

# Ivy Hill Homeowner's Association Newsletter

October 2022



*Banner Photo by Bill Hite*

## **IHHA President's Message**

We are bringing back Oktoberfest! The 2022 event will be jointly hosted by the Ivy Hill Homeowners Association (IHHA) and the Ivy Hill Ladies Association (IHLA). This will be a great opportunity to meet the many new people who have moved into the Ivy Hill community since 2019. The event will be held on Sunday, October 23 from 4:00 to 7:00 PM at the Ivy Hill Golf Club pavilion. This event will be free to IHHA and IHLA members. Non-members are also invited to attend, but there will be a charge. Oktoberfest details can be found in the flyer on page 6 of this Newsletter.

Free admission to Oktoberfest is yet another good reason to join the Ivy Hill Homeowners Association. Please join us if you have not done so already in 2022. We need your support. See the flyer on page 9 of this Newsletter for a list of the community services that we perform and information on how to join.

Please read and review the Reservations & Restrictions that are applicable to your neighborhood. They can be found on our website at [ivyhill-forest.org](http://ivyhill-forest.org) under Planning\Homeowner Association\Ivy Hill\Ivy Hill Restrictions. Different Ivy Hill neighborhoods have different deeded restrictions. So be sure to review the Reservations & Restrictions that apply to your neighborhood. There is a color-coded map on the website if you are unsure which neighborhood is yours. The main complaints that we receive from residents relate to fences, sheds, trailers, campers, boats, and other recreational vehicles parked on site for extended periods or on the streets of the subdivision. These are all violations of the Ivy Hill Reservations & Restrictions. If you own one of these adult toys, please store it out of sight in your garage if you can, or remove it from your property and store it elsewhere. We have a list of off-site commercial facilities that store such vehicles. We try to resolve all violations civilly. However, should it become necessary, the IHHA has standing and can take legal action when the Reservations & Restrictions are violated. See the articles on page 4 and page 5

When you welcome new neighbors into the community, please tell them that Ivy Hill is a Deed Restricted Community and urge them to obtain a copy of the relevant Restrictions for their neighborhood off of the Ivy Hill Website ([ivyhill-forest.org](http://ivyhill-forest.org)). Please send us their contact information so we can assure that they are on distribution for future Newsletters. And should you ever decide to sell your Ivy Hill home, please urge your realtor to help any prospective buyer make a fully informed decision by directing them to IHHA Website before they purchase your home.

Please remember that if you are going to do any outside improvements to your property this year, you need to obtain written approval from the Architectural Committee before you start work. Contact information for both the Architectural Committee and the principal IHHA officers can be found on the last page of this Newsletter.

Fall has come to Central Virginia. The season started off dry, but then Ian hit. We certainly needed the rain, but definitely not the wind damage. See the related article and photos on page 10.

The Ivy Hill neighborhood is beautiful this time of the year as the leaves are changing. Please keep your lawns and yards nice. By maintaining your property and your dwelling's exterior you are respecting your neighbors and the Ivy Hill community.

We continue to need your help with the trash that keeps accumulating on the side of the roads in Ivy Hill; especially along Quail Ridge Drive and the other main drive-through roads. We have put up antilittering signage along the most heavily travelled thoroughfares and they seem to be helping. However, if you live along one of the high traffic routes, or have occasion to walk along them and you spot some trash, please pick it up and dispose of it properly. Keeping the grass and weeds along the side of the road cut short also helps. We have noticed that litter seems to accumulate in overgrown areas, perhaps because the perpetrators feel emboldened to litter in "abandoned" properties. So if you live near one of these vacant lots and you have the time, please cut back any tall grass, weeds, or foliage that may have sprung up along the roadway. Thank you!

There was vandalism over Labor Day. The American Flag at the gazebo was burnt. See the details on page 4 of this Newsletter.

We may see some unwanted wild life, like fox, coyotes, and maybe even a bear in the community as the seasons change. Please report any sightings of potentially dangerous wild animals to [ivyhillforest@gmail.com](mailto:ivyhillforest@gmail.com), so we can get the word out to the neighborhood.

Remember that the speed limit in the community is 25 mph. The children are in school now and school buses are in the neighborhood, so drive responsibly. The roads in Ivy Hill have many hills and curves; another reason to drive carefully. We frequently have reports of people having trouble getting out of their driveways due to vehicles speeding by and mail boxes being damaged.

I hope you have an enjoyable Fall. Be safe.

Tom Haertel, IHHA President

### **Ivy Hill Ladies Association**

Hello Ladies!

My favorite time of the year has arrived! The Fall Equinox brings us cooler temps, glorious winds, changing colors, and the perfect weather to be outside as much as possible. The Ivy Hill Ladies Association, as with all Ivy Hill clubs, had some unwanted down time during the pandemic. But since our Spring meeting we are back. We have also resumed dues, \$30.00, which upon receipt welcomes you back. For new neighbors desiring to join, come to our Fall meeting and help plan the upcoming neighborhood get togethers.

Our first event was the Summer party and even though not all were able to attend, I heard it

was a pleasurable success with chauterie boards, fine wines, and lovely decorations. And of course, good company! I'm sorry I missed it.

Now, a list of upcoming events:

- 1) Fall meeting-Tuesday, October 18, @4:00 at the clubhouse. Outdoors with fine fall weather or indoors if needed.
- 2) Octoberfest-Sunday, October 23, 4:00-7:00 at the pavilion. All IHHA and IHLA members, no charge.
- 3) Winter party-date TBD
- 4) Spring party-date TBD
- 5) Summer party-date TBD

Please consider joining the Ivy Hill Ladies Association. And come to the Fall meeting and get acquainted with some of your neighbors. My name is Vicki Sharrett, 434-665-7861 or email [vickilyn54@yahoo.com](mailto:vickilyn54@yahoo.com).

And please join our IHHA for only \$40.00 per year.

Cheers,

Vicki Sharrett,  
IHLA President



## **New Neighbors**

Please welcome the following new residents to the Ivy Hill community:

- Kirk & Jennifer Rowland – 108 Lake Ridge Drive
- Marybeth & Scott MacKivitch – 1072 Titleist Drive
- Mel & Pam Cowgill – 1078 Titleist Drive
- Dorothy & Troy Civitillo – 111 Lake Ridge Drive
- Michael & Stephanie Cheatwood – 1114 Club Terrace
- Daniel Mays – 100 Millbrook Terrace
- Jean Whelan McGuinness – 1136 Club Terrace
- Nicki Nicholas – 246 Shaker Lane

If you know of a new resident in Ivy Hill, or a house that has changed hands recently, please contact the IHHA at [IvyHillForest@gmail.com](mailto:IvyHillForest@gmail.com) so we can update our database and arrange for them to be greeted.

## **Recent Court Decision**

Last year, a resident who was new to the community erected a structure on their property in violation of the Ivy Hill Restrictions and without seeking prior approval from the Architectural Committee. Their neighbors complained to the IHHA, and we informed the new residents via a series of written notices and phone calls that the structure would have to be removed and the property would have to be restored to its original condition. They refused, saying that their realtor had not told them about any restrictions during the sale. Our lawyers then sent them an official warning letter, and when that too was ignored, we elected to take them to court. The wheels of justice grind slowly in Bedford County, but in August of this year the case finally came before the judge. He ruled in essence that the Ivy Hill Restrictions remain valid, that they were properly referenced in the residents' deed, that the IHHA has standing to seek their enforcement, and that the structure in question violated those Restrictions. He then ordered the structure removed, which has been done.

Our fervent hope is that this recent court decision will serve as a teaching moment for the whole Ivy Hill Community. It is the legal responsibility of the buyer to actually read all of the paperwork that one signs at closing. Realtors are in business to make sales. Most are ethical, others apparently less so. When you welcome new neighbors into the community, please tell them that Ivy Hill is a Deed Restricted Community and urge them to obtain a copy of the relevant Restrictions for their neighborhood off of the Ivy Hill Website ([ivyhill-forest.org](http://ivyhill-forest.org)). Also, please send us their contact information so we can assure that they are on distribution for future Newsletters. And should you ever decide to sell your Ivy Hill home, please urge your realtor to help any prospective buyer make a fully-informed decision by directing them to the IHHA Website and the Restrictions before they purchase your home.

## **Vandalism**

Over the recent Labor Day holiday weekend, someone burned the United States flag at the main Ivy Hill entrance. This act of vandalism has been reported to the Bedford County Sheriff's Office who is investigating the case.

If the person responsible for this act is a citizen of the United States and happens to see this article, we hope that you will reflect on the many men and women who have died for your freedom and this flag, and that you will feel ashamed of what you have done.

## Property Values

In recent years, the Ivy Hill communities have experienced an increase in the turnover of homeowners. While we are saddened to say goodbye to long time neighbors and friends, it is exciting to welcome new neighbors and see that our Ivy Hill neighborhoods are still very much in demand as a place to live and raise young families. At a time when the town of Forest explodes with brand new developments giving buyers more options than ever before, this interest in the Ivy Hill communities helps to ensure our property values remain high and competitive. To that end, it is important to do our best to stand out from the rest.

One way we do that is our park-like picturesque landscape. Mature trees, beautiful, lush lawns, and unobstructed views from our back decks and family room windows are breathtaking, particularly when we witness the change in seasons. It is important to understand these views exist in these neighborhoods because our property deeds come with a covenant of Restrictions and Reservations. This covenant is on file with Bedford County and is legal and binding.

During the past year, these Restrictions and Reservations were challenged in a court of law. Unfortunately, an unapproved structure was placed on an Ivy Hill property, thus violating one of the restrictions. Communications with the homeowners failed to yield a solution, so the matter was taken to court. In August 2022, a judge upheld the Ivy Hill Restrictions and Reservations, deemed the unapproved structure was in violation, and ordered the structure to be removed. At this time, the structure has been removed from the property.

The landscape of all the Ivy Hill communities is our most prized characteristic. It is the reason we were all drawn to our current homes. The original developer knew this and created the Restrictions and Reservations to ensure the landscape saw little man-made change and would be enjoyed by ALL homeowners. We ask residents to please take this time to review this covenant and understand our goal is to preserve the original vision of the neighborhoods and one of the main reasons our neighbors purchased their homes.



**Regular season ends Oct. 29th**  
**monthly Season dates:**  
November 19  
December 10  
January 14  
February 11  
March 11  
April 8  
**9am to noon**  
15583 Forest Road  
Forest VA  
[www.forestfarmersmarket.com](http://www.forestfarmersmarket.com)



## Oktoberfest 2022

The Ivy Hill Homeowners Association and the Ivy Hill Ladies Association will co-host Oktoberfest on Sunday October 23<sup>rd</sup> from 4:00 pm to 7:00 pm at the Ivy Hill Golf Club pavilion. It will be an evening to enjoy with your neighbors, old and new.

Our menu will be bratwursts, hotdogs, sauerkraut, red cabbage, German potato salad, green salad, pretzels, and dessert. And of course cold beverages including beer, wine, lemonade, ice tea, and water.

Pre-recorded music.

Family activities planned outside:

Corn Hole  
Curling  
4-in-a Row

This is a free family event for all members of the Ivy Hill Homeowners Association and the Ivy Hill Ladies Association. Non-members and guests are:

\$15 singles 21+  
\$25 couples 21+  
\$10 under 21  
\$0 under 5

Alternatively, non-members can join IHHA at the door for \$40 which includes this event.  
Hope to see you there!

Contact Barb Walton with any questions at 434-525-0459 or [bwaltonforest@gmail.com](mailto:bwaltonforest@gmail.com)



## Ivy Hill History

Did you know that there once was another Ivy Hill here in Central Virginia?

One of the early pioneers in the Masons Creek area near Salem back in the early 1700's was a man named Henry Brown. Unfortunately, he and his wife both died at the hands of the Shawnee Indians. However, their son who was also named Henry survived, and later acquired a large tract of land on the Otter River a few miles west of where Forest now stands. He built his home there on a prominence overlooking the Otter River and named it Ivy Hill.

This other Ivy Hill is described as a large stone house, long and low, with small windows and mossy walls. In fact, it was said to look very much like a fort. It is speculated that Henry Brown chose this style due to the vivid memories that he had of the fate of his parents.

The second Henry's son, also named Henry, later built his home across the ravine from his father's house. He named it Ivy Cliff. It was still standing in recent times. His father's Ivy Hill is long gone.

It is unknown whether there was any historical linkage between Henry Brown's Ivy Hill home on the Otter River and Charles Clay's Ivy Hill plantation here in Forest. Did Reverend Clay know the third Henry Brown? Both men lived a long time, and their dates roughly coincide. Henry Brown died just before the turn of the century in 1798 and Parson Clay died in 1820; and they lived a good part of their long lives only a few miles apart. So it is possible. Did Henry Brown talk to Reverend Clay and suggest the name Ivy Hill, or was it just a coincidence?

*If you have any old photos or interesting historical information about Ivy Hill and the surrounding area that you would like to share with the community, contact the Editor at [IvyHillForest@gmail.com](mailto:IvyHillForest@gmail.com)*



## **Solar Panels**

The Architectural Committee of the Ivy Hill Homeowners Association has traditionally approved roof mounted solar panels only if they cannot be seen from the street. Some exceptions to this ruling have occurred. Most HOAs in Virginia have a similar policy. However, a North Carolina court recently ruled that HOAs in that state can no longer do this. They either have to ban solar panels all together or allow them to be placed on whatever roof orientation provides the best solar input.

This is not a hot topic right now in Ivy Hill because Appalachian Power's low electrical rates make the twenty plus year payback period for a typical residential solar installation unattractive to most homeowners. However, it may become an issue in the future if electrical rates rise, the cost of converting to solar power continues to decrease, or Virginia courts adopt a ruling similar to North Carolina's.

Never-the-less, the Ivy Hill Homeowners Association recently sounded out the community on this subject via some questions that we posed in the July Newsletter. We asked our readers whether solar panel placement in the community should be restricted as it has been historically, whether they should be allowed to be mounted on whatever roof surface will provide the optimum solar input, or whether they be banned altogether? Interestingly, the readership responses broke by about an eight to one margin in favor of the unrestricted placement option. A minority judged solar panels to be unsightly and opinioned that they should be banned altogether.

The results of this informal poll have been passed along to the Architectural Committee for their future consideration.



*Ads in the IHHA Newsletter are only \$25 per issue and reach more than 600 Ivy Hill households.  
Contact the Editor at  
[IvyHillForest@gmail.com](mailto:IvyHillForest@gmail.com)*

# Join the IHHA!

Your financial support is needed to continue the various projects of the Ivy Hill Homeowner's Association.

## Your membership of only \$40 supports activities such as:

- Landscaping and mowing at entranceways
- Mulching, seeding, pruning, and weed control
- Maintenance of entranceways
- Lighting at the entranceways
- IHHA Newsletter
- Ivy Hill Directory
- Ivy Hill Website
- Holiday decorations at the entranceways
- Email hot line for lost & found items, wayward pets, and community information & alerts.

You can now pay your membership using PayPal. Follow the *IHHA Membership* link under *Planning* at <http://ivyhill-forest.org>. You may also use the convenient "Bill Pay" feature of your on-line banking to remit your membership payment.

If you are paying by check, fill out the form below and mail it along with your check to the Ivy Hill Homeowner's Association at the address at the bottom.

**We would also gladly accept donations in any amount at any time during the year!**



Name(s)	
Address	
Landline His Cell Her Cell	
His E-mail Her E-mail	



**IHHA**

**Please check one or more of the following:**

- 2022 Dues \$40**  
 **Donation \$ \_\_\_\_\_**

**Mail to IHHA, PO Box 353, Forest, VA 24551**

## Storm Damage

As Tom Haertel said in his President's Message, it has been dry and we certainly needed the rain that came with Hurricane Ian; but not the wind damage. See the photos below. We had a few full-grown trees come down in the neighborhood, saw big limbs ripped off trees, smaller branches strewn everywhere, and tons of leaves and smaller debris scattered on the roads, driveways, lawns, decks, and roofs of the subdivision over the October 1<sup>st</sup>-2<sup>nd</sup> weekend. Even so, central Virginia certainly fared far better than our neighbors to the south.





OCT. 29 | 5-6:30PM  
IVY HILL GOLF CLUB

# CARTS & CANDY

Dress up in your best costume, grab the family, and join us Saturday at Ivy Hill Golf Club for an exciting trick-or-treat event! We will have music, games, and lots and lots of candy!



## **Ivy Hill Wildlife**

Are there any bears living in Ivy Hill today? Probably not, because there are too many people and too much car traffic. However, according to the Virginia Department of Wildlife Resources (DWR) there are an estimated 17,000 bears in Virginia. Therefore the odds of one crossing your property sometime this year as they pass through the neighborhood are actually very high; but being shy and secretive animals, you probably just won't see it.



There are three bear species in North America; black bears, brown bears, and polar bears. Only the black bear can be found in Virginia. Adult black bears are approximately 4 to 7 feet from nose to tail and 2 to 3 feet tall at the shoulders. Males are larger than females. Depending on the season, female black bears commonly weigh between 90 and 250 pounds and males can weigh between 130 and 500 pounds; making them by far the largest wild animals likely to ever be found on your property.

Due to their size, they are also the most likely wild animal to induce fear in a human when unexpectedly encountered. This is actually inappropriate. Unprovoked bear attacks are very rare and have never been documented in Virginia. The bear is likely to be far more afraid of you than you are of it, and will simply run away if given half a chance. If a bear does hang around your property, the DWR recommends making loud noises to encourage it to move on, or if you happen to own a paintball gun, shooting the bear in the rump. It will not harm the bear, but will help to deliver your message. Your more important objective with a really persistent bear should be to remove whatever is attracting it in the first place. This is almost always a food source like a bird feeder, garbage can, or pet food. (It is illegal to intentionally feed wild bears in Virginia.) Bears are actually omnivores by the way, typically getting 80% of their food from vegetable matter and only 20% from animal protein; and the latter is far more likely to consist of grubs or insects than squirrels or rabbits. So much for their dangerous carnivore reputation!

I can attest to the DWR's recommendations from personal experience. I loved being in the woods as a kid and spent as much time there as I could, often alone. I came across many black bears in my adventures, but never saw the front end of one. They always heard me coming and ran away. I would be much more concerned about encountering a hungry or rabid coyote in Ivy Hill than a black bear.

## **Pumpkin Bread**

### *Ingredients:*

- 3 cups unbleached flour
- 2 tsp soda
- 1 tsp kosher salt
- 1/2 tsp baking powder
- 1 1/2 tsp cinnamon
- 3/4 tsp ginger
- 1/2 tsp cloves
- 1/4 tsp nutmeg
- 1 cup sugar
- 1/2 cup light brown sugar
- 2/3 cup vegetable oil
- 3 eggs
- 1 cup pumpkin
- 1 cup mashed bananas

### *Prepare:*

- Beat sugars together.
- Add the oil and eggs.
- Add the pumpkin and bananas.
- Stir in flour and other dry ingredients.
- Bake at 350 for approximately 40 minutes.
- Drizzle cream cheese icing over cooled cake and serve

Happy Halloween! - Angie Ashman



**IHHA Board of Directors (2022)**

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525-4229**

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525-7376**

**Lew Walton, Secretary & Digital Media  
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*Lost a pet or found a stray animal? We can help. Contact [IvyHillForest@gmail.com](mailto:IvyHillForest@gmail.com) or any IHHA officer or Board member.*