

Hillpoint Farms HOA Newsletter

April 2006 / Spring Edition

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New News: Fences & Traffic

The Developer/Declarant is no longer approving the installation of wood fences. Those that were installed with Architectural Review Committee approval before January 1, 2006 are grandfathered. But they must remain in excellent conditions. If not, they will be in violation and letters will be sent. The only approved materials for fencing is vinyl and metal. No chain link is permissible under any circumstances. The Declarant has these powers in the Declarations of Covenants and Restrictions to make this change without amending the documents.

Spring is a time for yardwork & outdoor improvements. Just a reminder that the Architectural Review Board (ARB) must approve any outdoor structures (fences, trellises, pools, etc...) PRIOR to work beginning. You can download an [ARB application by clicking here](#).

The south loop road is nearly complete. There should be better traffic flow once it is open. A traffic signal should be installed in the near future. The City of Suffolk traffic engineers will make this decision. The plans call for the traffic signal to be installed when there are 500 homes. With the addition of Fairways Crossing and Hillpoint Meadows the number could be reached very shortly.

Note from UPA Management: Common Areas

As stated in the winter issue, the developer of Hillpoint Greens is in the process of correcting drainage problems and finishing the development. These problems along with the signs, fencing and landscaping of the Cul de sacs should take place this spring.

The playground on Hillpoint Road was graded and seeded at great expense to Hillpoint Farms Homeowners' Association. It is not open to vehicle traffic and is posted. Please no vehicles in the park. The park will expand and have more amenities as development continues.

There have been complaints concerning dogs allowed to run free in the common area and on the golf course. Please be mindful this is against the Ordinances of the City of Suffolk. Please keep your animals on a leash and clean up after them.

Also, there have been complaints about the amount of trash. It is extremely important the community take some control over this issue. The landscaper's contract covers trash in the common area but not on neighborhood streets. Developers and builders are responsible for the trash they generate on their sites. With the use of mechanized trash pickup comes a problem. If trash is placed in the containers without being bagged, it blows out when lifted over the truck. Bagging would go a long way in controlling the amount of trash swirling in the community.

Questions about HOA dues, fence/architectural applications, or other UPA management items? [Contact UPA](#)

Safety Tip: Speeding

On March 3, 2006 traffic data was recorded along Hillpoint Boulevard by the City of Suffolk Police Department at the encouragement of one of your neighbors. No surprise the traffic count for the twenty four hour period was 1137. But what was alarming, 237 of those were speeding in excess of 10 mph. There were a few above 50+ mph. This is very much a concern considering a new park is located on the corridor.

PLEASE STOP SPEEDING IN YOUR COMMUNITY

Neighborhood Watch: Growing Interest

As of the publication of this newsletter, our community does not currently have a neighborhood watch group organized. Over 20 households responded to the request for interest in the Winter Newsletter. Thank you to those that responded! The Suffolk Police Department, however, requires that we prove at least 50% of the community is interested in participating in such a program.

If we are going to continue our efforts to put together a Neighborhood Watch program, it may be necessary to do a 'grass roots' door-to-door campaign. With enough volunteers, this could be done quickly & easily. If you would be willing to help with this, perhaps even just on your street, please email jcraig@unitedproperty.org. Thank you in advance for supporting this & being willing to contribute a few minutes of your valuable time.

If you support a neighborhood watch program & have not yet let us know, please email jcraig@unitedproperty.org, with subject line 'Neighborhood Watch'. Please include your name, address & phone, and brief sentence stating that you support a neighborhood watch program for Hillpoint.

Fun Household Tip: Annoying Clover

Have that annoying clover in your grass? It could be that your soil is low on nitrogen. Look for a fertilizer that is high in nitrogen. When you look at the bag, nitrogen is the first number (30-2-2). Several of your neighbors have also had success with a clover specific killer such as Spectracide Weed Stop For Lawns. It sprays on with a garden hose & shows results within a few days.

Did You Know... : Breakfast & Golf Lessons

The Nansemond River Golf Club would like to be a good neighbor. You can have breakfast, lunch or plan an event at the club. The event planning services are available for receptions, large parties, etc.

The club would like to offer golf lessons and clinics to those interested in the community at a minimal charge. If there is enough interest, they would like to plan a meet and greet social with the Hillpoint Farms Homeowners' Association. Even though the club is a separate entity, it is one of the jewels that make Hillpoint sparkle.

Dates To Remember:

Next Informational Meeting: May 23rd @ 7:00 pm (Open Door Church)

Next Advisory Committee Meeting: TBA

HOA dues: Due the 1st day of January, April, July, & October (2006 dues \$60 per quarter)

Quarterly newsletter publication dates: January, April, July, October

****NEW TO THE SITE****: Downloadable version of ARB Application & Maps of Common Areas are available on the [RESOURCES](#) page.

***All meetings (unless otherwise noted) are held at the [Open Door Church](#)
816 Kings Fork Rd, Suffolk, VA 23434***