

Colonial Green Homeowner's Association

HOA Contact Information

Management Company:

Hall Associates, Inc.
213 S. Jefferson Street, Suite 1007
Roanoke, VA 24011
Phone 540-982-0011
Fax 540-344-1730

Chrissy Greene – Director of Association Management
c.greene@hall-realtor.com

Nikki Morgan Pritt – Association Manager
nikki.morgan@hall-realtor.com

Builder:

Progress Street Builders, Inc.
P.O. Box 985
Blacksburg, VA 24063
Phone 540-552-1812

Eric Sallee
eric.sallee@progressstreet.com

Developer:

Colonial Green, LC
P.O. Box 10296
Blacksburg, VA 24062

Joyce Graham – Managing Member
540-320-5215
jlgraham@usit.net

Meredith Jones – Project Manager
540-250-6613
jonesmt@comcast.net



COLONIAL GREEN

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Director of Association Mgmt - Chrissy Greene
 c.greene@hall-realtor.com
 Association Manager - Nikki Morgan Pritt
 nikki.morgan@hall-realtor.com

Inside this issue:

- Where you should send your HOA dues as of April 1st.
- Staying connected with the HOA Yahoo! Group feature.
- Why cleaning up after your pet is important.
- Friendly reminders
- A note from your new association management company.

Management Change

Colonial Green HOA will no longer be managed by Murray Realty. As of April 1, 2009, Hall Associates, Inc. will be our Association Management Company. Chrissy Greene is the Director of Association Management for Hall Associates. Mrs. Greene is assisted by Nikki Morgan Pritt an additional Association Manager for our Association. They can be reached at 540.982.0011 or via email at c.greene@hall-realtor.com or nikki.morgan@hall-realtor.com.

Your April HOA dues should be sent to Colonial Green HOA c/o Hall Associates Inc. 213 South Jefferson Street, Suite 1007, Roanoke, VA 24011. Payments that have already been sent to the previous management company will automatically be forwarded to Hall Associates. Your patience during the transition period is greatly appreciated.

Welcome Home!

Welcome to Colonial Green Homeowners Association. This newsletter is intended to be a quick Association update on all of the wonderful things happening in Colonial Green neighborhood. We want you to stay connected to your neighbors and be up to date on any association events. Colonial Green HOA has a Yahoo! Group where you will find recent financials, minutes, forms, and other useful information. To gain access to the group, please email Chrissy Greene at c.greene@hall-realtor.com for more information.

Once you are invited, you can send and receive emails from other members of the group. In addition, if you register and get a Yahoo! ID and password, you will have access to all past emails, uploaded files (financials, legal, forms), and recent events. The Yahoo! Group is a great way to become informed on your Association. We hope you will decide to take advantage of this feature.

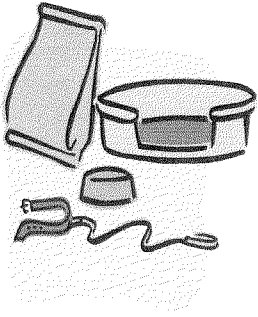


Spring into Action

Watering of the shrubs and lawn areas is not an association responsibility. All residents, including townhome residents, are responsible for watering their shrubs and lawn. Landscaping, including plants, shrubs, and tree maintenance and replacement is also the individual homeowner's responsibility. Mulch beds will be weeded regularly and mulch will be added annually by the Association.



Risky Business



Pet owners know that a great deal of care goes into maintaining a family pet, including vaccinations, meals, walks, and yes, the dreaded clean up. If not attended to, the feces left behind can become a health hazard as well as a nuisance in your own yard and within the neighborhood. Within Colonial Green, owners are required to clean up after their pets, as well as comply with the City of Roanoke's leash and restrictions on pet ownership. Not cleaning up after your pet can result in highly elevated levels of coliform and streptococci bacterial pollution in storm runoff, active parasites that can last for years, and grass killed by the high levels of nitrogen. The best place for pet droppings is in a landfill where their impact can be controlled. Don't risk it, pick up after your pets every time!

Friendly Reminders...

On-street parking

Residents of Colonial Green should be parking in the driveway or garage only. On-street parking is reserved for guests, delivery vehicles, or other services.

Trash Cans

Trash cans are to be stored as to not be visible from any street at any time except during collection periods.

Exterior Changes or Additions

Any changes or additions to the exterior of your home must be submitted and approved by the Changes and Additions Committee. Please contact Management for the appropriate form and installation limitations.

Satellite Dish Installations

Installing a satellite dish has restrictions and requires pre-approval from the Board of Directors. Please contact Management to receive the appropriate application form.



A Note From Management

We are very excited to begin management of Colonial Green HOA. We would like to take a moment to introduce the primary staff members that will be servicing your account.

Our Association Managers are Chrissy Greene, the Director of Association Management for Hall Associates and Nikki Morgan Pritt. Together they handle maintenance requests, association meetings, invoice approval and coding, property inspections, and the many other aspects of the day-to-day functions of your Association.

Our accounting team includes Teresa Stephens and Sue Ellen Welch. They handle collecting homeowner dues, paying invoices and generating financial statements for your Association.

Please do not hesitate to contact us if you have any questions during this transition. We are very much looking forward to working with you!

Insurance

Colonial Green Homeowner's Association provides General Liability insurance only.

All property owners are responsible for Homeowner's insurance.