

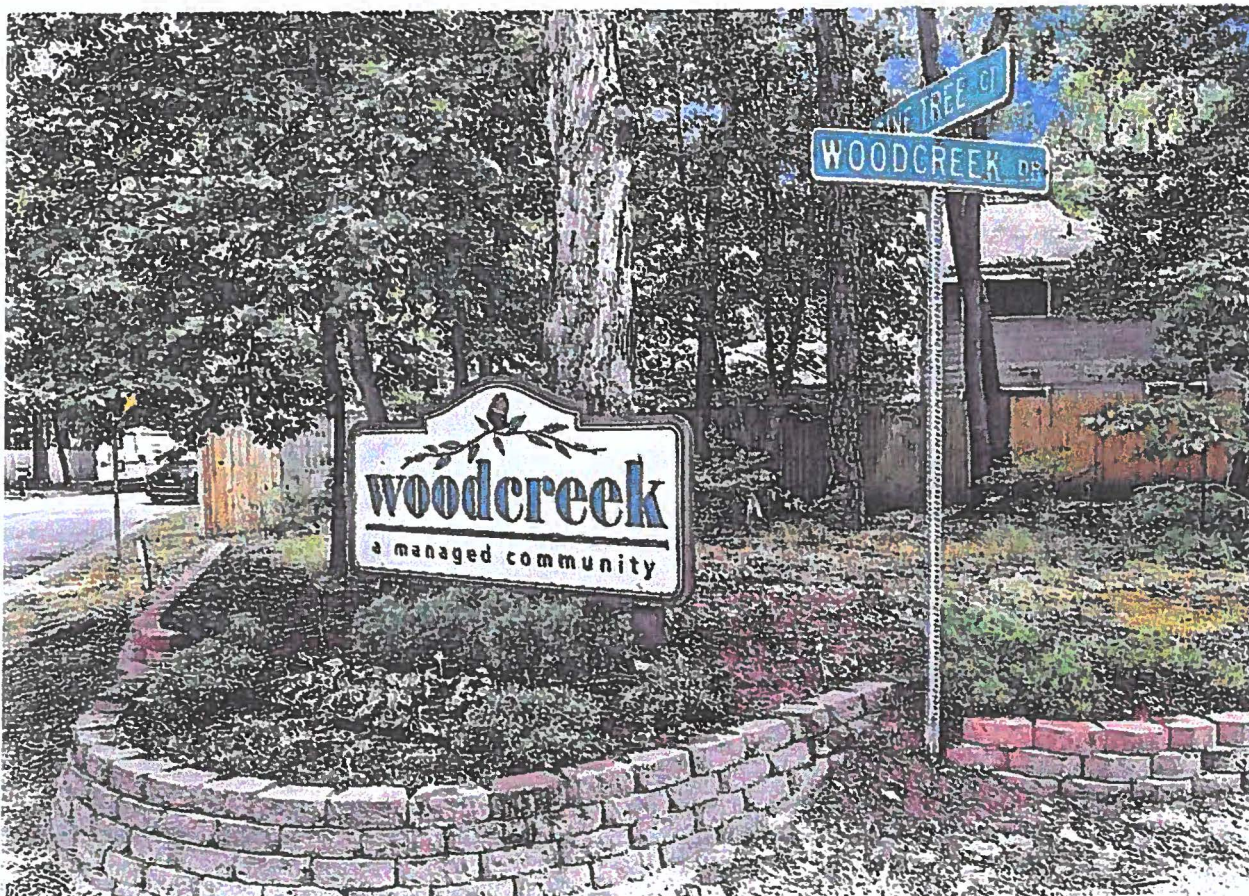


News & Information

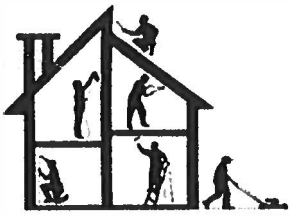
(757) 349-5099

Woodcreek Homeowners Association

Volunteers Needed Board, and ARC members



The Woodcreek Homeowners Association is looking to add some members to the board, and to our ARC committee. The way that we keep this community going is through the help of volunteers like yourself. No experience is necessary, and the amount of commitment is minimal. We do need at least two new members for the board, and a few volunteers to help with the ARC committee. The ARC committee helps make sure that the rules of our community are upheld, and that the community and homes are following guidelines. If we do not find volunteers, we will be appointing people for the positions. If you are interested please send an email to the HOA email, as well as any concerns you may have, you can reach us here. woodcreekhomes.org



It's that time of year again...

The weather has warmed up and we're all ready to take on home improvement and gardening projects

Please take a few minutes to read the friendly reminders and suggestions below and keep Woodcreek a safe and desirable community in which to live

Trash, Recycling & Bulk Pick-up



- Bulk pick-up is *every other* Thursday on the same schedule as Recycling.
- Do not place any items or landscaping/yard waste at the street until the Wednesday evening before pick-up.
- Do not mix yard waste with other waste – keep piles separated
- Leaves and grass clippings must be put in clear plastic bags
- Do not put your waste in front of a neighbor's or the community's common property – that's illegal dumping!
- If you have less than 3 bags of yard waste, place it in your regular garbage container.
- Nothing should be staged for pick-up on Woodcreek Drive – not bulk pick-up or bins.

Home Improvements



- Request and obtain the Architectural Review Committee's written approval for any and all changes to home and property *before* moving forward. This includes window replacement, paint, siding, additions, etc.
- Just because a neighbor did it, doesn't mean it's approved or that there aren't consequences – check first!
- Keep the house looking fresh - clean the mold and dirt off siding and roofs; touch-up paint where needed.
- Changes to the landscaping or grade of the yard have the same approval requirements as home improvements.
- Construction of *any* structure must have prior ARC written approval. Fencing is considered a structure. Not all fencing types or installation locations are approvable – review plans with the ARC before committing to a project.

On the Outside



- **DO NOT** cut down any trees without prior review and written approval of the ARC. They can't be replaced.
- Bring your kids' toys in when playtime is over – a stranger might make note that kids live there
- Don't "store" old furniture, tools, boxes, materials, etc where they can be seen by neighbors or passers-by
- Keep your grass cut and edged. This includes the strip between drive-ways.
- Keep property free of trash, dead plants and bushes, weeds, flyers, etc. Don't let your house look vacant.

Pets



- Be a courteous pet owner – don't let your pet go or "go" on others' property.
- Make sure you clean up after your pet – on your own property too. Smells travel, especially in the summer heat
- Dogs are required to be leashed when out and about. It's better for them too.
- Barking is a nuisance so keep dogs calm and quiet.
- Keep your outside cats out of your neighbor's yard and offer to pick-up what they may have left

Parking



- Don't park in front of someone else's house if they regularly use that spot. Tell your visitors too.
- Don't block mailboxes. The mailman is not required to get out of his vehicle to make delivery to blocked boxes.
- Inoperable passenger vehicles are not allowed on the properties or parked in the community – tagged or not!
- Do not park any vehicle in your yard or on the grass, including motorcycles.
- Recreational and commercial vehicles are not allowed to be parked in drive-ways; no RVs on the side streets.

Considerations



- Keep music and noise to a minimum – especially before 9am and after 9pm. This includes barking dogs, lawn mowers, leaf blowers and chain saws; and car audio systems as you're driving through the neighborhood.
- Please don't speed – it's 25 mph within Woodcreek. Under 25 mph is safer, especially on the side streets
- Be mindful of kids playing as you drive through the community.

Thanks, in advance, for doing all you can to keep Woodcreek safe and attractive!

WOODCREEK HOMES ASSOCIATION

Article VII*

Below is a summary of the Covenants of the Woodcreek Homes Association in regard to property maintenance and homeowner conduct. Please reference the Declaration of Covenants, Conditions, and Restrictions for the complete Articles

Sec 3 – No offensive trade or acts. No home-based businesses without prior [written] request and Association approval.

Sec 4 – No poles, wires, or antennas.

Sec 5 – No boats, trailers, RVs kept in view.

Sec 6 – No trailers, tents, shacks used as temporary residences.

Sec 7 – No lumber, metals, bulk materials, refuse or trash allowed to accumulate on any lot. Trash containers stored out of view.

Sec 8 – No water, sewage or drainage pipes above ground.

Sec 9 – No trees with a diameter of 6" or more at 2' point from ground may be cut/removed without prior written permission from the Association.

Sec 10 – No building, fence or misc. structure may be erected or maintained, or any material change or alterations made, to include grade of yard, without ARC [written] approval.

Sec 11 – No animals or livestock. No animal commercial enterprise, including dogs.

Sec 12 – No signs or advertising devices may be placed on lots, excluding property sale signs.

Sec 13 – No clothes lines, etc unless hidden from view when not in use and enclosed by fence minimum 6' high. No machinery placed or operated except for immediate maintenance of property.

Sec 14 – All exterior changes to property must have prior [written] approval from ARC.

Sec 16 – Homeowners must maintain property in satisfactory condition, in accordance with community standards. Failure to do so may result in fines, assessments, and/or other corrective actions.

Article VIII, Sec 1 – No construction or alterations made to a structure without expressed written permission of ARC.

Resolution of July 30, 1991 – inoperable vehicles, or vehicles without license plates or current tags, may not be parked in view, either on street or in driveway.

Established in Article IX of the By-Laws and provided for in the CC&Rs, the Architectural Review Committee (ARC) is tasked with ensuring adherence to the provisions as set forth in these governing documents relating to situations and actions that affect the value and aesthetic standards of the community. They are authorized to "adopt and promulgate reasonable rules and regulations regarding the administration, interpretation, and enforcement of the provisions."

It is not the intention of the ARC to arbitrarily control property. Rather, the ARC is an additional means of fulfilling the association's duty to its members to maintain standards which provide for a beautiful community and protect property values.

The ARC ensures fair, equitable and universal compliance with the CC&Rs and is committed to treating all residents with respect and dignity.

Remember...

Trees are protected within the Woodcreek Community. No tree with a diameter of six inches or more at the two-foot point from the ground may be cut or removed without prior written permission from the ARC.

Please help protect our environment.



A home is often the most expensive item a person will purchase in his or her lifetime. One of the joys of home ownership can be making improvements to your home or yard.

But before starting or committing to any project, please make sure your plans meet the requirements as set forth in the Association's governing documents. These provisions ensure the uniform and harmonious appearance of the community.

The Architectural Review Committee (ARC) is here to help you in determining whether or not proposed changes to a property are consistent with the restrictions and aesthetic standards of the community.

All exterior modifications to your home, including landscaping projects, must be approved by the ARC in advance. Members should submit an Architectural Request before beginning or committing to any project to ensure plans meet guidelines and restrictions.

This process is intended to help you and other members

The ARC process is simple – for most projects, an email will do. Just send a request for review with a brief project description to get the process started. If you don't have email, a letter mailed to our P O Box 15521, Newport News, VA 23602.

Architectural Review committee members are eager to help you move forward on your renovation and landscaping projects. And they will work equally hard to ensure that your neighbors maintain the same standard for their properties.

Woodcreek Homes Association Newport News

ARCHITECTURAL REVIEW COMMITTEE

PROJECT APPROVAL REQUEST FORM

DATE: _____

HOMEOWNER'S NAME: _____

PROPERTY ADDRESS: _____

PHONE: _____ EMAIL: _____

ESTIMATED START DATE: _____

ESTIMATED COMPLETION DATE: _____

APPLICATION FOR: (Please check one of the choices below:

LANDSCAPE CHANGES – Include a drawing showing all changes with location specified as well as plan (size/species) to be utilized.

SHED/OUTBUILDING – Include site diagram of the lot reflecting the intended placement of shed. Also include size, exterior siding materials/color and roofing material color.

EXTERIOR ADDITIONS/ALTERATIONS - Include construction plans/drawings. If replacing roof to original condition simply indicate "replacing roof". If changing or modifying roof please specify the intended roof modifications.

HOUSE PAINTING – If repainting to original or existing color simply indicate "painting back to original. If changing colors please specify the intended colors by providing manufacture paint codes and indicating which colors will be utilized for body, trim accent and door. Scanned color paint chips/swatches are also helpful.

FENCE REPLACEMENT INSTALLATION – Include a site diagram reflecting the location being replaced and/or added, as well as the type (only wood) of product to be utilized.

OTHER – Describe your project below in sufficient detail. Include plans/pictures/drawings if relevant.

PROJECT DESCRIPTION (UTILIZE ADDITIONAL PAGES/ATTACHMENT AS REQUIRED:

Submit completed form and all supplemental information to info@woodcreek.org

REMEMBER!!! Work should not begin until approval has been received from the ARC.

DATE RECEIVED BY ARCHITECTURAL COMMITTEE:

___ APPROVED AS SUBMITTED

___ APPROVED WITH CONDITIONS (See attached conditions):

___ DENIED (See attached justification for detail)

WOODCREEK HOMES ASSOCIATION

The Woodcreek Homes Association (WHA) was established to insure the preservation of values and the aesthetic character of the Property and is tasked with enhancing and protecting the value, desirability, and attractiveness of the Property.

Contained within this document are the Rules, Regulations, and Guidelines governing the actions of the owners, residents and the property within the Woodcreek community.

Additionally, enforcement of "community standards" as set forth in Article XI, Section 6 of the CCRs includes the Codes of the City of Newport News, including - but not limited to - Chapters 6, 19, 26-28 and 37. Residents should review these codes, specifically which are available online at https://www.municode.com/library/va/newport_news/codes/code_of_ordinances

Article XI, Section 6. Intent. The Architectural Committee to the extent specifically provided herein, may adopt and promulgate reasonable rules and regulations regarding the administration, interpretation and enforcement of the provisions of this Declaration.

For properties no longer occupied by the owner of record --The Association requests that property owners notify the Association when a property is no longer occupied by the owner of record and to update the Association with the name and lease term of the tenant, whenever applicable. The Association must be notified, in writing, of tenants, by name, for delegation of rights.

Article V, Section 2. Delegation of Use. Any Member may delegate, in accordance with the Association's By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the Property.

We ask that residents adhere to these tenants and that corrections be made amicably if notice of non-compliance is received. Further, it is expected that homeowners ensure that tenants residing in rented properties are made aware and held accountable for adherence of these rules, regulations and guidelines.

We appreciate everyone's cooperation and compliance to ensure the Property shall be preserved and maintained as a high quality community.

Architectural Review Committee & Board of Directors

Note: The governing documents, in their entirety, are available to owners of record on the WHA website on the documents tab (restricted to owners only).

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

Below is a summary of the Covenants of the Woodcreek Homes Association regarding property maintenance and resident conduct. Please reference the Declaration of Covenants, Conditions, and Restrictions for the complete Articles.

Article VII

Sec 3 – No offensive trade or acts. No home-based businesses without prior, written request and HOA approval.

Sec 4 – No poles, wires, or antennas

Sec 5 – No boats, trailers, RVs parked or stored in view

Sec 6 – No trailers, tents, shacks used as residences

Sec 7 – No lumber, metals, bulk materials, refuse or trash allowed to accumulate on any lot. Trash/recycling bins must be stored out of view.

Sec 8 – No water, sewage, or drainage pipes above ground.

Sec 9 – No trees with a diameter of 6" or more at 2' point from ground shall be cut/removed without prior written HOA/ARC approval.

Sec 10 – No building, fence or misc structure may be erected or maintained or any material change or alterations made, to include grade of yard, without written HOA/ARC approval.

Sec 11 – No animals or livestock. No animal commercial enterprise, including dogs/cats.

Sec 12 – No signs or advertising devises shall be placed on lots, except property For Sale signs.

Sec 13 – No clothes lines, etc unless hidden from view by (min) 6' privacy fence. No machinery placed or operated except for immediate maintenance of property.

Sec 14 – All exterior changes to property must have prior written approval of the ARC.

Sec 16 – Property must be maintained in satisfactory condition in accordance with Community Standards.



Resolution of July 30, 1991 – inoperable vehicles or vehicles without license plates of current tags may not be parked in view on properties. No vehicle may be parked on properties other than on paved drive-way.

ARTICLE VII

PROHIBITED USE RESTRICTIONS

Section 1. The Lots, unless otherwise specifically designated, shall be known and described as residential lots, and no structure shall be erected on any Lot other than one attached or detached single-family dwelling, not to exceed three levels in height. All garages must conform in architecture to the external design of the dwellings.

Section 2. No Lot shall be split, divided or re-subdivided for sale, resale, gift, transfer or otherwise.

Section 3. No obnoxious or offensive trade or acts shall be carried on upon, or suffered to be conducted in or upon any Lot; nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No business or profession of any kind or nature shall be carried on or practiced in any residential structure without the express written consent of the Board of Directors of the Association.

Section 4. No facilities, including poles and wires, for the transmission of electricity, telephone

messages and the like shall be placed or maintained above the surface of the ground on any Lot, and no external or outside antennas of any kind, including television antennas, shall be permitted or maintained.

Section 5. No motor vehicles (other than that of a private-passenger type), boat, boat trailer, house trailer, trailer, or any similar item shall be stored in, upon or adjacent to any Lot unless the same is stored in a garage which is to be entirely hidden from the view of the adjacent and surrounding property.

Section 6. No trailer, basement, tent, shack, garage, or other out-building erected on any Lot shall at any time be used as a residence, temporarily or permanently, nor shall any residence of temporary character be permitted. Nothing herein contained, however, shall prevent any developer in the initial development of any of the Lots from erecting a trailer, tent, shack or other temporary structure on any of the Lots during the period prior to the initial sale of such Lots to an Owner for occupancy, nor prohibit the conversion of an attached garage to a den, bedroom, or family

Section 7. No lumber, metals, bulk materials, refuse or trash shall be kept, stored or allowed to accumulate on any Lot, except building materials during the course of construction of any approved structure. If trash or other refuse is to be disposed of by being picked up and carried away on a regular and reoccurring basis, containers may be placed in the open, on any day that a pick-up is to be made, in such a place so as to provide access to persons making such pick-up. At all other times such containers shall be stored in such a manner so that they cannot be seen from adjacent and surrounding property. The Architectural Committee, in its discretion, may adopt and

promulgate reasonable rules and regulations relating to the size, shape, color and type of containers permitted and the manner of storage of the same on the Lots.

Section 8. No water pipe, sewer pipe or drainage pipe shall be installed or maintained on any Lot above the surface of the ground, except hoses and movable pipes to use for irrigation purposes. No Lot shall be used for the purpose of boring, mining, quarrying, exploring or removing oil or other hydrocarbons, minerals, gravel, or earth.

Section 9. No tree having a diameter of six (6) inches or more (measured from a point two feet above. Ground level) shall be removed from any Lot by any Owner other than Declarant without the express written authorization of the Architectural Committee. The Architectural Committee, in its discretion, may adopt and promulgate rules and regulations regarding the preservation of trees and other natural resources and wildlife upon the Property. If it shall deem it appropriate, the Architectural Committee may mark certain trees, regardless of size, as not removable without written authorization.

Section 10. No building, fence, wall, dock, or other structure, including trailers, tents, shacks, garages and barns, shall be commenced, erected or maintained on any Lot, nor shall any addition to or material change or alteration thereon be made, nor any change in the present grades of said Lots be made, until plans and specifications therefore have been approved by the Architectural Committee. In the event the Committee fails to approve or disapprove, within thirty (30) days after plans and specifications have been submitted to it in writing, approval will not be required and the related covenants shall be deemed to have been fully complied with.

Section 11. No birds, animals, livestock, poultry, or insects shall be raised on any Lot except that dogs and cats can be kept as household pets, but shall not be raised for commercial purposes. The Board of Directors of the Association may from time to time publish and impose reasonable regulations setting forth the type and number of domestic animals that may be kept on any Lot.

Section 12. No sign or other advertising device of any nature shall be placed upon any Lot except as provided herein. The Architectural Committee may, in its discretion, adopt and promulgate rules and regulations relating to signs which may be employed. Notwithstanding the foregoing, a family or professional name plate, or an address plate, none of which shall exceed 240 square inches in area and a temporary sign not to exceed two square feet in area, for the purpose of advertising the Property for sale may be displayed on a Lot. The Architectural Committee may establish other criteria with respect to the size, form and location of such signs.

Section 13. No clothing or other household fabrics shall be hung in the open on any Lot unless the same are hung from an umbrella or retractable clothes hanging device which is removed from view when not in use and unless the same is enclosed by a fence or other enclosure at least six (6) inches higher than such hanging articles, provided such fence or other enclosures are approved by the Architectural Committee. No machinery shall be placed or operated upon any Lot except such machinery as is usual in the maintenance of a private residence.

Section 14. No change in the exterior of colors of any dwelling house shall be made without the express written authorization of the Architectural Committee. Notwithstanding any other provision herein, the Architectural Committee may

authorize any Owner of any Lot with respect to the Property owned by him upon advance written application to:

(a) temporarily use a single-family dwelling house for more than one family;

(b) maintain a sign other than is expressly permitted herein;

(c) locate structures other than the principal dwelling house within the set-back area on a temporary basis.

Section 15. (a) Each wall which is built as a part of the original construction of the homes upon the Property and placed on the dividing line between the Lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

(b) The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

(c) If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

(d) Notwithstanding any other provision of this Article, an Owner who by his negligent or willful act cause the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

(e) The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

f) In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority of all the arbitrators.

Section 16. In the event any Owner of any Lot in the Property shall fail to maintain the premises and the improvements, situated thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

ARTICLE VIII

CONSTRUCTION AND/OR ALTERATIONS OF STRUCTURES

Section 1. No construction of, or alterations to, any structure shall be commenced, made, placed, erected or permitted to remain on a Lot by any person, firm or corporation unless and until the plans and specifications thereof, any plot plan (showing the location of such structure, alteration or modification on the affected portion of the property) shall have been approved in writing by the Architectural Committee

RESOLUTION OF THE BOARD OF DIRECTORS OF
WOODCREEK HOMES ASSOCIATION

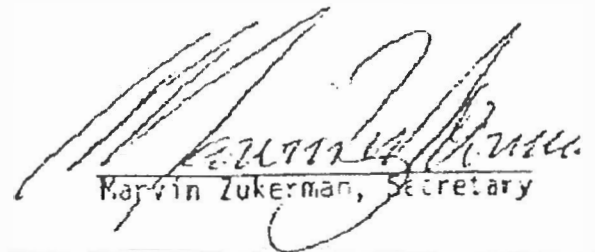
WHEREAS, the BOARD OF DIRECTORS is responsible for managing the affairs of the Association for the benefit of all the members including maintaining the external appearance of the community, be it

RESOLVED, it shall be a violation of the standards of the community for an inoperable vehicle or vehicle which is not currently licensed and insured to be stored on any lot unless it is in the garage.

RESOLVED, all operable vehicles must be parked on the street or driveway only not on the grass or yard.

I, Marvin Zukerman, do hereby certify that I am the duly elected and qualified Secretary of the WOODCREEK HOMES ASSOCIATION and that the attached is a true and correct copy of a resolution duly adopted at a meeting of the Board of Directors thereof, convened and held in accordance with law and the Bylaws of said Association on July 30, 1991, and that such resolution is now in full force and effect.

IN WITNESS WHEREOF, I have affixed my name as Secretary this 30th day of July, 1991.


Marvin Zukerman, Secretary

Pursuant to Article XI Section 6 of the Covenants, Conditions and Restrictions of the Woodcreek Homes Association, the Architectural Review Committee has rendered these interpretations of the CCRs and adopted these rules and regulations regarding homeowner responsibilities and requirements for the preservation and maintenance of the property reflective of a high quality community.

These are not all-inclusive of the ARC interpretations of the CCRs. The ARC should be consulted to ensure full compliance with community standards. Email woodcreekhomes.org

- Parking any vehicle on any surface on the property other than the paved portion of the drive-way is prohibited.

- No fencing of any size or style, or items as a substitute for fencing shall be placed or installed on the property that exceeds the front corner of the house without special consideration and written consent of the ARC. Fence installation and replacement requires ARC pre-approval.
- Fencing between properties shall be considered as jointly owned between the two or more property owners, unless clearly on one side or the other of the property lines. All affected property owners should be consulted before changes are made.
- No landscaping edging materials in excess of 6 inches shall be installed along property borders without expressed, written authorization from the ARC.
- No stockade or spiked fencing border of any kind may be installed or placed along the perimeter of the property
- No shrubbery, plantings, or other vegetation shall be installed or placed along the curb of the front of the property as a substitution for fencing.
- Bulk pick-up waste is not to be staged on Woodcreek Drive at any time, excluding leaves during the annual Loose Leaf removal period in December/January.
- Trash and Recycling bins are not to be staged for pick-up on Woodcreek Drive.
- Trash and Recycling bins are to be stored out of sight when not staged for pick-up
- Bulk pick-up, trash and recycling bins are to be placed in front of property
- Do not put your bulk waste adjacent to a neighbor's property or the community's common property
- Bulk pick-up is not to be staged at the curb more than 24 hours prior to scheduled pick-up
- Homeowners are required to clear any residual debris left after City Bulk pick-up
- Homeowners are prohibited from blowing loose yard waste or leaves beyond their own property outside of the City's annual Loose Leaf Collection period. Homeowners are absolutely prohibited from dumping leaves or other waste on Common property.
- Homeowners are expected to follow city waste management guidelines for trash, recycling, and bulk pick-up
- Do not place any items for storage, even if covered, in front of the property or on the side, if viewable from the street
- Storing furniture, tools, boxes, building or landscaping materials, grills, toys, bikes, ladders, wood, etc where they can be seen by neighbors or passers-by is prohibited
- Blocking access to a neighbor's mailbox or drive-way, either with a parked vehicle or staged bins or bulk waste, is prohibited
- Though parking is limited, parking in front of other's property should be avoided, especially when they utilize that space themselves. Ask visitors to park on Woodcreek Drive or along the street at points where no houses front
- Music, noise and dog barking must be kept at a reasonable level and for a limited time period – especially before 9am and after 9pm.
- Owners are required to clean-up after their pets, on and off their own property
- Pets are not allowed on properties without the owner's expressed authorization. Pets must be leashed when off owner's property.

- Grass must be kept cut to a reasonable height. Edging along the curb, drive-way, and landscaping is required. Keep weeds out of flower beds. Bushes should not be allowed to overgrow. Dead trees or limbs must be removed ASAP – *ARC pre-approval required.*
- Keep home exterior free of mold or mildew, including roof.
- All improvements or changes to exterior of structures must have ARC pre-approval
- Placement (location) of satellite dishes must be preapproved by the ARC prior to installation.
- Homeowners desiring to install any signage not specifically listed here must obtain ARC pre-approval:
 - House for Sale
 - House for Rent
 - Home Improvement Contractor advertising – not to exceed 10 days after project completion
 - Security device on premises notice – not to exceed 5 feet from house if not attached to fencing

Woodcreek Homes Association Newport News

Closing Packet Request Form

DATE: _____

PERSON REQUESTING PACKET: _____

PROPERTY ADDRESS: _____

PHONE: _____ EMAIL: _____

PROPOSED DATE OF SETTLEMENT: _____

SELLER(S) NAME: _____

BUYER(S) NAME: _____

METHOD OF DELIVERY:

MAIL

MAILING ADDRESS _____

EMAIL

EMAIL ADDRESS _____

TITLE COMPANY CONTACT INFORMATION

NAME/POINT OF CONTACT: _____

PHONE: _____ EMAIL: _____

CLOSING PACKET PROCESSING FEE \$50

ADDITIONAL NOTES:

Submit completed form to _____

Please note that the HOA has 14 Days from the date of request to process, prepare and mail/email the package.

DATE REQUEST RECEIVED: _____

PROCESSING FEE RECEIVED

ARC INSPECTION NOTES RECEIVED

DATE CLOSING PACKAGE MAILED/EMAILED: _____



News & Info

Keeping our community a desirable place to live and visit

Please take a few minutes to read the friendly reminders and suggestions below and keep Woodcreek a safe and desirable community in which to live

Trash, Recycling & Bulk Pick-up

- Trash carts may be placed at the curb after 3pm the day before collection and before 7am on the day of collection. City Codes and Association CC&Rs require that we store trash carts and recycling carts so they are not seen from the street or adjacent properties. Containers need to be out of sight when looking at your home from the very front.
- Bulk pick-up is *every other* Thursday on the same schedule as Recycling.
- Homeowners are responsible for clearing any residual left after collection. Please dispose of properly in trash bins.
- **Do not** place any items or landscaping/yard waste at the street until the Wednesday evening before pick-up.
- Do not mix yard waste with other waste – keep piles separated
- Leaves and grass clippings must be put in clear plastic bags
- Do not put your waste in front of a neighbor's or the community's common property – that's illegal dumping!
- If you have less than 3 bags of yard waste, place it in your regular garbage container.
- Nothing should be staged for pick-up on Woodcreek Drive – not bulk pick-up or bins.



Home Improvements

- Request and obtain the Architectural Review Committee's written approval for any and all changes to home and property *before* moving forward. This includes window replacement, paint, siding, additions, etc.
- Just because a neighbor did it, doesn't mean it's approved or that there aren't consequences – check first!
- Keep the house looking fresh - clean the mold and dirt off siding and roofs; touch-up paint where needed.
- Changes to the landscaping or grade of the yard have the same approval requirements as home improvements.
- Construction of *any* structure must have prior ARC written approval. Fencing is considered a structure. Not all fencing types or installation locations are approvable – review plans with the ARC before committing to a project.
- All construction requires ARC and City approval and may require a building permit.



On the Outside

- **DO NOT** cut down any trees without prior review and written approval of the ARC. They can't be replaced.
- Bring your kids' toys in when playtime is over – a stranger might make note that kids live there
- Don't "store" old furniture, tools, boxes, materials, coolers etc. where they can be seen by neighbors or passers-by
- Keep your grass cut and edged. This includes the strip between drive-ways.
- Keep flower beds and around trees and shrubs free of weeds and overgrown grass.
- Keep property free of trash, dead plants and bushes, weeds, flyers, etc. Don't let your house look vacant.



Pets

- Be a courteous pet owner – don't let your pet go or "go" on others' property.
- Make sure you clean up after your pet – on your own property too. Smells travel, especially in the summer heat
- Dogs are required to be leashed when out and about. It's better for them too.
- Barking is a nuisance so keep dogs calm and quiet.
- Keep your outside cats out of your neighbor's yard and offer to pick-up what they may have left behind.



Parking

- Be courteous - Don't park in front of someone else's house if they regularly use that spot. Tell your visitors too.
- Don't block mailboxes. The mailman is not required to get out of his vehicle to make delivery to blocked boxes.
- Inoperable vehicles are not allowed on the properties or parked in the community – tagged or not!
- Do not park any vehicle in your yard or on the grass, including motorcycles.
- Recreational, commercial vehicles, and trailers are not allowed to be parked in drive-ways; no RVs on side streets.
- Don't park perpendicular to the curb; especially not doubled up – it is against city code and cars could be towed

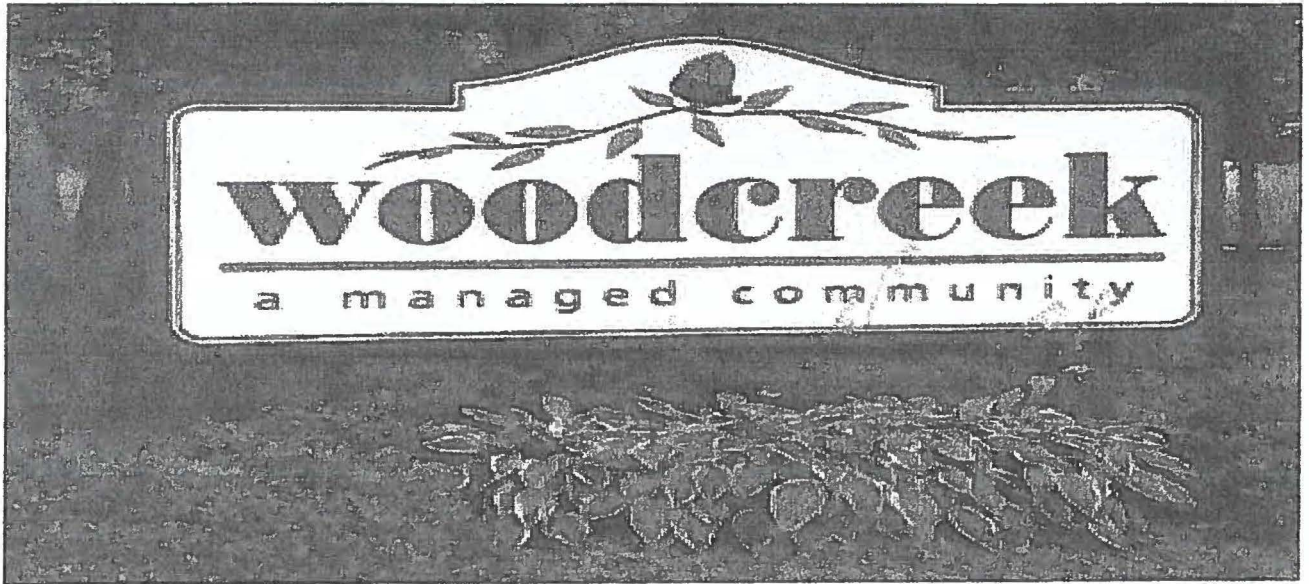


Considerations

- Keep music and noise to a minimum – especially before 9am and after 9pm. This includes barking dogs, lawn mowers, leaf blowers and chain saws; and car audio systems as you're driving through the neighborhood.
- Please don't speed – it's 25 mph within Woodcreek. Under 25 mph is safer, especially on the side streets
- Be mindful of kids playing as you drive through the community.



Thanks, in advance, for doing all you can to keep Woodcreek safe and attractive!



Solid Waste Collection Calendar

Please note: Woodcreek is collected on the red schedule dates

Household trash is placed in the green cart and rolled to the curb by residents where it is collected each week on a designated day of the week.

Bulk and brush debris are collected biweekly on the same day and week. Bulk and brush should be placed separately at the curb by residents where each is collected on alternate weeks on a designated day of the week. Brush debris is collected after bulk debris on the same day because brush is taken to a different facility to be ground and recycled.

Recyclable material is collected on alternate weeks for cart service and weekly for bin service. Recyclable material should be placed in the blue cart or blue bin at the curb by residents the designated day of the week.

REMEMBER, bins and bulk items may be set out after 3:00 p.m. the day before collection and no later than 7:00 a.m. on the designated day of collection.

For more information contact the City of Newport News at 757.933.2311 or visit www.nnva.gov.



Solid waste violations, such as improperly stored trash bins and setting bulk pick-up out too soon, receive the largest number of complaints.

Please...

Do your part to protect property values and keep the Woodcreek community an attractive area in which to live.

Remember :

No bulk waste at streets until the Wednesday before every other Thursday as scheduled.

VOLUNTEERS NEEDED!!

Volunteers are needed in several areas of the Homeowner Association. Please consider volunteering just a few hours a month to make our community even better.

Compliance with City Codes and Association Covenants, Conditions or Restrictions (CC&Rs).

Trash & Recycling

Trash scheduled for pick-up on Thursdays; Recycling every other Thursday.

- ◆ **City Codes and Association CC&Rs require that we store trash carts and recycling carts so they are not seen from the street or adjacent properties.** Some placement choices include in garages, in the backyard, behind large shrubs, behind fencing or blinds, and on the side of the home toward the rear. Containers need to be out of sight when looking at your home from the very front.
- ◆ **Carts may be placed at the curb after 3pm the day before collection and before 7am on the day of collection.** They must be stored away by midnight the day of collection. Carts must remain out of sight from Friday morning until Wednesday afternoon.
- ◆ **Carts are to be staged for collection in the front of the property.** The City requires carts to be placed in a manner that clearly demonstrates to which home they belong. Carts should never be staged in front of another's property.
- ◆ **Homeowners are urged to maximize recycling.** Current allowable items include aluminum and tin (emptied & rinsed); clear and colored glass bottles and jars; #1, #2, #5 plastic containers; paper and cardboard. Cardboard should be flattened with pieces 3' x 3' maximum. **Do not** include plastic bags; Styrofoam; household paper such as tissues, paper towels and plates, and egg cartons; window pane glass, ceramics, vases or other glassware; aluminum scrap, such as aluminum siding; or empty oil containers. Please take the caps off of plastic bottles and the lids off of jars.

Bulk Waste

Scheduled for pick-up every other Thursday

- ◆ **If an item will fit in your trash bin – use your bin and not bulk pick-up.** The City requires us to place reasonably sized waste into our green trash cart and not on the curb. Placing these items on the curb creates an eyesore and constitutes littering.
- ◆ **Bulk waste must be separated between hard items and vegetative waste and placed in separate piles at the curb (not in the street).** Vegetative waste includes logs, tree limbs and brush. Clear bags containing grass clippings should be placed in the bulk waste item pile. **Fewer than three bags should be placed in the green trash cart – not staged for bulk pick-up.**
- ◆ The City has rescinded the option of bulk waste at curbside on weekends. **Bulk waste may not be set out until after 3pm the day before collection**
- ◆ **Homeowners are responsible for clearing any residual left after collection.** Please dispose of properly in trash bins.
- ◆ **Place your bulk waste away from vehicles, poles, mail boxes, and other obstructions.** If the City is unable to reach your bulk waste due to blockage, it will not be collected.
- ◆ **Bulk waste must be staged in front of [or for corner lots, adjacent to] your own property.** Please do not combine your waste with that of other homeowners without permission.
- ◆ Acceptable bulk waste may include furniture and debris from residential remodeling and repairs - but only if the work is performed by the homeowner and the proper building permit is displayed. **Construction materials generated from a contractor are not allowed to be staged for bulk pick-up service.**
- ◆ **Leaves and small clippings may be placed curbside only if they are sealed in transparent plastic bags.**