



OLD HUNDRED MILL
COMMUNITY
NEWSLETTER
June 2016 – No. 67

**BAILEY PARK IS NOT NECESSARILY A WONDERFUL LIFE –
(AND NEITHER IS WATERFORD PARK)**

For those of you who may have missed it, there is a plan afoot to establish a water recreation park and concert amphitheater on Genito Road. There will be a public meeting on June 21 where residents can express their concerns. PLEASE MAKE THE TIME TO BE THERE – LET'S FILL THE ROOM TO CAPACITY.

You can read about Waterford Park [here](#) and [here](#). The Developer's Power Point Presentation is also attached to this email.

Chesterfield Planning Commission Meeting
Tuesday, June 21
6:00 PM
***Public Meeting Room**
10001 Iron Bridge Road
Chesterfield

You can find the agenda for the June 21 Planning Commission meeting by clicking [here](#). We are item H on the Public Hearing portion of the agenda. If all items cannot be completed on Tuesday, June 21, 2016, the meeting will be recessed to Thursday, June 23, 2016 at 6:00 p.m. in the Public Meeting Room. The meeting is scheduled until 8:00 p.m., however, county meetings often exceed their time, please be prepared to stay as long as needed and to return again on Thursday if necessary. If you are unable to attend, please direct your concerns to Gloria Freye and Chris Winslow at the email and voice mail provided below.

***The public meeting room is located inside the one story administration building at the corner of Lori Rd & Iron Bridge Rd – look for the police cars. You can enter via the right side of the building (across from the Historic Court House) or at the front of the building. To access the front parking lot, you will need to pass Lori Rd and make a u-turn at the next light. Or, you can turn left at Lori Rd and park behind the five-story administration building.**

At this time, there is no new information on Bailey Park, the proposed development that is to be bordered by Old Hundred Road, Kelly Green Road, and Old Hundred Mill with access through Mill Meadow Drive and Kelly Green Road.

We must remain vigilant of what is happening in our area and how it will impact our neighborhood, our property values, our safety, our commute, and other considerations. We encourage all residents to engage our local representatives and attend Planning Commission and Board of Supervisors meetings whenever possible.

For County governance, our Clover Hill Supervisor is Chris Winslow. Chris can be reached at winslowc@chesterfield.gov and by phone (voicemail only) at (804) 768-7396. You can find the Board of Supervisor's meeting schedule [here](#).

Our Clover Hill Planning Commissioner is Gloria Freye. She can be reached at FreyeG@chesterfield.gov and by phone (voicemail only) at (804)768-7381.

DON'T MISS NEIGHBORHOOD NEWS AND HAPPENINGS

The OHM Newsletter allows homeowners and renters to stay apprised of neighborhood events, concerns, and other matters that require attention. This also includes you on Quick Alert updates with information regarding Board Meetings or neighborhood notices such as lost pets, suspicious behavior, or crime alerts. To sign up for the OHM Community Newsletter and Quick Alerts, please send your email address to ohmhoa@gmail.com. *Please be sure to include your family name and address.*

SPECIAL NOTE TO NON-RESIDENT HOMEOWNERS: Please make sure your renters are aware of and signed up for the OHM newsletter. Renters are both welcome and encouraged to participate in neighborhood events. Likewise, they are bound to the same covenants and architectural guidelines as owners.

Keep current with our website at oldhundredmill.org where you can find archived copies of our newsletter, covenants, architectural guidelines, calendar of events, forms, contacts, and FAQs (under Neighborhood News).

Another great resource for neighbors is NextDoor.com where you can post lost or found pets, find babysitters, pet sitters, service providers, items for sell, and local notices. Sign up today at NextDoor.com.

If you have met someone recently new to the neighborhood, please make sure they are aware of our newsletter and website, as well as NextDoor.com.

2016/2017 OHM HOA BOARD MEETING SCHEDULE

Home Owners Association Board meetings are held at 7pm on the 4th Monday of each month. The exception will be the November and December meetings which will be held on the 2nd or 3rd Monday (TBD). Please watch for the sign at the entrance median as you exit OHM. Board meetings take place at the Swift Creek Middle School cafeteria when school is

in session. During the summer months, please note the location which will be on the sign. Residents are invited and encouraged to attend all meetings.

2016 – 2017 OLD HUNDRED MILL BOARD MEMBERS

We would like to thank everyone who attended our annual Home Owners Association meeting in May, as well as those who submitted proxies that enabled us to reach the number needed for a quorum.

Your 2016 – 2017 Board members are:

Scott Cary
Jack Schiltz
Carmalita Morgan
Lisa Everington

Gene Anderson
Erika Ruth
Jeannie Young

ABOUT OUR MANGEMENT COMPANY, ACS WEST

ACS West, Inc. is an Accredited Association Management Company by Community Associations Institute that specializes in the management of homeowner associations in the metropolitan Richmond area including surrounding counties. Management of community associations is a specialized area of property management requiring well trained, dedicated, experienced personnel with systems designed exclusively for association management. The owners of ACS West are dedicated to controlled growth by insuring that systems, personnel, and other resources are in place before accepting new properties into their portfolio. They are making a long-term commitment to that association and its owners. ACS West, Inc. success results from the close working relationship developed with community Boards of Directors and Liaisons.

- Their accounting system is specifically designed for associations and produces easy to read and easy to understand monthly financial statements.
- Their team management concept provides the association with the talents of everyone in the organization and insures 'coverage' at all times.
- **All owner and maintenance requests, problems, and other communications are personally handled by a property manager.** This insures that owner requests receive prompt attention and resolution. The owner is advised of the actions being taken by either the Management Agent or the Board.
- **ACS West Property Managers make regular site inspections and advise the Board and/or Liaison of conditions found and necessary actions taken.**

Our Property Manager is Kimberly Williams. She can be reached at Kimberly@acswest.org and is always happy to assist home owners and residents.

Old Hundred Mill has maintained home values even as some around us have fallen, largely due to our Homeowners Association and the value of keeping a well-maintained neighborhood. Homes in OHM sell quickly because people want to live here, not only for the great schools and proximity to 288, but because of the visual appeal of the neighborhood. We all can help by keeping our lawns and homes in good condition at all times. And, if you happen to receive a violation letter, just remember, it isn't personal, we've all received them, the intent is to maintain the value of the neighborhood, not to be punitive.

Your OHM HOA Board is comprised of resident homeowners who volunteer their time to serve this community. The Board members do not conduct the monthly inspections and are subject to the same covenants and architectural guidelines as all residents.

WHO DO I CONTACT?

Is your sidewalk damaged as a result of nature, County, or State activity? VDOT is responsible for the repair of sidewalks in those instances. Call their main number at (804) 786 - 2700. Damage caused by a member of the community or a contractor serving a resident is the responsibility of the person who damaged the sidewalk.

Tot Lot trash cans are emptied by our landscaping company when they are performing their weekly services. This is a service they are providing as a favor to us (and we want them to continue), so, please, please don't gross them out by filling the cans with dog or baby poo. Yuck.

Want to cut down trees, plant trees, plant a hedge row, put up a fence, add a deck, put up a storage shed, screen in your porch, add an addition, change siding color, etc.? Please contact Kimberly at ACS West (Kimberly@acswest.org) for the required architectural review form PRIOR to starting ANY work. The work must be reviewed and accepted by the Architectural Review Committee before any work can commence, regardless of whether Chesterfield County has issued the required permit.

DO YOU HAVE SUGGESTIONS FOR OUR NEWSLETTER?

We'd love to hear from you! Email us at ohmhoa@gmail.com and let us know what you would like to see in future editions.

We don't sell our email list or contact information to anyone. The list is used only to distribute our neighborhood newsletter and to notify Old Hundred Mill home owners and residents of need-to-know information as quickly as possible. If you know someone who has not signed up, please have them contact us at ohmhoa@gmail.com and ask to be placed on our email distribution list.