

Special Community Notice SRHOA Board

SRHOA Board:

The Seneca Ridge Homeowners Association (SRHOA) was established with the primary intention of creating a safe and friendly environment for our neighborhood and administering the by-Laws and covenants of our community. The Seneca Ridge Homeowners Association is governed by a Board of Directors. Members of the board are residents who have been elected to these positions and serve on a volunteer basis.

Synopsis of ARC violations for 320 Silver Ridge Drive:

- In March 2020, it was observed that 320 Silver Ridge Dr. was adding an addition to the home **without submitting an ARC approval as required by the Seneca Ridge [Articles of Incorporation, Covenants & By-Laws](#)**. The board intervened and requested an application after construction was started and it was expedited and approved at that time. This approval was for the in-law addition only, not the entire residence.
- In March 2021 320 Silver Ridge Dr. installed a tin roof over the porch **without submitting an ARC approval as required by the Seneca Ridge [Articles of Incorporation, Covenants & By-Laws](#)**. The board intervened and requested an application after construction was started. Installation was halted and an ARC approval was submitted on Apr 15, 2021. On Apr 22, 2021, the application for the tin roof was denied. In Aug 2021 the roof was completed with no communication with the SRHOA board. 320 Silver Ridge believes that this was implied in the approval for the in-law addition.
- In Jul 2021, 320 Silver Ridge painted the entire home white, **without submitting an ARC approval as required by the Seneca Ridge [Articles of Incorporation, Covenants & By-Laws](#)**. The board was unable to intervene before the project was completed. To this date after multiple requests no application has been submitted. 320 Silver Ridge believes that this was implied in the approval for the in-law addition.
- In Aug 2021, 320 Silver Ridge Dr. Installed a walkway, **without submitting an ARC approval as required by the Seneca Ridge [Articles of Incorporation, Covenants & By-Laws](#)**. Upon request from the SRHOA board this application was submitted after completion and approved. 320 Silver Ridge believes that this was implied in the approval for the in-law addition.
- In August 2021, 320 Silver Ridge Installed a Fence gate, **without submitting an ARC approval as required by the Seneca Ridge [Articles of Incorporation, Covenants & By-Laws](#)**. Upon request from the SRHOA board this application was submitted after completion and approved. 320 Silver Ridge believes that this was implied in the approval for the in-law addition.

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- In September 2021, 320 Silver Ridge Dr. painted the unapproved walkway grey **without submitting an ARC approval as required by the Seneca Ridge [Articles of Incorporation, Covenants & By-Laws](#)**. Upon request from the SRHOA board this application was submitted after completion and approved. 320 Silver Ridge believes that this was implied in the approval for the in-law addition.
- The Board always tries to suggest revisions or alternatives to a proposal to make it more appropriate. Had 320 Silver Ridge submitted a single application prior to construction the board would have been able to make it clear the application status and we could have worked toward a solution. 320 Silver Ridge had every opportunity to work with the board and declined.

Status Update:

- The SRHOA followed all Virginia legal requirements and filed a suit against 320 Silver Ridge Dr, regarding the tin roof and the home painted white, for non-compliance with the SRHOA [Articles of Incorporation, Covenants & By-Laws](#), that all homeowners in this wonderful community agree to abide by when purchasing a home here.
- After attempts to broker a resolution regarding the listed ARC violations were not successful, the SRHOA volunteer Board, for the first time since its inception, took legal action and the HOA incurred \$9,200 on legal fees specifically on this suit. The board believes it is our elected duty and in the best interest of our entire community to enforce the [Articles of Incorporation, Covenants & By-Laws](#).
- Regarding the dismissal of General Court case #GV22007446-00, the Judge felt that the Board did not have formal written complaints as indicated in the SRHOA [Articles of Incorporation, Covenants & By-Laws](#) and therefore we could not proceed. The judge specifically told 320 Silver Ridge Dr. that they were in violation but was dismissed on the above-mentioned technicality.
- The SRHOA board decided to discontinue the suit because it would require a new judge to overturn the ruling of a previous judge and cost more money. The Circuit Court case #CL23000518-00 was dismissed without prejudice, meaning we elected to non-suit the case and reserve the right to introduce a new suit if needed. The SRHOA Board has started a new violation case internal to SRHOA. There is no current lawsuit, this is just a normal ARC violation case and there has not been a decision to proceed with additional legal action. All ARC decisions are public record in the minutes of the monthly board meetings.
- The board does not believe a single HOA member can decide to ignore the rules that the rest of the community adheres to. This board will not forfeit our obligation to enforce the [Articles of Incorporation, Covenants & By-Laws](#).