



The Preserve

Newsletter of Red Bud Run HOA

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Clagett Management, 142 North Queen Street Suite 110, Martinsburg, WV 25401
Community Manager: Mark Zeigler

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Please remember to address any HOA payments to "Red Bud Run HOA", and not to Clagett Management.

Red Bud Run was developed by Morlyn, LLC, and is now a Richmond-American Homes and NVR Community.

New Phase Approved at Red Bud Run

By Mark Zeigler

The next phase of construction at Red Bud Run have now been approved by Frederick County (VA), and these lots are now being sold.

Richmond-American, who has been the primary builder for most of the community will be joined by NVR Homes, who have purchased selected Lots in the back section, including Merlot and Morlyn Drive.

Community Web Site now Online

By Mark Zeigler

A community web site is now on available online for Red Bud Run homeowners and residents. Homeowner Kerri Abel has organized the site, which will include information and news about the community, the quarterly newsletter, *The Preserve*, and other items of interest.

For more information, please browse the site at <http://www.neighborhoodlink.com/stephenson/redbudrun/>.

Area Information provided by Richmond-American Homes

Public Schools

Red Bud Run Elementary
James Wood Middle School
Millbrook High School
www.frederick.k12.va.us

Colleges and Universities

Lord Fairfax Community College
540-868-7000
Shenandoah University
540-665-4500

Golf Courses

Rock Harbor GC 540-722-7111
Shenandoah Valley GC 540-636-4653
Winchester Country Club 540-662-3821

Pre-School & Childcare

Little Me Day Care 540-536-7266
Discovery Preschool 540-665-1696
Sharon's Preschool 540-667-7002

Library

Handley Library 540-662-9041

Hospitals

Winchester Medical 540-536-8000
Urgent Care Center 540-536-2232

Utilities

Shenandoah Gas 540-869-1111
Allegheny Power 800-255-3443
Verizon 540-954-6222

Architectural Review Change (ARC) Process

IN order to maintain the integrity of your neighborhood while maintaining property values; approval for ALL exterior additions, changes, or improvements must be submitted for approval prior to beginning or contracting work.

To avoid future concern, if you have made any improvement or additions, to the outside of your home please contact your Community Manager immediately to confirm and verify your approval.

***“ALL PROJECTS MUST receive approval
PRIOR to work beginning.”***

Application of Architectural Change can be obtained by contacting Clagett Management. If you question the need to apply or are not sure if a project would require this form, complete and submit the form for review. A few examples of projects that would require approval are; *fences, decks, landscaping, storm doors, sheds, and play sets*. Notification will be provided within 30 to 45 days, depending on the project. ARC Permits to display will follow after approval in writing.

PROJECTS MUST receive approval PRIOR to work beginning. Approval will be provided through the Community Manager. Please e-mail Mzeigler@clagett.com.

Applications may be sent to:

Red Bud Run HOA
c/o Clagett Management
142 North Queen Street Suite 110
Martinsburg, WV 25401
Attn: Community Manager

ARC Application Report

THE following applications have been reviewed for Outdoor Changes at Red Bud Run by the Architectural Review Change Committee from February 1, 2007 through May 7, 2007.

Date	Address	Project	ARC	Rec'd	Approved	Date	Permit #
4/17/07	305 Morlyn	new stairs/hand rails	Y	4/19/07	Y	5/14/07	1-305MD
4/19/07	227 Mackenzie	patio	Y	4/26/07	Y	5/14/07	1-224-ML
4/19/07	227 Mackenzie	picket fence	Y	4/26/07	Y	5/14/07	2-224ML
5/3/07	114 Mackenzie	patio	Y	5/4/07	Y	5/14/07	1-114ML

Homeowner Q & A

- Seasonal decorations may be displayed, but must be removed within 30 days thereafter.
- No dog pens, dog runs or dog yards are allowed on any Lot. Dog houses must be pre-approved.
- Chain link fencing is not permitted.
- No laundry may be aired or dried outside in public view.
- In-ground pools are permitted with approval; above ground pools with filters are not.
- Trash or trash cans may not be visible from front of property, this includes the front sides.
- Tree mulch with shallow-wide saucers is permitted; "Volcano"-style mulch piled against tree trunks is not acceptable.

Social Committee

VOLUNTEERS are needed to help establish a Social Committee. Committee members would help organize special events for all homeowners including an Annual Yard Sale, scheduled for Saturday, June 9, and special holiday events. Contact Christi Luther, Kerri Abel, or your Community Manager if you are interested in participating.

Non-Resident Homeowners

It is the responsibility of all homeowners to contact the HOA with any billing address changes. If you are an investor, and have not received any correspondence from the HOA, please contact your Community Manager, and pay your Annual Dues to avoid additional late fees and a Lien against your property.

VA Resale Package

When selling your property, it is state law that the seller is responsible to purchase a Virginia Resale Package in advance through the HOA. This package includes a Statement of Disclosure, HOA Documents, including the Covenants, Conditions and restrictions, and a current budget. These packages are \$100.00 each. Please e-mail your community manager at the address in this newsletter to request a Resale Package request form.

Trash Collection, Parking, Satellite Dishes and Animals (Pets)

AMONG some of the concerns raised in the community recently has been a clarification of trash collection, Towing of vehicles parked within HOA boundaries, Satellite dishes, and Animals (Pets).

Trash and Trash Collection

Article VI, Section 9 of the Restrictive Covenants state that *"Trash shall be collected and stored in trash receptacles only and not solely in plastic bags. Trash and garbage receptacles shall not be permitted to remain in public view except on days of trash collection, except those receptacles designed for trash accumulation located in the Common Area. No accumulation or storage of litter, new or used building materials, or trash of any kind shall be permitted on the exterior of Any Dwelling Unit."* The current Waste Removal Service for Red Bud Run is Allied Trash Service of Winchester, VA. Each homeowner is responsible for setting up pick-up service with Allied. All billing is through your HOA statement. Their number is (540) 667-7474.

Parking and Towing

Article VI, Section 17 of the Restrictive Covenants state that *"The Board of Directors shall have the right to tow any vehicle parked or kept in violation of the covenants contained within this Article, upon twenty-four (24) hours' notice and at the vehicle owner's sole expense."* Section 14 also states *"No inoperable, junk, unregistered, unlicensed or undisputed vehicle shall be kept on the Property. No portion of the Property shall be used for the repair of a vehicle."* No Recreational or Commercial Vehicles are also allowed in the community. Violators will be tagged once, and may be towed at any time after an initial 24-hour notice. Any vehicle intentionally blocking an inoperable vehicle that is to be towed, will also be subject to towing at the vehicle owner's expense. JR's Towing of Strasburg, Virginia will handle towing services for the HOA at Red Bud Run.



Clarification of Satellite Dishes

Article VI, Section 10 of the Restrictive Covenants allow the Architectural Review Board to adopt further rules and regulations regarding exterior antennae and satellite "dish" antennae. This covenant states *"To the extent not inconsistent with federal law, exterior television, and other antennae, including satellite dishes, are prohibited, unless approved in writing by the Architectural Review Board (ARC). The ARC shall adopt rules for the installation of such antennae, which shall require that the antennae, and satellite dishes be placed as inconspicuously as possible and screened from view...."* Please contact your Community Manager via e-mail or phone, prior to installing your satellite dish to avoid any delays in installation. Any satellite dishes installed in rear of the property will automatically be approved.



NOTICE:

SATELLITE DISHES SHOULD NOT BE VISIBLE FROM THE FRONT OF YOUR HOME!

Animals (Pets)

Article VI, Section 8 of the Restrictive Covenants state that *"...No domesticated or wild animal shall be kept or maintained on any Lot, except for common household pets such as dogs and cats which may be kept or maintained, provided that they are not kept, bred, or maintained for commercial purposes and do not create a nuisance or annoyance to surrounding Lots or the neighborhood, and are in compliance with applicable County of Frederick (VA) ordinances. Law enforcement and animal control personnel shall have the right to enter the Property to enforce local animal control ordinances."* Please keep the integrity of your community intact by cleaning up after your pet, and respect your neighbor's privacy by keeping your pet on a lead or within the confines of a property fence surrounding your Lot.



Things to Do and Go See Around Town

By Mark Zeigler, Community Manager

The Winchester area is filled with Civil War historic sites and attractions **Historic sites and attractions**. Spend a day visiting a piece of American history in your own backyard. Here are a few attractions and site we recommend to visit for a day trip with your friends and family.

Old Court House Civil War Museum

20 N. Loudoun St., Winchester (540) 542-1145
Open year-round, Friday - Sunday - Admission fee
www.civilwarmuseum.org

Glen Burnie Historic House and Gardens

804 Amherst Street, Winchester (540) 662-1473
Open seasonally - Admission fee
www.glenburniemuseum.org

Historic Downtown Winchester

45-block National Register historic district and pedestrian walking mall filled with shops and cafes
Old Town Development Board: (540) 667-1815
www.ci.winchester.va.us/otdb

Historic Stephensburg Museums

5408 Main Street, Stephens City (540) 869-1700
Open seasonally - Admission Fee
stonehse@shentel.net

Stonewall Jackson Headquarters Museum

415 N. Braddock St, Winchester - (540) 662-6550
Open seasonally - Admission Fee
www.winchesterhistory.org

Redbud Run at Third Winchester

Redbud Road, east of Rt. 11N 800-298-7878
Interpretive signage only - **Free**
www.civilwar.org/thirdwinchesterbrochure

For more information contact the **Shenandoah Valley Battlefields Foundation**
PO Box 897, New Market, Virginia 22844, Phone: 540.740.4545 / 888.689.4545
Fax: 540.740.4509. Part of the Shenandoah Valley Battlefields National Historic District.
<http://www.shenandoahatwar.com/campaigns>.

Missing Homeowners

WE are trying to contact the homeowners of the following addresses. If you know how we can contact any of these missing neighbors listed below, please contact your Community Manager.

1. 205 Kemper
2. 207 Kemper
3. 209 Kemper
4. 211 Kemper
5. 301 Morlyn
6. 319 Morlyn

E-Mail is the Future

If you received your copy of *The Preserve* in the mail, and would like to have your next issue e-mailed directly to you, please contact your Community Manager at mzeigler@clagett.com to put your name on the e-mail list.



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c/o Clagett Management

142 North Queen Street Suite 110
Martinsburg, WV 25401

Phone:
304-596-6630

Fax:
703-935-8576

E-mail:
Mzeigler@clagett.com