

# SUMMERWOOD HOMEOWNERS ASSOCIATION, INC

Dear Summerwood Neighbors,

October 7, 2022

Thank you to all those who attended our end-of-summer ice cream social! It was a great turnout, and we enjoyed seeing everyone there!

**SPECIAL NOTE: We have lots of HOA information to share at our neighborhood meeting Monday, October 17th at 7pm at Gayton Library.**

Summerwood HOA Covenants and Bylaws expire February 2023, after having been in place for 30 years. In speaking with HOA attorneys and realtors, professionals agree that extending the covenants and bylaws are in the best interest of maintaining property value and entrance maintenance.

The HOA Board has been working with a local attorney to create two Amendments to the existing covenants. These Amendments need to be voted on by proxy and agreed upon by 75% of residents to pass.

**Two new Amendments proposed are:**

**1- Extend the covenants for 10 years.**

**2- Adopt current Virginia statutory default: approval of Amendments must be two-thirds of the cumulative voting class by members who vote in person or by proxy at a meeting duly called for said purpose.**

**We will hold a VOTE on these new Amendments, Tuesday, November 15<sup>th</sup> at Gayton Library. Proxy votes must be signed by a homeowner. One residence, one vote. We will have ballots available at the meeting, but we will also mail them out. Please return your proxy vote by November 30<sup>th</sup>, 2022.**

Additional Agenda item:

A Henrico County's Community Maintenance employee will attend our meeting to share what Henrico Ordinances state. They will also share information on how to report tall grass, abandoned cars, boats in driveway/roads, metal sheds, trash on property, peeling paint on houses, etc. A new website "Build Henrico" allows for any residents to file a complaint which will be reviewed and addressed by a County inspector who can issue violations and fines.

We also need to elect new Board Members for 2023. Nominations will be presented and voted on.

Useful information:

Summerwood has 18 rental properties with 93 total homes.

Wythe Trace Subdivision dues are \$150 annually for 106 homes.

Summerwood dues remain at \$50 annually for 93 homes. Our yearly maintenance expenses are \$4,000 with collections of \$4650.

\*\*\*\*Please share your email address to stay informed on important HOA issues and voting deadlines. (I only have 46 emails of 93 homes)

If you have any questions or need further clarity, please reach out to a Board Member.

Most Sincerely,

John Stratiou -Pres [strati@comcast.net](mailto:strati@comcast.net)

Ajay Adur - Vice Pre/Website Manager [ajayadur@gmail.com](mailto:ajayadur@gmail.com)

Lisa Stratiou - Secretary

Dawn Patterson - Treasurer [p4patterson4@gmail.com](mailto:p4patterson4@gmail.com)

Michael Finnegan - Director