

Seasons Trace Single Family HOA Amendments Synopsis

The governing instructions for our Home Owners Association require revision to more adequately administer the complex organization we share with our three sub-associations, and the Recreation Association.

The professionals at Tarley Robinson and Associates have thoroughly reviewed our existing documents, and have provided a comprehensive set of amendments. They incorporate current best practices, comments provided at our Town Hall meeting, and clarify compliance with changes to Virginia law. To be effective, the amendments must be passed together and will require a 65% majority vote of the entire membership of owners. It is essential that every owner cast their vote in the Nov. 14th Annual/Special Meeting, or submit the instructed proxy ballot enclosed. We also need members to serve in upcoming vacancies on the Board.

The significant changes are as follows:

1. A Nominating Committee is established, comprised of non-board members, to evaluate and forward candidates to serve on the Board of Directors.
2. The role of the Architectural Review Committee is enhanced. The Committee can propose enforcement standards to the Board. Existing property use restrictions are fairly outdated and lack a general maintenance standard. The amendments add a common sense standard, for Owners to maintain their properties in a neat and orderly fashion, not unsightly, unsanitary, or unsafe.
3. The process of selecting the Annual Meeting date is made less cumbersome.
4. Maintenance and control of common areas is defined.
5. The rights of property owners are more clearly incorporated into the documents and the residents of Winter Park, Wood Duck Commons, and Pheasant Run Associations are more clearly acknowledged.
6. Greater flexibility is added to facilitate collection of fees and assessments.
7. Better guidance is established for home based businesses, satellite dishes, solar apparatus, the storage of all types of trailers, and simplifies the process to obtain an individual variance.
8. The process to implement future amendments is simplified.

The language and terms utilized are easier to understand, better define your rights and responsibilities, can enhance the appearance of our neighborhoods, and can add value to your property. To view the proposed amendments, please visit:

Articles of Restatement: <https://jmp.sh/zEAdlTF>

Amended Bylaws: <https://jmp.sh/je4Pmp3>

Amended Declaration: <https://jmp.sh/ix5YLOg>

Contact Berkeley-Realty Properties, Pierre Forget at 757-229-6810 to request a mailed copy or a scanned pdf copy, or to arrange for your proxy ballot to be picked up, if you are unable to attend the meeting or mail it before the deadline.

The comprehensive list of property owners (Exhibit A) is prepared once the amendments have been approved by the Membership.