

Ivy Hill Homeowner's Association Newsletter

January 2025



Banner Photo by Barb Walton

IHHA President's Message

I hope everyone had a Merry Christmas and a Happy New Year.

It is time to renew your membership to the Ivy Hill Homeowners Association (IHHA) or become a new member. Due to inflation, we had to raise the annual membership dues to \$50 this year; the first increase in 11 years. See the financial article on Page 3 and the article on Page 6 on ways to join. Also, ladies, don't forget to join the Ivy Hill Ladies Association. See their articles on Pages 9 and 10.

See the article on Page 3 about the results of the recent Board of Directors election. A few vacancies remain on the IHHA Board. We have 5 to 6 in-person meetings a year lasting about an hour. Most day-to-day business is conducted remotely. Please consider joining our team. If you are interested, send an email to our email address: ivyhillforest@gmail.com or contact me at 525-4229.

There is a very good article on Page 4 about what it means to be part of a Deed Restricted Community and how it functions. The Restrictions are applied to every homeowner through their Deed and are enforceable by law. Please comply with them. Also, remember to contact the Architectural Committee for review and approval of any plans for new-build construction, major renovations, additions, improvements, and mass plantings. See their article on Page 2.

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 those subdivisions. Please don't let your dog 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.

Remember that the speed limit in the neighborhood is 25 mph. Ivy Hill has many hills and curves, so drive responsibly. Now that it is winter, we are having cold weather with snow and ice. The hills and curves can be even more dangers. 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 winter.

Tom Haertel, IHHA President

Ivy Hill Architectural Committee

Happy New Year from the Ivy Hill Architectural Committee!

Ivy Hill is a beautiful place to live. We all take pride in maintaining our homes and property. We also adhere to the restrictions that are applicable to our neighborhood. They help make Ivy Hill a very desirable place to live.

To help prospective homebuyers, realtors and current homeowners in the Ivy Hill neighborhoods to be reminded that this is a Deed Restricted Community, we have ordered new signs for the entrances of the neighborhoods. The new signs will now say, DEED RESTRICTED COMMUNITY/Maintained by the Ivy Hill Homeowners Association. This sign should help new and current homeowners be aware that every home is under restrictions. The restrictions for your neighborhood can be found by going to ivyhill-forest.org.

Please contact me if you are planning any major renovations, additions, improvements or mass plantings. Or if you have any questions.

Thank you.

Sharon Mahon, Chair
smahonfun@gmail.com
434-401-1846



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

IHHA 2024 Financial Report

The 2024 year-end Income & Expense report for the Ivy Hill Homeowners Association is presented below as required by the Bylaws of the Association. All amounts were calculated on an accrual basis.

Income		Expenses	
Advertising	\$100.00	Bank Service Fees	\$130.92
Contributions	\$1,150.00	Bulk Mailing Supplies	\$50.17
Dues	\$9,360.00	Donation	\$100.00
Total Income	\$10,610.00	Electricity	\$2,005.16
		Envelopes	\$126.35
		Insurance	\$1,943.00
		Landscaping	\$4,464.00
		Legal Fees	\$2,009.00
		Miscellaneous	\$149.18
		Oktoberfest	\$567.00
		PO Box Fee	\$216.00
		Postage	\$139.30
		Printing	\$25.20
		Total Expenses	\$11,925.28
		Net Income	-1,315.28

This summary is based on unaudited financial records. Results of the annual audit (scheduled for January) were not available as this Newsletter went to press. A revised report will be included in the next Newsletter if any of the numbers change. Otherwise, these values should be final.

As can be seen from the above, the Association’s expenses once again exceeded our income in 2024 with Landscaping, Legal Fees, Electricity, and Insurance being the major contributors to the deficit and the post-pandemic inflation being the root cause. Since price reductions cannot reasonably be anticipated for most of the services that we must purchase, the Directors reluctantly voted at the last Board meeting in 2024 to increase the annual dues from \$40 to \$50. This is the first dues increase in 11 years. An effort is also underway to reduce our Insurance expenditures.

IHHA 2025 Board of Directors

The following residents were elected to the Board of Directors for 2025 by the Ivy Hill Homeowners Association members in the recent election. Thank you for serving!

- | | |
|------------------|----------------|
| Alyssa Squires | Sandi Caldwell |
| Barb Walton | Sharon Mohon |
| Lew Walton | Stasia Kurasz |
| Mark Poole | Susan Nicholas |
| Mary Schneeweiss | Tom Haertel |
| Rene Koch | Tony Simmons |

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

Ivy Hill is a Deed Restricted Community

Per those Restrictions, the IHHA 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 and those neighborhoods that were developed later by Allen Harvey that utilize the general Ivy Hill Reservations & Restrictions. They can be located on your Ivy Hill Website (ivyhill-forest.org) under Planning tab at Homeowner Association\Ivy Hill\Ivy Hill Restrictions.

Ivy Hill neighborhoods built by other developers have separate restrictions and their own Architectural Committee or other compliance mechanisms. Most of these restrictions are also on the Ivy Hill Website (ivyhill-forest.org) under the Planning tab by selecting Homeowner Association\Ivy Hill and then clicking on your neighborhood. If the restrictions for your neighborhood are not included, contact your neighborhood HOA. Deed restrictions attached to each property are enforceable by law!

Who is responsible for compliance with the deed restrictions?

Clearly each homeowner is responsible for reviewing, understanding, and complying with their respective deed restrictions. As mentioned above, the Architectural Committee and/or HOA will assist you in this endeavor. The original developer(s) could not have anticipated the incredible changes to modern life such as solar power, fiber-optic cables, internet empowered remote work, etc. The original restrictions were enacted fifty years ago. It is recognized that over the last one-half century some restrictions were applied differently at various times.

How can IHHA help ensure compliance with deed restrictions?

IHHA's first step is to contact any homeowner that may be potentially out of compliance and discuss the situation. If the homeowner initially refuses to comply with the deed restriction, IHHA will continue in discussions with the homeowner. Regrettably, the last step for IHHA is to retain legal counsel. This last step was necessary on two occasions over the years and IHHA prevailed to our satisfaction in both circumstances. Legal counsel was *extremely expensive* for IHHA and one can assume the offending homeowner as well.

IHHA recently ordered new signs clearly indicating Ivy Hill is a deed restricted community. These signs will be erected very soon so that visitors (including realtors), tradesmen, developers, and homeowners can be continuously reminded of our responsibilities. Respect your neighbors and your neighborhood by understanding and complying with your deed restrictions.



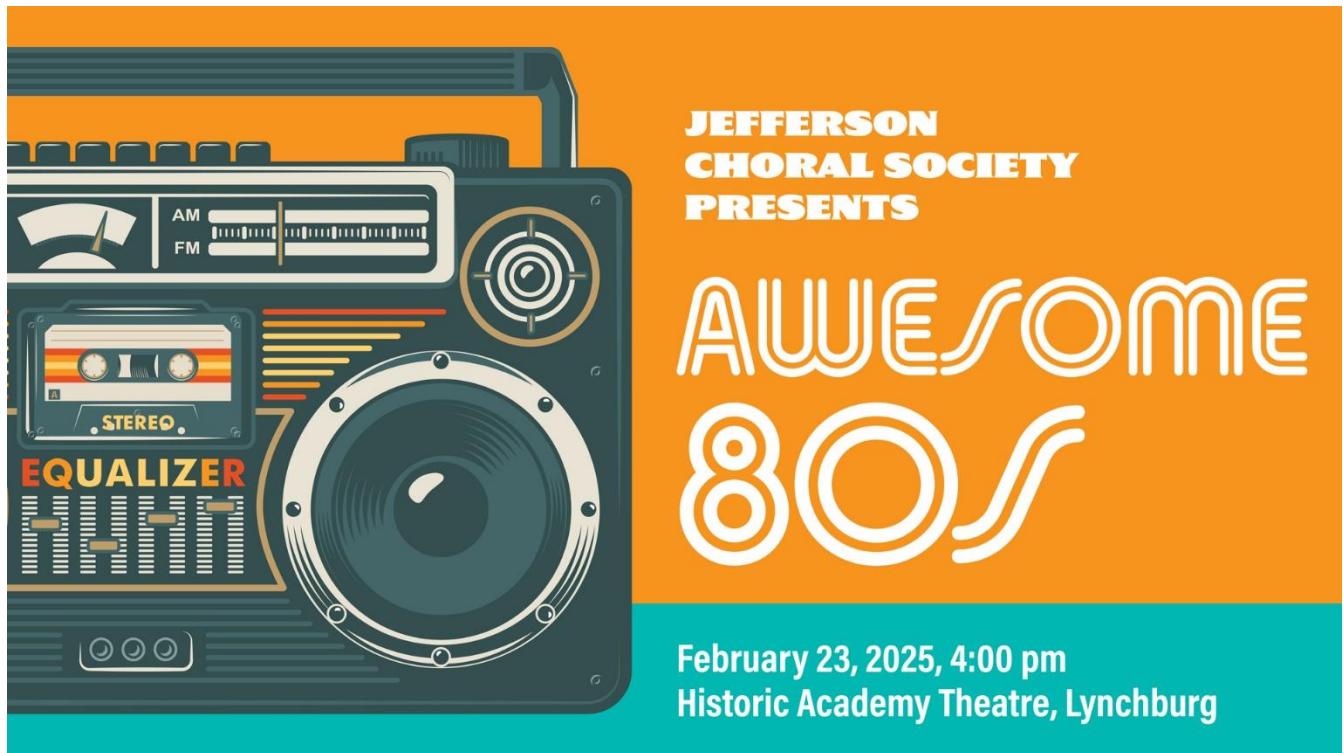
Ivy Hill Facebook Page



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 or 525-0459.



Join the IHHA!

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

Your membership of only \$50 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. Click on the *Payments* tab 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:

- 2025 Dues \$50
 Donation \$ _____

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

New Neighbors

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

- Ray & Lori Kaylor – 207 Hitching Post Lane
- Barbara & Robert Perry – 1160 Titleist Drive
- John Charbeneau – 113 Trading Block 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 so we can update our database and arrange for them to be greeted.



Ivy Hill History



This photo taken in the early 1970s shows the very first roads being constructed in the Ivy Hill subdivision. The road running left (west) to right (east) across the foreground is Ivy Hill Drive - the main entrance would be to the left and the current club house to the right – while the road fading off into the distance (north) in the center of the image is the first section of what became Quail Ridge Drive.

The heavily-wooded corner at the north-east intersection now sports the Ivy Hill Realty, Neighborhood Watch, and various VDOT traffic/street signs. You've probably driven by them every day if you live in the older part of the subdivision. The woods were thinned substantially when the golf club, pool, and pavilion were put in.

None of those facilities existed at that time, just some old barns. No homes had been built yet either. Note that both roads were only paved with gravel. Perrowville Road itself would have also just been gravel-paved when this photo was taken. Ivy Hill was way out in the country back then.

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

I Found a Lost Pet, Now What?

The IHHA has run a lost-and-found pet service in Ivy Hill for many years, and we have had reasonably good success in reuniting lost cats and dogs with their owners. So if you do find a lost pet, please email IvyHillForest@gmail.com or call or text any IHHA officer or Board member and let us know:

- What animal (cat/dog/other) was found and when and where it was found.
- Breed (if applicable) and any distinguishing features (size/coloring/markings/collar/etc.).
- And, if it is at all possible, take a picture of the animal and send us that too.

We will post the information on the Ivy Hill Facebook page and send out a mass email to all residents that we have addresses for in the database.

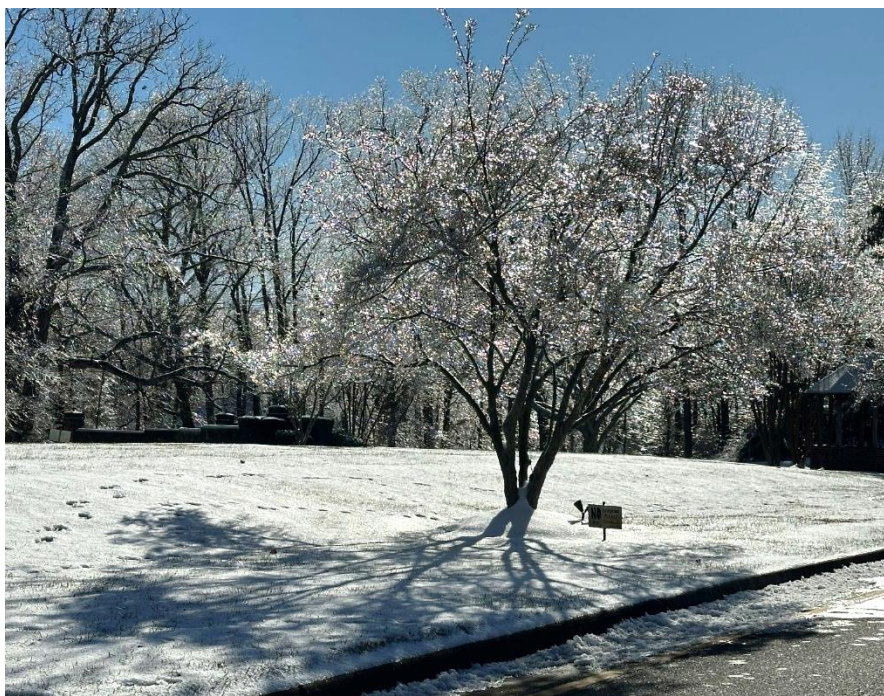
However, it is important to understand that we are a volunteer organization. Our officers and Board Members have other responsibilities. They may be working, traveling, or otherwise unavailable to immediately follow up on your input. And even if they can get right to it, a mass emailing to over 500 addresses takes many hours to complete. Some residents won't receive their copy until late at night, and won't read it until the next day at the earliest.

In the meantime, here are some things that you can do to help:

- If the animal is wearing a collar, check it for tags and any other ID.
- Ideally, if the collar has the owner's name or phone number; try to contact them directly.
- If the collar has a vet's name; contact them and see if they can connect you with the owner.
- Take the pet to the closest veterinarian to be microchip scanned.
- While you are there, check whether anyone has contacted them about a lost pet.
- Call Bedford Animal Control and check whether anyone has reported a missing pet.
- Check for flyers in your neighborhood.
- Post your own flyers, to let someone looking in the neighborhood that you have their pet.

Let us know anything that you find out if it doesn't lead to an immediate resolution. If the collar only has the animal's name, let us know that too.

It is best if you can keep the lost pet at home with you here in Ivy Hill if at all possible until it can be reunited with its owner. Lost cats seldom stray more than a few hundred yards from their home. Lost dogs may roam for much longer distances, although the Lynchburg Human Society claims that most found dogs are within two miles of their home. (Do not take a lost pet to the Lynchburg Human Society. They will only accept pets found in the City of Lynchburg. They must be taken to the Bedford Animal Shelter if you absolutely can't keep them at your home.)



Ivy Hill Ladies Association

Winter Greetings ladies of Ivy Hill!

The Italian Buffet that we hosted back in October was a big success. See the article on the next page. A winter party is now being planned for the beginning of March. We would love to have you join us and help us plan this social event. It is a lot of fun being part of a successful team and seeing a great party come together.

We always welcome new members. The dues are \$35.00 a year, with 2 meetings, and 4 parties. If you would like to join the IHLA, fill out the form below and give it and your check for \$35 to our Treasurer, Barb Walton, 434-525-0459, bwaltonforest@gmail.com.

Our next regular meeting will be in April.

Stay warm and have a safe winter,

Vicki Sharrett, IHLA President

Ivy Hill Ladies Association

Membership Form

Name _____

Spouse _____

Address _____

Landline _____

Cell #1 _____

Cell #2 _____

Email #1 _____

Email #2 _____

2025 Dues \$35

Please return to Barb Walton, 102 Lake Ridge Drive, Forest, VA 24551
Or Email to bwaltonforest@gmail.com

Italian Buffet

The Ivy Hill Ladies Association hosted an Italian Buffet at the Ivy Hill Clubhouse on Sunday, October 27th from 4:30 to 7:00 pm. It was a big success, with the largest turnout of the year for an IHLA event. We completely filled the upper banquet hall and had to bring in dozens of folding chairs to seat everyone.



The tables were beautifully decorated with Italian-themed tablecloths and miniature Italian flags were everywhere.



The member-prepared food was incredible and included numerous salads, both sausage and vegetarian lasagnas, several other pasta dishes, Italian meatballs, and a wide variety of deserts including cakes and everyone's favorite Italian desert tiramisu!



Soft drinks were provided. Beer and wine were available for purchase from the Club.

A great time was had by all.





IHHA Board of Directors (2025)

Tom Haertel, President
525-4229

Susan Nicholas, Vice President
443-691-8377

Tony Simmons, Treasurer
525-5625

Sharon Mahon, Architectural Committee Chair
401-1846

Alyssa Squires
Mark Poole
Sandi Caldwell

Barb Walton
Mary Schneeweiss

Lew Walton
Rene Koch
Stasia Kurasz

Lost a pet or found a stray animal? We can help. Contact IvyHillForest@gmail.com or any IHHA officer or Board member.