

Olah’s Landing Property Owners Association

Board of Directors Meeting

Via Microsoft Teams

April 13, 2026 at 6:30pm

[Join the meeting now](#)

Meeting ID: 248 092 820 733 2

Passcode: 6X76ed7T

Dial in by phone

[+1 757-206-2119,616103935#](#) United States, Williamsburg

Phone conference ID: 616 103 935#

AGENDA

- I. Call to Order
- II. Reading of Minutes.....2
- III. Financials.....4
- III. Manager’s Report.....27
- IV. Old Business
 - a. Dead Tree Next to Small Pond – Drum Creek
- V. New Business
 - a. Rules & Regulations Document.....31
- VI. Homeowner’s Forum
- VII. Executive Session.....34
 - b. Violations Log.....35
 - c. Delinquencies.....46
- VIII. Adjournment

Next Meeting: June 8, 2026, via Teams Meeting

GROWTH THROUGH EXCELLENCE

Meeting Minutes

Olah's Landing HOA Board Meeting

Monday, December 8th, 2025

Meeting called to order at 6:34pm, entered Executive Session at 6:45pm, called back to General Session and ended at 7:05pm.

I. President started meeting

a. 3 of 5 board members were present. Homeowners quorum not meet.

II. Reading of Minutes

-Reading of Oct 13th, 2025 meeting minutes. No recommended changes. Approved.

III. Manger's Report

-CD is going to expire

IV. Unfinished Business

- Discussed fire ant issue around the pond. Decided to not move forward

V. New Business

-Removal of tree behind fence line behind property on Annie Olah Cres. Voted to approve. Will schedule in coming weeks

VI. Homeowner's Forum

-Two (2) homeowners present, no concerns addressed

VII. Executive Session: 6:58 pm

VIII. General Session: 7:09pm

IX. End Meeting: 7:09pm

-Next meeting is scheduled on Feb 9th, 2025

Meeting Minutes

Olah's Landing HOA Board Meeting

Monday, February 9th, 2026

Meeting called to order at 6:34pm, entered Executive Session at 6:58pm, called back to General Session and ended at 7:09pm.

- I. President started meeting:** 6:34pm-6:34pm
 - a. 5 of 5 board members were present. Homeowners quorum not meet.
- II. Reading of Minutes:** 6:35pm-6:35pm
 - No minutes from last meeting. Secretary was not present at last meeting
- III. Manger's Report:** 6:36pm-6:39pm
 - Operating Reserve account CD is expires, Propose to Roll over by Treasurer
 - Tree was removed on HOA property behind resident on Annie Olah
 - Broken sidewalk in way of pool construction at resident on Mike Trail. Residents responsibility to fix broken sidewalk
- IV. Unfinished Business:** 6:39pm-6:39pm
 - Dead tree around pond will be removed by Drum Creek this Spring
- V. New Business:** 6:39pm-6:41pm
 - Trees on HOA property adjacent to High School Tennis Courts require trimming. Getting bids
- VI. Homeowner's Forum:** 6:41pm-6:58pm
 - Two (2) residents in attendance.
 - Resident on Annie Olah arose concerns about lights on the house and received violation(s). Recommended resident to submit an HOA Architectural Review Board(ARB) request through the homeowners portal for already installed lights
- VII. Executive Session:** 6:58 pm-7:09pm
- VIII. General Session:** 7:09pm-7:09pm
- IX. End Meeting:** 7:09pm
 - Next meeting is scheduled on March 13th, 2025



Financial Report Package

March 2026

Prepared for

Olah's Landing Property Owners Assoc Inc.

By

United Property Associates

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Branches Filtered:

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
Total Income	\$ 5,064.39	\$ 4,935.00	\$ 129.39	\$ 15,354.90	\$ 14,805.00	\$ 549.90	\$ 59,220.00
Total OPERATING INCOME	\$ 5,064.39	\$ 4,935.00	\$ 129.39	\$ 15,354.90	\$ 14,805.00	\$ 549.90	\$ 59,220.00
OPERATING EXPENSE							
General & Administrative							
Total General & Administrative	\$ 1,793.91	\$ 2,506.00	\$ 712.09	\$ 4,197.75	\$ 7,329.00	\$ 3,131.25	\$ 26,988.00
Utilities							
Total Utilities	\$ 646.07	\$ 401.00	\$ (245.07)	\$ 2,265.03	\$ 1,203.00	\$ (1,062.03)	\$ 4,812.00
Maintenance							
Total Maintenance	\$ 1,171.50	\$ 1,506.00	\$ 334.50	\$ 4,454.50	\$ 4,518.00	\$ 63.50	\$ 18,072.00
Operating Reserves							
Total Operating Reserves	\$ 366.63	\$ 325.00	\$ (41.63)	\$ 1,098.97	\$ 975.00	\$ (123.97)	\$ 3,900.00
Replacement Reserves							
Total Replacement Reserves	\$ 515.38	\$ 454.00	\$ (61.38)	\$ 1,537.14	\$ 1,362.00	\$ (175.14)	\$ 5,448.00
Total OPERATING EXPENSE	\$ 4,493.49	\$ 5,192.00	\$ 698.51	\$ 13,553.39	\$ 15,387.00	\$ 1,833.61	\$ 59,220.00
Net Income:	\$ 570.90	\$ (257.00)	\$ 827.90	\$ 1,801.51	\$ (582.00)	\$ 2,383.51	\$ 0.00

Assets
Operating Fund

10-10105-00 BankUnited - Operating - 6267 \$38,202.28

Total Operating Fund: \$38,202.28
Operating Reserves

11-11025-00 BankUnited - OP Res - 4732 20,123.56

11-11172-01 CD PFP - OP Res - 8101 - 12M - 4.00 - 04/25/26 50,000.00

Total Operating Reserves: \$70,123.56
Replacement Reserves

12-11035-00 BankUnited - Repl Res - 4740 29,646.31

Total Replacement Reserves: \$29,646.31
Total Assets: \$137,972.15
Liabilities & Equity
Operating Reserves

32-32000-00 Accumulated Operating Reserve 73,828.56

32-34500-00 Operating Reserve Y-T-D Expense (3,705.00)

Total Operating Reserves: \$70,123.56
Replacement Reserves

33-33000-00 Accumulated Replacement Reserve 29,646.31

Total Replacement Reserves: \$29,646.31
Equity

35-34980-00 Retained Earnings 36,400.77

Total Equity: \$36,400.77

 Net Income Gain / Loss 1,801.51 \$1,801.51
Total Liabilities & Equity: \$137,972.15

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
41100-00 Association Fees	\$ 5,076.00	\$ 4,935.00	\$ 141.00	\$ 14,469.64	\$ 14,805.00	(\$ 335.36)	\$ 59,220.00
42000-00 Prepaid Association Fees	(397.00)	-	(397.00)	(115.20)	-	(115.20)	-
42530-00 Interest-Delinquent Fees	2.38	-	2.38	6.39	-	6.39	-
42550-00 Reserve Interest	103.01	-	103.01	299.11	-	299.11	-
42630-00 Late Fee Income	280.00	-	280.00	665.00	-	665.00	-
42700-00 Certified Legal Cost	-	-	-	29.96	-	29.96	-
Total Income	\$ 5,064.39	\$ 4,935.00	\$ 129.39	\$ 15,354.90	\$ 14,805.00	\$549.90	\$ 59,220.00
Total OPERATING INCOME	\$ 5,064.39	\$ 4,935.00	\$ 129.39	\$ 15,354.90	\$ 14,805.00	\$ 549.90	\$ 59,220.00
OPERATING EXPENSE							
General & Administrative							
51400-00 Audit/Tax Preparation	490.00	410.00	(80.00)	490.00	410.00	(80.00)	410.00
51950-00 Legal-Collections	-	492.00	492.00	-	1,476.00	1,476.00	5,904.00
52200-00 Property Insurance	-	417.00	417.00	-	1,251.00	1,251.00	5,004.00
52210-00 Corporate Fees	-	-	-	-	-	-	105.00
52400-00 Management Fees	1,108.80	1,109.00	0.20	3,326.40	3,327.00	0.60	13,342.00
52700-00 Office Expense/Printing	173.35	78.00	(95.35)	320.56	235.00	(85.56)	939.00
52750-00 Coupon Books	-	-	-	-	340.00	340.00	340.00
52900-00 Postage Expense	21.76	-	(21.76)	60.79	290.00	229.21	744.00
53100-00 Taxes-State	-	-	-	-	-	-	33.00
53250-00 Taxes-Federal	-	-	-	-	-	-	167.00
Total General & Administrative	\$ 1,793.91	\$ 2,506.00	\$ 712.09	\$ 4,197.75	\$ 7,329.00	\$3,131.25	\$ 26,988.00
Utilities							
53800-00 Electric Expense	646.07	401.00	(245.07)	2,265.03	1,203.00	(1,062.03)	4,812.00
Total Utilities	\$ 646.07	\$ 401.00	(\$ 245.07)	\$ 2,265.03	\$ 1,203.00	(\$1,062.03)	\$ 4,812.00
Maintenance							
54180-00 BMP Expenses	231.50	256.00	24.50	694.50	768.00	73.50	3,072.00
54300-00 Lawn Contract	940.00	1,075.00	135.00	3,760.00	3,225.00	(535.00)	12,900.00
54310-00 Landscaping Extras	-	175.00	175.00	-	525.00	525.00	2,100.00
Total Maintenance	\$ 1,171.50	\$ 1,506.00	\$ 334.50	\$ 4,454.50	\$ 4,518.00	\$63.50	\$ 18,072.00
Operating Reserves							
56550-00 Oper Reserve Interest	41.63	-	(41.63)	123.97	-	(123.97)	-
56600-00 Operating Reserve	325.00	325.00	-	975.00	975.00	-	3,900.00
Total Operating Reserves	\$ 366.63	\$ 325.00	(\$ 41.63)	\$ 1,098.97	\$ 975.00	(\$123.97)	\$ 3,900.00
Replacement Reserves							
55160-00 Repl Reserve Interest	61.38	-	(61.38)	175.14	-	(175.14)	-
55490-00 Replacement Reserve	454.00	454.00	-	1,362.00	1,362.00	-	5,448.00
Total Replacement Reserves	\$ 515.38	\$ 454.00	(\$ 61.38)	\$ 1,537.14	\$ 1,362.00	(\$175.14)	\$ 5,448.00
Total OPERATING EXPENSE	\$ 4,493.49	\$ 5,192.00	\$ 698.51	\$ 13,553.39	\$ 15,387.00	\$ 1,833.61	\$ 59,220.00
Net Income:	\$ 570.90	(\$ 257.00)	\$ 827.90	\$ 1,801.51	(\$ 582.00)	\$ 2,383.51	\$ 0.00

	Investment rates					
<u>4/01/2026</u>	Atlantic Union Bank	Townebank	National Cooperative Bank (NCB)	First Citizens Bank (CIT)	Pinnacle Financial Partners	BankUnited
3 month CD	3.8% APY			1.00% current rate; 1.00% APY		3.3% APY
5 month CD		3.37% current rate; 3.41% APY (250K min)				
6 month CD	3.8% APY		3.05% current rate	3.6% current rate; 3.67% APY	3.35% current rate	3.4% APY
9 month CD			3.00% current rate	3.5% current rate; 3.56% APY	3.45% current rate	3.25% APY
10 month CD		3.39% APY (\$250k min)				
12 month CD			3.00% current rate	3.25% current rate; 3.30% APY (\$1k min)	3.60% current rate	3.15% APY
13 month CD	3.6% APY					
18 month CD				3.00% current rate; 3.05% APY (\$1k min)	3.50% current rate	
19 month CD						
24 month CD			2.85% current rate	2.75% current rate; 2.79% APY (\$1k min)	3.55% current rate	
36 month CD				2.75% current rate; 2.79% APY (\$1k min)	3.65% special rate	
13 Week CDAR				0.30% current rate; 0.30% APY		3.15% APY
26 Week CDAR				3.50% current rate; 3.56% APY		3.25% APY
6 month CDAR			2.25% current rate; 2.28% APY		3.15% current rate	
12 month CDAR			2.05% current rate; 2.07% APY		3.40% current rate	
24 month CDAR			2.00% current rate; 2.02% APY		3.35% current rate	
52 weeks CDARS			2.30% current rate; 2.33% APY	3.20% current rate; 3.25% APY (\$10k min)		3.0% APY
Money market	2.25% APY (25K min)		Tiered rates listed on page 2	Tiered rates listed on page 2	3.0% current rate (\$25k min)	2.5% current rate (\$2.5k min)
ICS			0.40% APY (\$30k min)	Tiered rates listed on page 2	2.7% current rate	2.25% APY

First Citizens Tiered Rates 4/01/2026

***CAB Money Market**

Tier	Rate	APY
\$1,000 - \$99,999.99	0.15%	0.15%
\$100,000 - \$249,999	0.20%	0.20%
\$250,000 - \$499,999	0.25%	0.25%
\$500,000 - \$999,999	0.47%	0.47%
\$1,000,000 & above	0.57%	0.57%

Minimum Opening Deposit \$1,000

****ICS[®] The IntraFi[®] Cash Service**

Tier	Rate	APY
\$0 - \$14,999.99	0.00%	0.00%
\$15,000 - \$99,999.99	0.15%	0.15%
\$100,000 - \$499,999.99	0.20%	0.20%
\$500,000 - \$999,999.99	0.42%	0.42%
\$1,000,000.00 & Above	0.52%	0.52%

Minimum Opening Deposit \$50,000

**Maximum of \$10,000,000 per customer. Talk to your representative about specific product limits. The illustrated minimum collected balance must be maintained to obtain the disclosed APY for that tier. The daily collected balance method is used to calculate the interest on the account. This method applies a daily periodic rate to the principal in the account each day. The interest rate and APY (Annual Percentage Yield) may change after account opening. Fees could reduce the earnings on the account.

National Cooperative Bank Tiered Rates 4/01/2026

MMDA	Rate	APY*
\$0-49,999	0.75%	0.75%
\$50,000-99,999	0.85%	0.85%
\$100,000-499,999	0.85%	0.85%
\$500,000 & over	0.95%	0.95%

Olah's Landing Property Owners Association, Inc.
Management Report
April 2026

Investments:

The replacement reserve account and the operating reserve account YTD were funded appropriately per the current budget.

The following investments are set to mature within the next 60 days:

CD PFP – OP Res - 8101 – 12M – 4.00 – 4/25/26: Will rollover unless Board chooses another CD. Current CD has better rate at 4% than other available CDs. My recommendation is to rollover this CD.

The most current CD rates schedule is attached to this report.

Annual Assessments and Delinquency Reports:

There are currently seven (7) delinquent accounts totaling \$6,490.51. A current delinquency report is included in this packet. If a discussion of this report is necessary, it must be done in the executive session. If you have immediate questions, please contact Management.

Bids & Proposals:

Management received the following bids and proposals:

Drum Creek \$1,275 – Dead tree removal & replacement

Inspection Log:

Management performed property inspections of the community on Thursday March 12, 2026, Friday March 20, 2026. The violation log is included for review. The board is reminded that the violation log is confidential and if a discussion of this report is necessary, it must be done in executive session. If you have any immediate questions, please contact management.

Maintenance:

Landscaping/Grounds

A dead tree at the pond needs to be replaced. Drum Creek submitted a proposal for this work. The Board elected to approve the tree replacement. Approved and signed proposal sent to Drum Creek.

Streetlights

Management is not aware of any current issues with streetlights.

Request for Modifications (Interior or Exterior):

There are three (3) ARB requests submitted in March:

1128GO

1104AO

1132GO

Miscellaneous:

Nothing to report

Current Contracts:
Expiring Contracts

Vendor	Service	Expiration Date	Required Notice
CAU	Insurance	08/09/2026	N/A
Dragonfly Pond Works	BMP Maintenance	12/31/26	60 days written
Drum Creek lawn & Landscaping	Landscaping	5/31/2027	30 days
United Property Associates	Management	9/03/27	90 days
DesRoches Accounting	Accounting	12/31/2027	

Sara Beachum
Association Manager
Olah's Landing Property Owners Association, Inc.

Portfolio Manager: Sara Beachum sbeachum@unitedpropertyassociates.com

Open Board Action Items

Description	Open Date	Due Date	Note
Drum Creek proposal - Tree Line Clean Up & Tree Replacement at Pond Drum Creek submitted a proposal for the tree line clean up and tree replacement at the pond. Proposal is attached for Board review and consideration.	03/26/2026	04/10/2026	Board elected to just approve the tree removal and replacement. Emailed approved and signed proposal for Tree Removal and Replacement ONLY to Drum Creek
Refined Rules & Regs Doc. Combining the Rules & Regs into one doc. for easy reference. This doc can also be sent out to homeowners from time-to-time as a reminder of the Community Rules & Regs.	04/09/2026	05/29/2026	

Completed Board Action Items

Description	Open Date	Comp Date	Note
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Manager Action Items

Open Items:	2
New Items:	1
Closed Items:	0

Manager Action Items

Description	Due Date	Status	Note
Dead tree next to small pond Management sent an email to Drum Creek about removing the dead tree and replacing with a new one near the small pond.	04/20/2026	In Progress	<p>I spoke with Drum Creek and they are going to remove the dead tree and replace it. I emailed Alexander with Drum Creek for an update on removal of the dead tree and replacement with a live one. Andrew with Drum Creek emailed me back with a picture of the dead tree for verification. He will remove and replace the tree. Alex called me stating that he could replace the tree for about \$1,000. This has been sent to the Board for approval or to wait until the Spring. The Board has elected to wait until Spring '26 to replace the tree. Drum Creek will be notified. Management is reaching back out to Drum Creek, and I do not hear from them within a week, I will try Colonial tree. I emailed Andrew, with Drum Creek, asking if they can remove the dead tree and replace it with another one. Drum Creek submitted a proposal for the tree line clean up and tree replacement at the pond.</p>
Refined Rules & Regulations Update the Community Rules & Regulations doc	05/29/2026	In Progress	<p>First draft of Rules & Regs doc. This doc puts all the Association Rules & Regs in one place for quick reference. The Board will review.</p>

Open Work Orders

WO #	Due Date	Status	Address	Maintenance Item
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Olah's Landing Property Owner's Association, Inc.

Rules and Regulations

Section 8.01 Animals and Pets

A reasonable number of cats and/or dogs (not to exceed four) may be kept or maintained on any Lot. The Board of Directors may, from time to time, (a) impose reasonable rules and regulations setting forth the type of permitted animals and (b) prohibit certain types of animals. The Board of Directors shall have the right to require any Owner (or any tenant of any Owner, or any family member or guest of any Owner or tenant) to remove from the Community any animal if, in its sole discretion, such animal is creating a nuisance because, e.g., the Owner does not clean up after the animal, the animal is too noisy or the animal is not properly controlled.

Section 8.02 Garbage and Refuse Disposal

Trash collection containers shall be placed at the curb for collection no earlier than 24 hours prior to 7:00 a.m. of the day of collection. Once placed at the curb for collection, no container shall remain on the curb for a period exceeding more than 24 hours after 7:00 a.m. of the day of collection. All containers shall be stored in a carport or enclosed building or placed behind the nearest portion of the residence or the building to the street when not set out for collection. If such storage or placement is impractical or impossible, containers may be stored in the front of the dwelling if hidden from view by landscaping or an approved decorative enclosure.

Section 8.03 No Above Ground Utilities Without Approval

No facilities, including without limitation, poles and wires for the transmission of electricity or telephone message, storage tanks for gas or other fuel, and water, gas, sanitary and storm sewer drainage pipes and conduits shall be placed or maintained above the surface of the ground on any portion of the Property without the prior written approval of the ASC.

Section 8.04 Noxious or Offensive Activities

No noxious or offensive activity shall be carried out upon any portion of the Property, nor shall anything be done thereon that may be or become a nuisance or annoyance in the area to the residents or Owners thereof. The emission of smoke, soot, fly ash, dust, fumes, herbicides, insecticides, and other types of air pollution or radioactive emissions or electro-magnetic radiation disturbances shall be controlled so as not to (a) be detrimental to or endanger the public health, safety, comfort or welfare; (b) be injurious to property, vegetation or animals; (c) adversely affect property values or otherwise produce a public nuisance or hazard; or (d) violate any applicable zoning regulation or other governmental law, ordinance or code.

Section 8.05 Dwelling in Other than Residential Units

No temporary building, trailer, basement, tent, shack, barn, outbuilding, shed, garage, or building in the course of construction or other temporary structure shall be used, temporarily or permanently, as a dwelling on any Lot or other portion of the Property except with the consent of the ASC.

Section 8.06 Television and Radio Antennas

No outside communication antenna shall be erected on any Lot or other portion of the Property which is not in compliance with the guidelines therefor promulgated by the ASC. In no case shall satellite dish antenna be

permitted which is larger than the maximum size required to be permitted by Federal law or regulations, which, at the time of recording of the Declaration is one (1) meter in diameter.

Section 8.07 Residential Use Only

Except as provided by the Association Documents, the Property shall be used only for residential purposes and purposes incidental and accessory thereto. Home occupations shall be permitted so long as they involve no employees and do not generate significant traffic or noise and are otherwise compatible with residential living subject to any City requirements or licenses.

Section 8.08 Outdoor Repair Work

No work on any motor vehicles, boats or machines of any kind shall be permitted outdoors on such Lot or portion thereof, except for emergency repairs requiring less than six hours' work.

Section 8.09 Clotheslines

Outdoor clothes lines or other facilities for the drying or airing of any clothes or bedding shall not be erected in front of the rear foundation line on any property within the Development unless they are erected within a fenced service yard or otherwise concealed and shall not be visible from the neighboring property. On corner Lots they shall not be located closer to the side street than the line of the foundation facing said side street.

Section 8.10 Fences

No fence may extend closer to the street towards which said house faces than one foot (1.0') back from the front wall of the house. Additionally, fences shall not extend any closer to the street which said house faces than the front wall of the houses located on the adjacent Lot or Lots. Fences may not extend closer to a side street than the wall of the houses which faces said street unless fence is 4' in height and is made of aluminum or vinyl. All fence materials shall be consistent on each individual Lot (i.e. no Lot shall be permitted to have both aluminum and vinyl fencing). Additionally, if the fence extends beyond the wall of the house on a side street, landscaping must be provided on the street side of the fence so that the mature landscaping will be 3' in height.

Section 8.11 Lawn and Yard Maintenance

During the growing season (March – October), lawns must be properly maintained and mowed on a regular basis. Grass and weeds should not exceed 5 inches above the lawn base. Lawns, plants, and shrubbery should be watered regularly to maintain a healthy appearance. Dead plants, shrubs, and trees should be removed in a timely manner. Flower beds, mulched areas and rock areas should be regularly weeded and maintain a pleasant appearance.

Section 8.12 Outdoor Cooking Appliances and Grills

Use of portable barbecue grills or other outdoor cooking appliances is permitted on the lots. Fires must be extinguished promptly after cooking. Barbecue grills or other outdoor cooking appliances may remain in front of the house while they are in use. All Outdoor cooking appliances and grills shall be stored behind the front wall of the house and shall not be visible from a public roadway.

Section 8.13 Rust on Fences and Driveways

Rust (orange color) on fences and driveways shall be cleaned off in a timely manner to preserve the natural appearance of the fence and driveway. Each owner shall keep the lot, and all improvements thereon, in good

order and repair, free of debris, all in a manner and with such frequency as is acceptable to the Association and consistent with a first quality single family residential development.

Section 8.15 Sheds

Sheds shall be made of wood, roofed with shingles and match the color of the house. A shed refers to any storage unit with more than 16 square feet of floor space and more than 6 feet in height.

Section 8.16 Holiday Lights/Seasonal Decorations Regulations

Permanently installed security/holiday lights shall be defined as lights that are hard wired into eaves or soffit of the home with lights bulbs that are non-protruding and/or recessed with no visible wires or extension cords. All other string style lighting attached to exterior of the home shall be considered temporary holiday lighting. Permanently installed security/holiday lights shall remain white throughout the year except for the week of a holiday federal or state of Virginia recognized holiday, with exceptions for Halloween, Christmas and other December Holidays.

Holiday lights and/or seasonal decorations that are visible from a street may be displayed on the outside of the home and should correspond to the current or upcoming season/holiday. Holiday lights and/or seasonal decorations must be removed in a timely manner after the past season or holiday has ended. Lights and decorations shall not create a nuisance (examples include loud noises or bright lights past 11pm) or safety issues for other neighbors and must be removed in a timely manner. Halloween decorations can be displayed starting the second (2nd) Saturday in September and must be removed by the second (2nd) Sunday in November. December holiday decorations can go up no earlier than November 1st and must be removed by the second (2nd) Sunday in January of the following year. Temporary string style/holiday lights can be displayed in back yards for pools, gazebos, pergolas, etc. for ambiance year-round. Inappropriate holiday lights and seasonal decoration displays will be addressed by the Board of Directors.

*All violations will be accompanied by a picture and sent to the Board for review and approval prior to a violation letter being sent out to the homeowner.

Revised 3/31/2026