographies of each will be posted on the Ravenna web site,  
ravennahomeowners.net.

## **MAINTENANCE ISSUES**

**Aging Neighborhood** – Most homes in our neighborhood are now over 10 years old. All homeowners are requested to assess their property and take the initiative to freshen (paint/recondition) mailboxes, front doors, garage doors, shutters etc if needed.

**Late “Spring” Cleaning** – Before being urged, please consider:  
cleaning your siding and/or steps of mildew  
Removing stains from paved area.  
removing clutter on the side of your house (not a storage area) that can be seen from the street  
removing clutter in your yard that is more visible to your neighbors than to you  
replacing rusted outside lights  
weeding flower beds  
removing weeds/grass from pavement seams and cracks

### **Architecture/Maintenance Standards.**

The primary responsibility of the HOA Board of Directors is to maintain the appearance, and thus the property values of our homes. .

**Grandfathering** - No unapproved improvements will ever be grandfathered.

**Architectural Submittal Fee** - Regardless of the \$100 wording in the Architecture/maintenance guidelines, there is **NO COST** to submitting a home improvement request.

**Replacement Approval Required** - Since there is no way for Ravenna subdivision management to know whether a new improvement or a replacement (i.e. decks or concrete/paver replacement) is in progress, architecture committee approval is now required for the replacement of anything that would have required prior approval, to include the replacement of original decks. If the replacement is to be identical to the one it replaces, just take pictures of the old improvement and submit them with the request. No neighbor coordination is required for exact one-for-one replacements.

**Architecture Committee Approval** – Unless an exception is granted, any approved improvements must be completed within six months of approval. The homeowner must inform Community Group when the approved project is completed and, as coordinated with the homeowner, allow entrance onto the property by a Board approved inspector to ensure the improvement was in accordance with the approved request.

**Architecture Approval Requests** – The Ravenna Architecture Committee is very responsive to improvement/modification requests. You can submit them via email to Terri Mitchell at [tmitchell@communitygroup.com](mailto:tmitchell@communitygroup.com) or drop them into the HOA ASC mail box located at the intersection of Riviara Place and Ravenna Course. Send a notification to Ravenna [hoa@ravennahomeowners.net](mailto:hoa@ravennahomeowners.net) so the Board knows it is there.

**Separate Approval Request for Architectural Guideline Deviations/ Exceptions** – Very rarely, if ever, will a homeowner be granted an exception to the Architectural Guidelines. Furthermore, it is not the Board's or the Architecture Committee's responsibility to ensure a submitted project plan is free of deviations from the Architecture Guidelines. This is the homeowner's responsibility. If an exception/ deviation to the Ravenna Architecture/ Maintenance Guidelines is desired, it must be requested in a letter separate from the standard Architectural Guidelines form, identified as a request for deviation/exception, and receive a separate approval.

**Violation Adjudication** - If you have received a violation from Community Group and believe it was unfairly given, contact a Board member or send it to Ravenna [hoa@ravennahomeowners.net](mailto:hoa@ravennahomeowners.net) and seek Board adjudication before the violation suspense.

**Tree Replacements** – No architectural committee approval is required to replace a tree with another tree.

**Lawn Maintenance** – The Board of Directors is serious about bringing neglected lawns into compliance. The annual standard for lawns is that, from the curb during the lawn's growing season, a lawn:  
is comprised of grass  
appears to be dense (such that no ground is seen)  
Be of a uniform green color  
Be of a uniform height and  
Be free of other vegetation (weeds).

If you have an issue or a suggestion, please submit them to Ravenna [hoa@ravennahomeowners.net](mailto:hoa@ravennahomeowners.net).

In closing, be a good neighbor and introduce yourself to a new neighbor. Inform them of the local amenities, preferred restaurants, and the neighborhood events to include the Halloween Party, the Eggstravaganza, Ladies night, and Ladies bunko.

Ravenna HOA Board of Directors