

## From the Mill Creek HOA Board

The Mill Creek Homeowners Association Board of Directors is taking this opportunity to share some information with all the homeowners, including those who may not communicate by e-mail or social media like Facebook. Your volunteer Board of Directors, some of whom were very new to Mill Creek, took on the responsibility of managing the business of the HOA in April. Through the first nine months we have learned many homeowners may need a refresher, so we included in this mini-newsletter some important information.

### **Communicating with the Mill Creek HOA**

Please include the form at the bottom of the dues notice in your remittance to help us to keep our records current. There are many lists, but not one that is all inclusive of the current homeowners and your preference in receiving communications from the Mill Creek HOA. If you would also like to voluntarily include your pets, we can add that information to the database. There have been an increased number of Facebook posts and e-mails to help locate a lost animal. This list would be held by the Mill Creek HOA for HOA use only.

The best method to reach the Mill Creek HOA is by e-mail at [hoa@millcreekclassic.org](mailto:hoa@millcreekclassic.org).

### **The Architectural Review Proposal Process**

- We like to see our neighbors seeking to improve their homes with additions and renovations! One important item in submitting your requests is to be mindful of the zoning requirements. There are standard setbacks required from the front, back, and sides of your property. To avoid delays, make sure you and your contractor are aware of the setbacks.
- There are many trees that have now become older, begun to lean, or are diseased and pose a threat to other trees and property. Be sure to submit your request to the Architectural Review Committee before scheduling any removal of a live tree greater than 3". The role of the Mill Creek HOA is to maintain the integrity of the neighborhood as a wooded natural neighborhood.
- Please submit your request on the form that has been developed to standardize the process. It really helps with formalizing the process of review, decision making, and with the historical records. Board members and Committee members change over the years and written records are very helpful as references. The form is available for download on the website at [millcreekhomeowners.org](http://millcreekhomeowners.org).
- Maintaining your property also includes your mailbox. As we walk around the neighborhood, we notice that there are homeowners who may have gotten a bit behind in tending to the condition of their home and/or mailbox. The approved paint color and design of the mailboxes is now on the website. This responsibility to maintain your property is in our covenants, and we hope this can be a reminder for your spring planning to address any maintenance needs.

## **Is Burning Permitted in Mill Creek? The answer is “NO”**



Prohibited open burning includes all household waste! Any burning is prohibited within 300 feet of any occupied building without first obtaining a written permission from all neighboring occupants. Mill Creek homes are typically 30 feet from each other with property depths of 100 feet. Therefore, this would easily include 3 or more homes within your area that would be affected. Call [434-977-9041](tel:434-977-9041) to report a non-911 smoke investigation, 24 hours a day. Give the street name and potential area, not your address. (This information has been provided by the Albemarle County

Fire & Rescue Public Safety Department.)

## **Maintenance of the Mill Creek Common Areas**

- Our common areas are a valuable asset to our community that also require maintenance and diligence to maintain. Our common areas have required a lot of time and attention of the Board this past year. We have completed the regular mowing of the common areas along Southern Parkway and Mill Creek Drive, along with additional work to remove the underbrush and trees impacting effective stormwater runoff along Mill Creek Drive. As the 5<sup>th</sup> Street Station area continues to develop, we will need to continue to be educated and informed about trail development and sidewalk construction on Avon Street.
- Please do not discard yard debris and brush in the common areas or collect it in your yards. This practice is addressed in the Mill Creek covenants. These piles can attract unwanted varmints to the neighborhood and may endanger our pets and children. We encourage you to either break up the debris and place it with your weekly trash service, take it to the Ivy Material Utilization Center, or arrange for other removal.
- Thank you to our homeowners along Mill Creek Drive who are keeping their trees and shrubbery trimmed off the walkway along Mill Creek Drive to allow easier, safer passage. While not technically a common area, the sidewalk is for use by all. Sidewalk maintenance will need to be addressed by the Mill Creek HOA in the very near future.

## **Community Wide Yard Sale**



We are announcing a Community Wide Yard Sale for Saturday, April 29, 2017 from 7:30 am – 11:00 am! The HOA and its volunteer yard sale coordination committee will take care of the advertising and direction signs to the addresses of homeowners who would like to participate. You will keep your items in your own yard or driveway. All you need to do is let us know you want to participate and then

start gathering your items that need to find a new home. If you wish to participate, please notify Liz Lewis at [LizLewis1929@gmail.com](mailto:LizLewis1929@gmail.com) or via telephone at 434/244-0788 or Leigh Wion at 434/977-8465 no later than April 23<sup>rd</sup>. Please include your address to ensure we have directional arrows appropriately placed. If any other homeowner would like to join the yard sale coordination committee, get in touch with Liz or Leigh.