

# MEADOWLAKE FARMS CLUSTER HOMES ASSOCIATION YORKTOWN, VA

Welcome to our neighborhood and congratulations on the purchase of your home!

On behalf of the Meadowlake Farms Cluster Homes Association Board of Directors and the other homeowners of Meadowlake Farms, we would like to welcome you to your new home and our community. Over the coming months we look forward to meeting you while walking through the community, relaxing at the pool or enjoying a community activity.

The Meadowlake Farms Cluster Homes are 90 townhomes located on Heather Way. We are a sub-association of the Meadowlake Farms Homes Association (MFHA). Each property owner is a member of *both* associations. MFHA manages the pool, tennis courts, ball field, playgrounds, lake, and the main entrances at Hampton Hwy. and Victory Blvd. The Cluster Homes Association, MFCHA, manages the landscaping around the community, the road, parking spaces and sidewalks, as well as architectural control and covenants compliance for the Cluster Homes. MFCHA also contracts for trash collection for each of the units.

Assessments to MFCHA are paid monthly and are due on the 1<sup>st</sup> of the month. The 2023 assessment is \$87 per month. You will be receiving information from our Community Association Manager about how to make your monthly payments soon. It is very important that we know how to contact you, so please complete the Owner Information sheet found as an attachment to the Rules & Regulations provided in this Disclosure Packet and return it to our management company as soon as possible.

Below are some other useful things to know as you get settled in.

**COMMUNITY WEBSITE** – [www.MeadowlakeFarmsHomes.com](http://www.MeadowlakeFarmsHomes.com) includes dedicated pages for the Cluster Homes. The website hosts community newsletters, resident resources, the governing documents, and contact information. Please take a few minutes to visit and familiarize yourself with its resources. *Before you use the pool, you must request pool passes. Visit the Pool Information page of the website for the link to apply for your passes.*

**MANAGEMENT** – Victory Community Management is our contracted community association management company. **Sarah Knaub** is the owner and our Community Association Manager. She can be reached at **(757) 593-0166** or **VictoryComMgt@gmail.com**. Contact Sarah with questions regarding the rules and regulations, covenants compliance, exterior improvements, board meetings, or monthly homeowners' assessments.

**TRASH PICKUP (THURSDAYS)** – Weekly trash service is included in your assessment and provided by GFL Environmental every Thursday. Each home has an assigned toter which must be stored behind your unit, brought to the curb no sooner than 3PM Wednesday, and returned

to the back of your unit by midnight Thursday. All trash must be bagged and all bags must be inside your toter. Please see our website for bulk pick-up and other details.

**RECYCLING (EVERY OTHER MONDAY)** – Residents may subscribe to the York County recycling service by contacting Waste Management at 757-890-3780. Recycling service is not included in your assessment, and you must call to start and stop the service. A separate recycling-only toter will be provided when service is ordered and must also be stored behind your residence. The toter may be brought to the curb no sooner than 3PM Sunday and returned to the back of your unit by midnight Monday.

**MAILBOXES** – If the previous owner did not leave your mailbox keys for you, you will need to go in person to the Grafton Post Office to request new ones. The cost is about \$20 and you must take a copy of a bill or mortgage/closing documentation and an ID with you.

**EXTERIOR IMPROVEMENTS** – In order to maintain the quality of our community, all exterior changes must start with completing the Architectural Modification Application. Submitting this form (found on our website and provided with your Resale Disclosure Packet) initiates a process to evaluate the plans for all exterior landscaping, repairs, and remodeling (such as painting, fences, trees, replacement roofs, etc.) to ensure compliance with all Covenants and Regulations. Please allow 30 days for the processing of your request.

Again, welcome to the Meadowlake Farms Cluster Homes community! We look forward to you falling in love with this community as much as we have. We know you will find our neighborhood is a great place to live.

Sincerely,

*The Meadowlake Farms Cluster Homes Association Board*