

# Ivy Hill Homeowner's Association Newsletter

October 2024



*Banner Photo by Lew Walton*

## **IHHA President's Message**

The Secretary position has come open on the IHHA Board. We have 5 to 6 meetings a year each lasting about an hour. The job entails taking the minutes of each meeting and maintaining the Association's archives. Please consider joining our team. To apply, send an email to our email address: [ivyhillforest@gmail.com](mailto:ivyhillforest@gmail.com) or contact me at 525-4229.

Only 35% of Ivy Hill residents joined the IHHA this year. This is down 8% from last year. We serve the entire Ivy Hill community, maintain its public areas, and light the entrances at night for your safety. See the article on Page 12 of this Newsletter for other activities that we perform for the community. It's unfair that a community-minded minority has to foot the bill for services that benefit the whole community. We need your financial help even if you live in an Ivy Hill neighborhood that has its own HOA. Do the right thing. Join now.

We keep receiving complaints about dogs running loose in the Ivy Hill community. Bedford County has a subdivision-based leash law and Ivy Hill is one of the subdivisions where it applies. Please don't let your dogs run loose, and pick up after them when you walk them on Ivy Hill streets. Also, don't feed the wild animals, especially the foxes. Report dangerous wild animals to our email address: [ivyhillforest@gmail.com](mailto:ivyhillforest@gmail.com).

Just a reminder to keep your lawns and yards nice. By maintaining the outside of your property and your dwelling, you are respecting your neighbors and the Ivy Hill community. Neat properties also help reduce the ongoing problem of littering along the roadways in the community. Please pick up the trash and leaves on the front of your yard and cut back any grass or weeds along the road front on any nearby vacant lots.

Remember that the speed limit in the neighborhood is 25 mph. Ivy Hill has many hills and curves, so drive responsibly. The school children may be playing in or near the street, or may be walking home from a friend's house. Drive safely and have an enjoyable fall.

Tom Haertel, IHHA President

## Ivy Hill Ladies Association

Greetings Ivy Hills ladies,

The Ivy Hills Ladies Association is having an Italian Buffet for all members, their spouses, and bring your friends! See the flyer on the next page (Page 3) of this Newsletter.

Italian Buffet

When: Sunday, October 27

Time: 4:30-7:00

Where: Ivy Hill Clubhouse

We will be serving Italian food with beer and wine available for purchase. Please plan on joining us for an evening of great food and even better company. Space is limited, so please make a reservation by sending Pam Cowgill an email at [shakerlane2013@gmail.com](mailto:shakerlane2013@gmail.com).

We are always ready to welcome new members. The dues are \$30/year. All ladies are encouraged to join and enjoy getting to know one another. We have a fall and spring meeting every year and are looking forward to a winter party next year in 2025. The date TBD.

The more members we have, the more activities we can plan to share with one another. Please let me know if you have any questions. I can be reached at [vckshrrt@gmail.com](mailto:vckshrrt@gmail.com) or 434-665-7861.

Thank you and enjoy our perfect fall weather.

Vicki Sharrett, IHLA President



# SAVOR THE HARVEST

Forest Farmers' Market

Markets  
9am to Noon

November 2	January 11
November 9	February 8
November 16	March 8
November 23	April 12
December 14	

15583 Forest Road, Forest Va  
[www.Forestfarmersmarket.com](http://www.Forestfarmersmarket.com)

*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)*



*The Ivy Hill Ladies Association  
Invites You to A*

# *Italian Buffet*

*Where: Ivy Hill Clubhouse  
When: Sunday, October 27  
Time: 4:30-7:00 pm*

*Soft drinks provided; Beer & Wine available for purchase*

*\* \* \**

*Bring your Spouse, a Date, a Friend or Neighbor*

*We are making a real effort to grow the IHLA, so all are WELCOME!*

*We all love Italian Food! Let's warm up to **Fall**  
with an Italian Buffet*



**Please mark your calendars!**  
**RSVP Pam Cowgill by October 20**  
**901-573-9050 OR [Shakerlane2013@gmail.com](mailto:Shakerlane2013@gmail.com)**  
**(text or email only, please)**





## Ivy Hill Architectural Committee

The Ivy Hill Architectural Committee was created by Allen Harvey. It therefore predates the IHHA and all Ivy Hill neighborhood HOAs is an independent organization. The Architectural Committee reviews and approves the plans for all new-build construction, major renovations, additions, improvements, and mass plantings in the original Ivy Hill development. It also provides the same function in all Ivy Hill neighborhoods that he developed later that also use the general Ivy Hill Reservations & Restrictions.

A copy of the general Ivy Hill Reservations & Restrictions can be found on your Ivy Hill Website ([ivyhill-forest.org](http://ivyhill-forest.org)) under the Planning tab at Homeowner Association\Ivy Hill\Ivy Hill Restrictions. Some Ivy Hill neighborhoods that were developed by other developers have separate Restrictions and their own Architectural Committee or other compliance mechanism; but all Ivy Hill neighborhoods were created as deed restricted communities. Most of these later restrictions can also be found on the Website under the same tab by clicking on your neighborhood. If you are unsure as to which Ivy Hill neighborhood you live in or which Restrictions apply to your property, take a look at the color-coded map that is also posted under the Planning tab. Select the last option Ivy Hill Map on the pull-down menu. If the restrictions for your neighborhood are not listed, contact your neighborhood HOA.

The general Ivy Hill Reservations & Restrictions and the equivalent Restrictions of the various Ivy Hill neighborhoods that came later have been applied differently at different times over their histories. Also, times have changed, and the original developers did not anticipate fiber-optic cable and direct-to-home satellite communications, internet-empowered remote work, solar power, or some of the other aspects of modern life when they drafted the Restrictions a half-century ago. If you have any questions about how the Restrictions apply to your home and property, contact the Ivy Hill Architectural Committee before you start planning any changes. Likewise, if you live in a neighborhood that has separate Restrictions and you are thinking about making changes, contact your neighborhood HOA or local Architectural Committee as soon as possible.

Sharon Mahon, Chair  
[smahonfun@gmail.com](mailto:smahonfun@gmail.com)  
(434) 401-1846

## Ivy Hill Facebook Page



Have you visited the Ivy Hill Facebook page yet? It is easy to find. Look up Ivy Hill Homeowners Association and give us a like! You can also DM (direct message) us there with neighborhood questions, lost animals, local information, activities, or photos that you feel would be of interest to the communities.

## **Linen & Newspaper Drive**

The local animal shelters are in dire need of clean linens and newspapers to line the animal's cages. If you have old linens (towels, blankets, or sheets) or newspapers that you would be willing to contribute to this worthy cause, contact Barb Walton at either [bwaltonforest@gmail.com](mailto:bwaltonforest@gmail.com) or 525-0459.

## **New Neighbors**

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

- Harry & Sherry Bruno – 1035 Grandset Drive
- Dennis & Laura Brown – 138 Sailview Drive

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.

## **Thomas Jefferson Crossing Project**

It has been a while since I have updated everyone about the Thomas Jefferson Crossing Project on Forest Road. It has been quite the process, so let me refresh your memory:

- 11-28-05: The Thomas Jefferson Crossings Master Plan was originally approved. At that time Area Four was approved for 84 dwelling units ("Townhouse" use).
- 3-14-24: The Developer submitted an application to change the density of housing units from 84 townhomes to 199 apartments. The Planning Commission thankfully considered this a "major" not a "minor" change as suggested by the Developer so public input was required.
- 4-2-24: PC Meeting: The Planning Commission Meeting was tabled by the Applicant, so a vote was not taken.
- 5-7-24: The Developer made a last-minute change to the plans that the public was not aware of until the meeting (proffer of 20 residential units from commercial area 8 will be allocated to residential area 4 leaving no additional residential units to be developed in commercial area 8.) Planning Commission members unanimously recommended against this requested change to the original plan.
- 8-12-24: Board of Supervisor Meeting: Proffer by developer in addition to above. "Residential area four shall be developed in general conformance with the submitted concept plan and shall not exceed 146 residential units. No buildings within residential area 4 shall contain occupied floors greater than 3 stories in height. This meeting was canceled by the Developer the Friday before the Monday meeting.
- 9-23-24: The Developer decided to go back to the Planning Commission to change his plan in order to get it passed as a minor, not a major, amendment change. He proposed taking the 20 residential units authorized above the commercial buildings in Commercial Area 8 and he proposed taking the 20 residential units authorized above the commercial buildings in Commercial Area 4 (acquiring/buying the rights for these authorized 20 units from the owner(s) of Commercial Area 4. Applying the additional 20 residential dwelling units from Commercial Area 8 and the additional 20 residential dwelling units from Commercial Area 4 to Residential

Area 4 of the approved Master Plan to Residential Area 4 increases the requested/to be approved total number of residential dwelling units for Residential Area 4 to 123 units. The Planning Commission unfortunately voted unanimously that this proposal/proffer made the request to be a minor change to the Master Plan instead of a major change. Therefore the plan did not have to go to a public meeting or to the Board of Supervisors for final approval.

- However, the Planning Board's approval as being a minor change is/was specifically contingent on the Developer acquiring the rights to the additional 20 residential dwelling units authorized in Commercial Area 4 from the owner(s) of Commercial Area 4 and the filing of legally sufficient documentation documenting the fact the owner(s) of Commercial Area 4 have relinquished the rights to the additional 20 residential dwelling units authorized for Commercial Area 4 to the Developer.
- 9-29-24: At this time, the Developer has not yet acquired the extra 20 units from the other owner and he has been working with VDOT on an updated traffic study.

In addition to this project, we opposed 165 apartments that were proposed by another Developer on the lot directly next to the Thomas Jefferson Crossing project back in October of 2023. This was voted against by the Planning Commission and the Developer did not go to the Board of Supervisors.

Presently, this project has a "For Sale Build to Suit" sign in front of it. This lot will probably now have a commercial part to it and perhaps about 80 townhomes, which is by right under the present zoning.

In conclusion, our efforts have helped to limit some of the housing density that continues to be proposed by Developers. We have voiced concerns about how increasing density is putting a strain on the resources and infrastructure in Forest, in addition to affecting our quality of life. Also, twenty percent of the households in Forest have signed a petition expressing these concerns to our County officials.

The good news is that the Planning Commission has been working on updating the zoning maps in the Bedford County Comprehensive Plan, including the Forest area. There were a lot of "mixed used areas" in Forest on the old zoning maps that allowed for the high density projects we have seen. (Contact me at the address below if you would like to see them.) With the proposed updated maps, these types of developments will be very limited. The Board of Supervisors will vote on the changes to the Comprehensive Plan on November 18 at 7:00 pm.

Another positive development is the study and survey being conducted by the Central Virginia Transportation Planning Organization. The CVTPO, in partnership with area stakeholders, is conducting a Route 221 study (Forest Road) between Perrowville Road and Graves Mill Road. The study is centered on identifying improvements that address existing and future congestion, safety concerns, access management, and multimodal mobility needs. The study does not focus on the full length but rather on three specific segment areas:

- Perrowville Rd to Thomas Jefferson Rd (Route 811);
- Ambassador Rd to Cloverhill Blvd; and
- Enterprise Dr to Graves Mill Rd.

As a historical reference, the Route 221 Corridor Study conducted in 2014 concluded that "by the year 2040, the existing roadway with coordinated traffic signal operation and specific intersection improvements will not be sufficient to accommodate the anticipated traffic volumes along Route 221." Keep in mind, this conclusion was reached even before 2,000 more units had been added to this area.



Lastly, based on community feedback, the Parks Master Plan has pointed out that people are concerned about the two targeted growth areas of Forest and New London, which are increasing in density, and the imbalance of resources, such as parks, trails, playing fields, for the residents living in these areas. Forest is the most densely populated area in Bedford County, and it has the least amount of resources in regards to parks and recreation.

Currently, the Parks Department is making improvements to connect the Forest Library to the Forest Recreation Center with future improvements to come. This is a good first step toward improving the quality of life for area residents. Hopefully, there will be more to come.

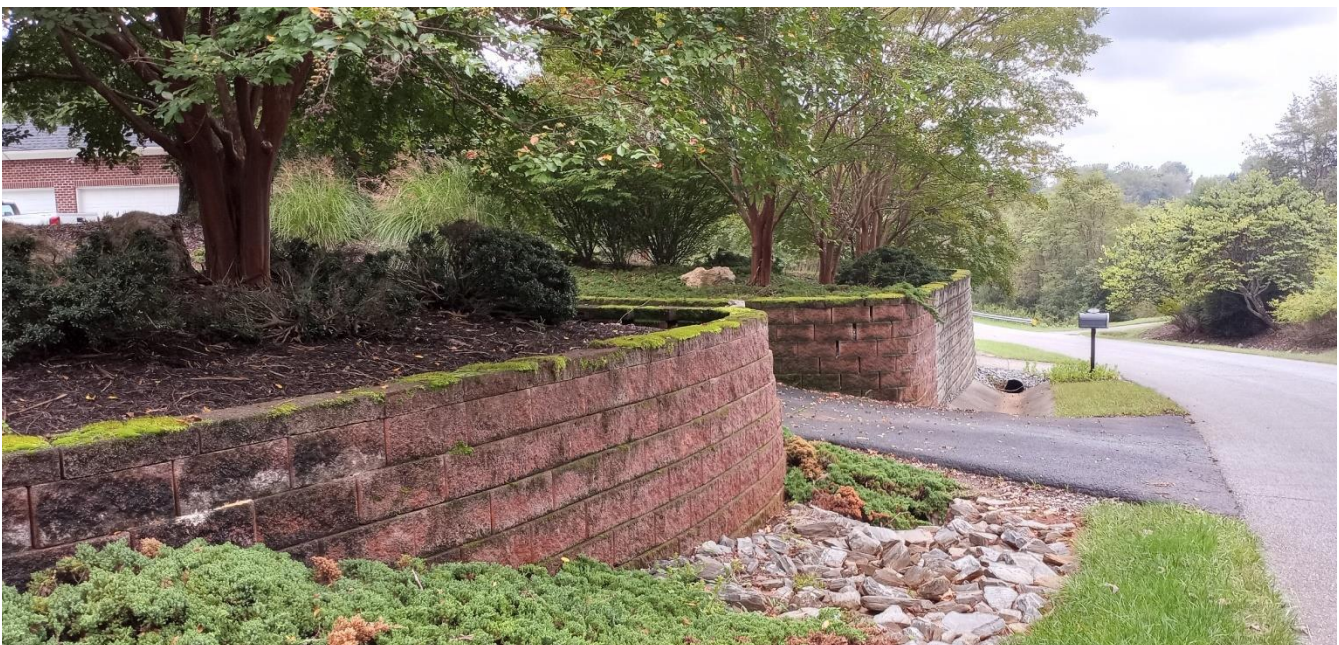
As you can see, there has been a lot going on. Hopefully, we all continue to stay involved in keeping Forest a great place to live for years to come. We can make a difference!

Debbie Farrago  
debbiefarrago@gmail.com

### **Ivy Hill History**

Long after Rev. Charles Clay's original plantation house burned to the ground, Herbert Thompson purchase Ivy Hill and commissioned well-known architect Stanhope Johnson to build the present Georgian-style mansion. However, its construction took several years and was not completed until the late 1930s, during which time the Thompson family lived in a much simpler cabin built of logs. Thompson went around the countryside and bought up every chestnut log building that he could get his hands on. By this time, Chestnut trees were rapidly being decimated in Virginia by a fungal pathogen called *Cryphonectria parasitica*, or chestnut blight. Then he had each building dismantled and stacked the chestnut logs in a pile until he had enough to build the cabin. Few woods can compare to chestnut; it is arguably the best available because it never deteriorates. The cabin still stands next to the Ivy Hill mansion. Some of the logs are over 200 years old.

*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)*



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## Oktoberfest



Oktoberfest was hosted by the Ivy Hill Golf Club this year. The weather cooperated for a change, Saturday evening October 5<sup>th</sup> turned out to be a beautiful day, and as a result several hundred people participated in the event.



A great selection of excellent German food was available on the patio behind the clubhouse that included bratwurst, schweinshaxen (pig knuckles), chicken schnitzel, kase spatle (cheese noodles), sauerkraut, German potato salad, and pretzels.



The beer and other drinks were served at the snack stand by the putting green while German music played from the sound system.



Contests included axe throwing, stein holding (endurance), best dressed, and biggest beer belly.



Everybody had a good time.





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## FREE APPETIZER OR DESSERT — WITH PURCHASE OF ENTREE —

Show this coupon for a free appetizer or dessert with the purchase of a full-priced entrée for dine-in customers only. One free item per table, per visit, with no combination of other discounts and cannot be redeemed for cash. May be subject to change or cancellation at any time.

This offer is valid til 12/31/24.



# 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, a debit card, or credit card. 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 Cell #1 Cell #2	
E-mail #1 E-mail #2	



**IHHA**

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

- 2024 Dues \$40  
 Donation \$ \_\_\_\_\_

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

## Lost Pets

We are still trying to find two cats that have been lost in Ivy Hill for almost two months. The articles below summarize what is known about each cat, how to identify them, where they were last seen, and their possible whereabouts. Both cats are skittish and unlikely to be easily captured; so if you spot one, please don't try to catch it. Leave it be and report its location to one of the contacts noted in the corresponding article.

**PITA**



Pita is a senior indoor cat. He jumped out a window and ran away back in August when his owners were packing to move to New Jersey. They have returned to Ivy Hill several times to try to find him, without success. Bedford Cares is working with the owner and will set out a safe trap for him if we can figure out where he is hiding. Pita needs to be returned to his family!

Markings that identify Pita are his half white and half grey nose, his white front paws, and his white back legs. He was wearing a red collar with a bell when he ran away.

There was a possible sighting on the east side of Quail Ridge (110-112 Quail Ridge) before the disk golf championship; i.e., on the opposite side of Hole 11 from his former home at 207 Hitching Post. Therefore, he may be hiding out in the general area bounded by Hole 11, Hole 12, Quail Ridge, and Hitching Post. Of course, he could have ranged much further by now.

If you see Pita, please call or text:

- Kayla Horner - (609) 774-6416
- Barb Walton (434) 665-9747

**CHEETO**



Cheeto is a member of the Ivy Hill Realty Cat Family. He was last seen near the Clubhouse on the last Sunday of the disc golf championship. Cheeto is sorely missed.

Cheeto has a clipped left ear and was wearing a faded pink collar with a bell. However, it is a break-away collar and may have fallen off since then.

No sightings of Cheeto have been reported since the disk golf tournament.

If you see Cheeto, please call or text:

- Kim Farley - (434) 484-2257, or
- Bobbie Butler - (434) 525-0097



**IHHA Board of Directors (2024)**

**Tom Haertel, President**  
525-4229

**Susan Nicholas, Vice President**  
525-7376

**Tony Simmons, Treasurer**  
525-5625

**Sharon Mahon, Architectural Committee Chair**  
401-1846

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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.*