



# Annual Homeowners Meeting

27 January 2018 – Hilton Garden Inn



# Agenda

9:15-9:25 **Welcome, Introductions & Administrative Updates**

- Recognition & Presidents review of 2017
- Nominating Committee Report
- 2018 Board of Directors Election

9:25-9:35 **Architectural Committee Report**

9:35-9:50 **Henrico County Planning**

9:50-9:55 **Director at Large Report & New Neighbors**

9:55-10:00 **Treasurers Report**

10:00-10:15 **Open Discussion**

10:15 **Adjourn**



# Recognition

## **2017 Board Members**

- Melissa Gay – Secretary
- David Frimpter – Treasurer
- Brian Perryman – Director at Large



Recognition

**Architectural Control  
Committee Volunteers**

**Debbi Seitz**

**Jan Vlasic**

**(10 years!!!)**





Recognition

**Hospitality Chair**

Jan Vlastic



Since 2007, Jan has welcomed **68** new residents into our  
neighborhood!



# Recognition

## **Audit Committee**

(meets quarterly)

Elaine Kirby

April Duff

Debbi Seitz



# Recognition

## Block Captains

### Vacant - Coordinator

Debbi Seitz

Robert Casey

Diane Minear

Allie Hanks

Marianne White

Melissa Gay

Donna Orr

Anthony Castellano

Tena Freeman

Patsy Ledford

Janice Kuhns

Sue Holter

Cheryl Towner

Gloria Anderson



# Recognition

## **Annual Meeting Volunteers**

Diane Minear

Marianne White

Melissa Gay

Jan Vlasic

Debbi Seitz

Janice Kuhns







# Recognition

## **Annual Meeting Volunteers**

Diane Minear

Marianne White


Melissa Gay

Jan Vlasic

Debbi Seitz

Janice Kuhns





# President's Report

- Another quiet year
- Homes prices increasing
- Speeding, walkers and trees...
- Volunteers desperately needed!

Improving Curb Appeal



# Board Member Commitment

- ▶ Monthly Meetings @ 6pm on the 1st Thursday of each month
- ▶ Meetings typically 30 – 45 mins... as needed to conduct HOA business
- ▶ Remote attendance is possible via Skype
- ▶ Board communications mostly via email

# Speeding in the Neighborhood

## Traffic Calming Program

Phase I Solutions – "\$200 increased speeding fine" and signs... We have this already!

Next – Request police radar : **Henrico Traffic Safety Unit, (804) 501-7843 or [police@henrico.us](mailto:police@henrico.us)**

## Phase II Solutions –

Requires minimum of 75% of the households on the proposed street, as well as streets that have major access to the proposed street, to sign a petition agreeing to the traffic calming devices.

### Speed Humps

Rounded raised areas of pavement typically 12 to 14 feet in length with a height of 3 inches.

### Speed Cushions

Rounded raised areas of asphalt or rubber typically 6 to 7 feet in length with a height of 3 inches.

### Speed Tables

Rounded raised areas of pavement typically 22 feet in length with a height of 3 inches.



# Nominating Committee Report

Proposed slate of officers:

- Brian Perryman
- David Fellowes
- Melissa Gay
- \_\_\_\_\_
- \_\_\_\_\_



# HENRICO COUNTY

## Planning Department

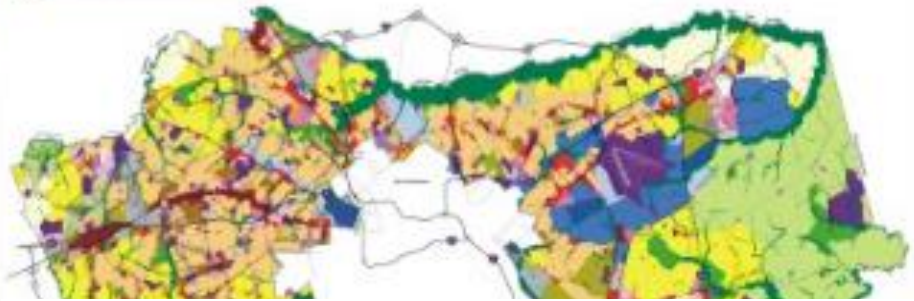
**Michael Morris**  
**Planner**

**804-501-4602**

**SUBDIVISION  
ORDINANCE**

**CODE  
CONFORMANCE**

**ZONING  
ORDINANCE**



**planning@henrico.us**

The background of the slide features a large, semi-transparent seal of Henrico County, Virginia. The seal is circular and contains a central figure of a woman in profile, facing right, wearing a crown and holding a staff. The text around the seal includes "CITY 1611", "SHIRE 1634", "MANAGER 1634", "COUNTY OF HENRICO, VIRGINIA", and "HENRICO".

# Henrico County Trends & Innsbrook Area Future Development

January 27, 2018

Presented by Henrico County Department of Planning

# Topics of Discussion

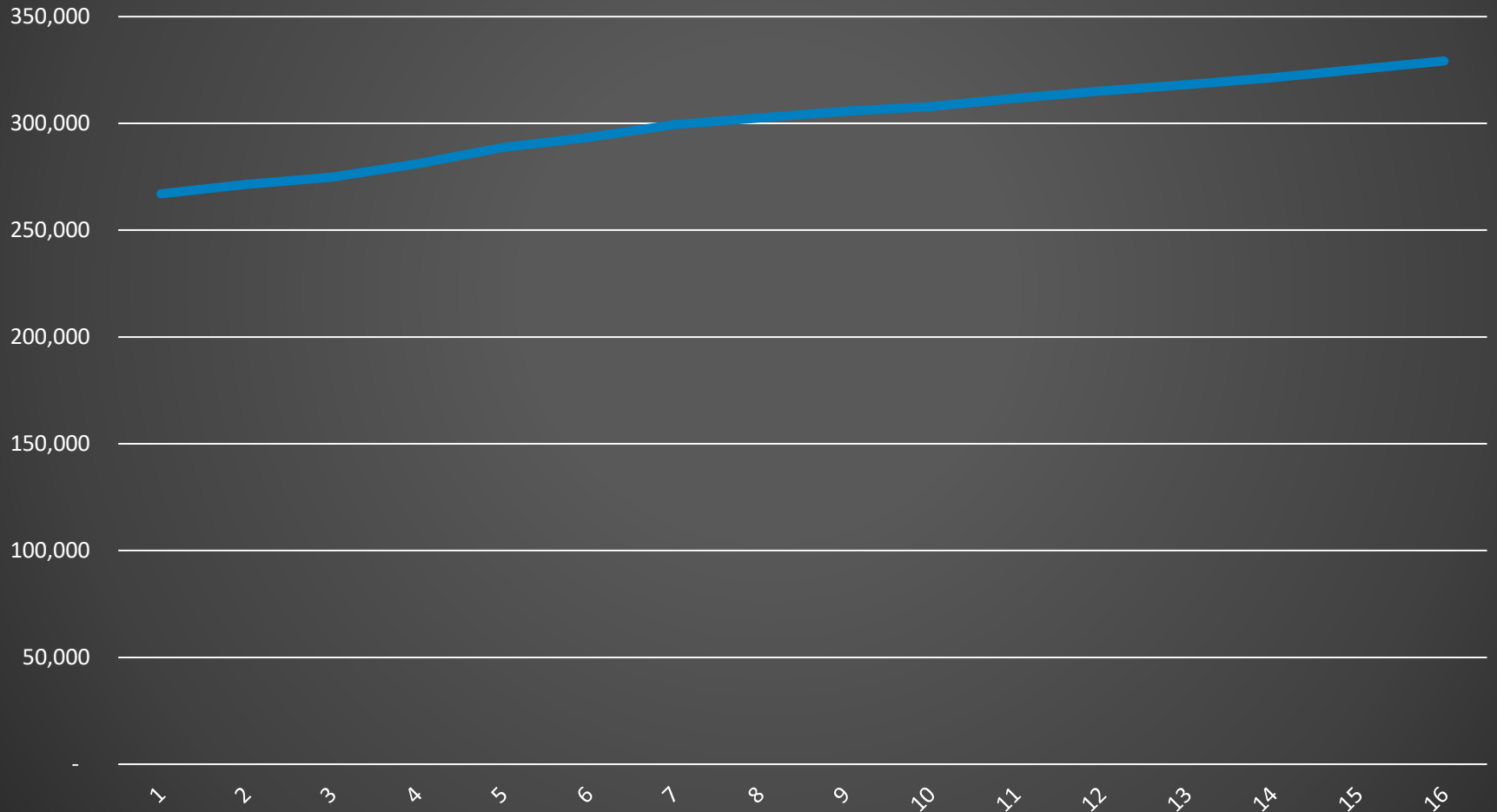
- Demographic Trends
- Comprehensive Plan
- Area Development



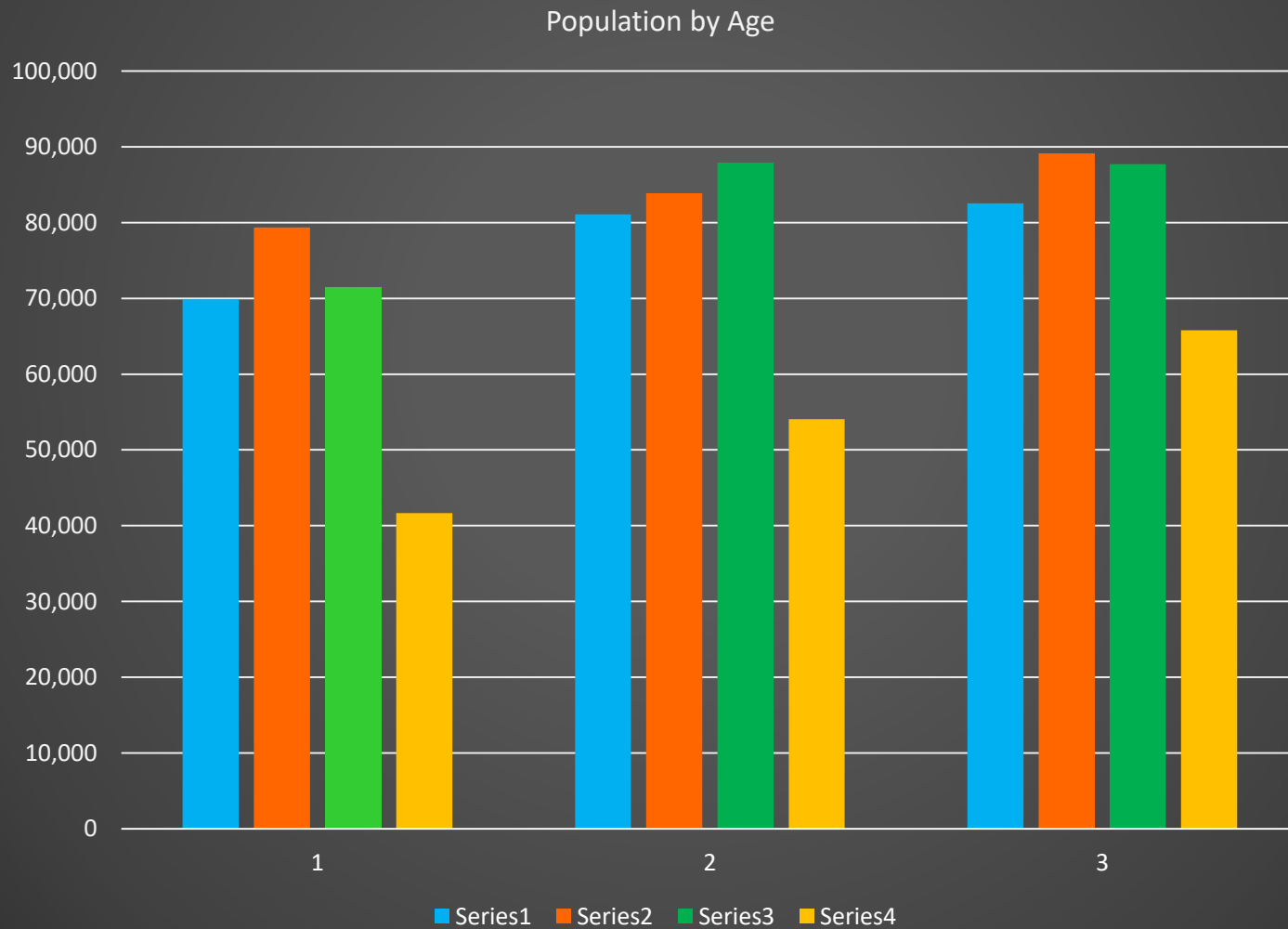


# Henrico County Demographics

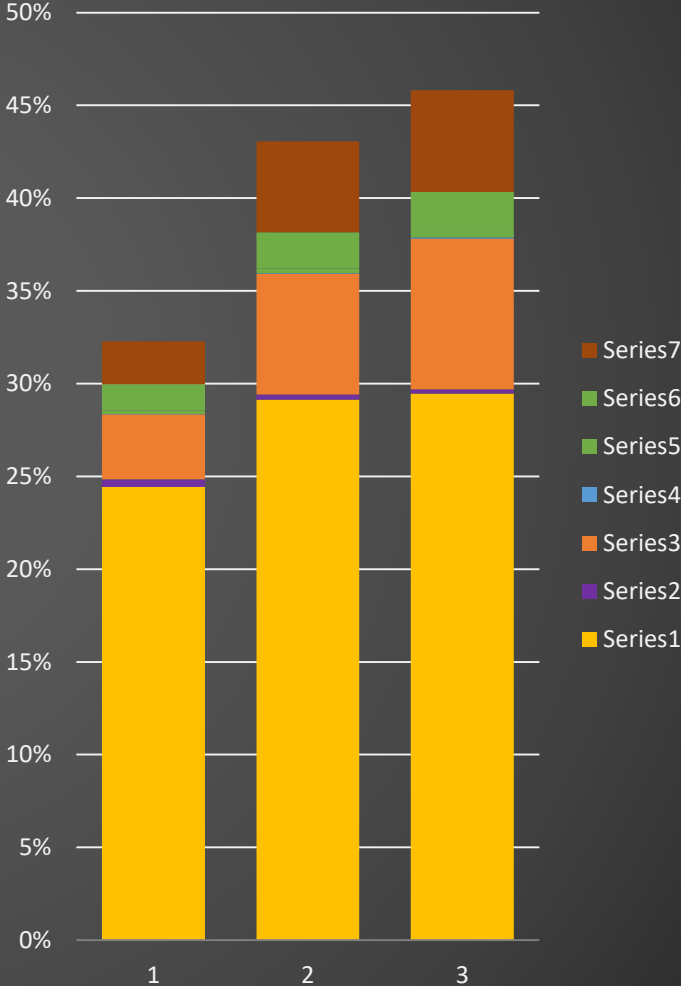
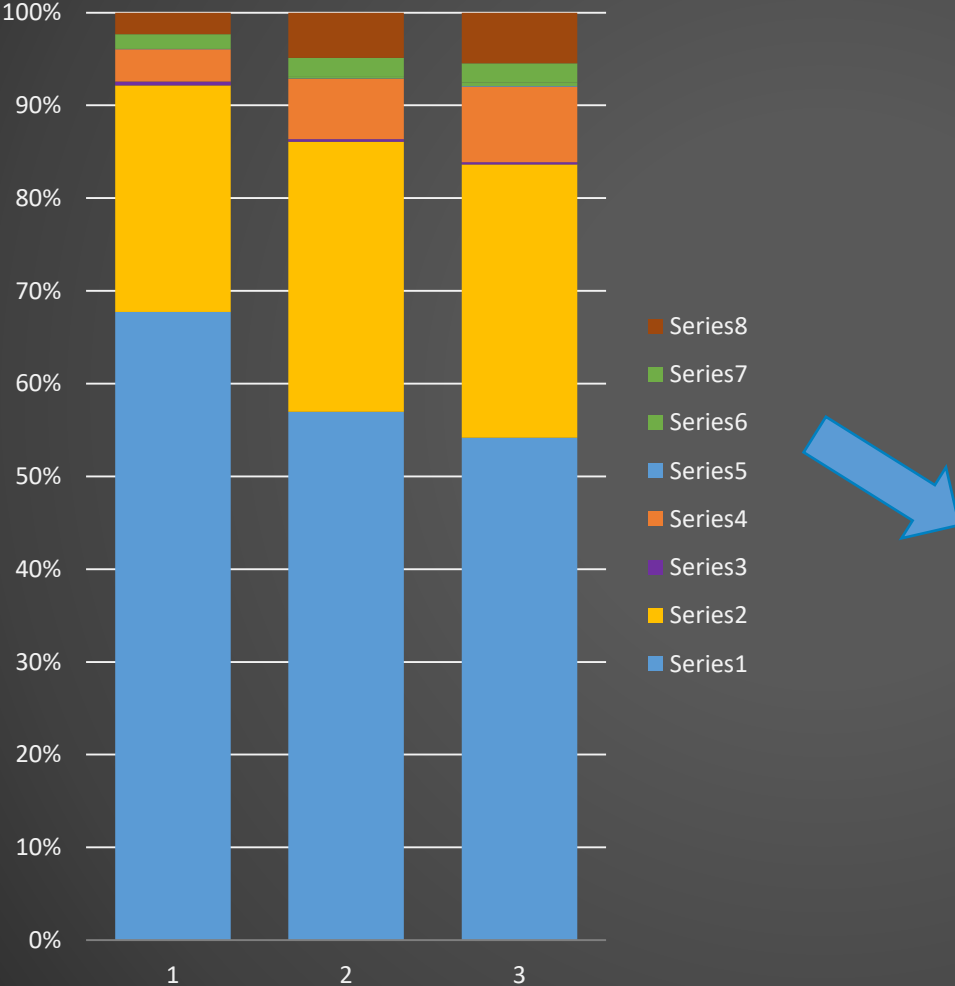
Total Population



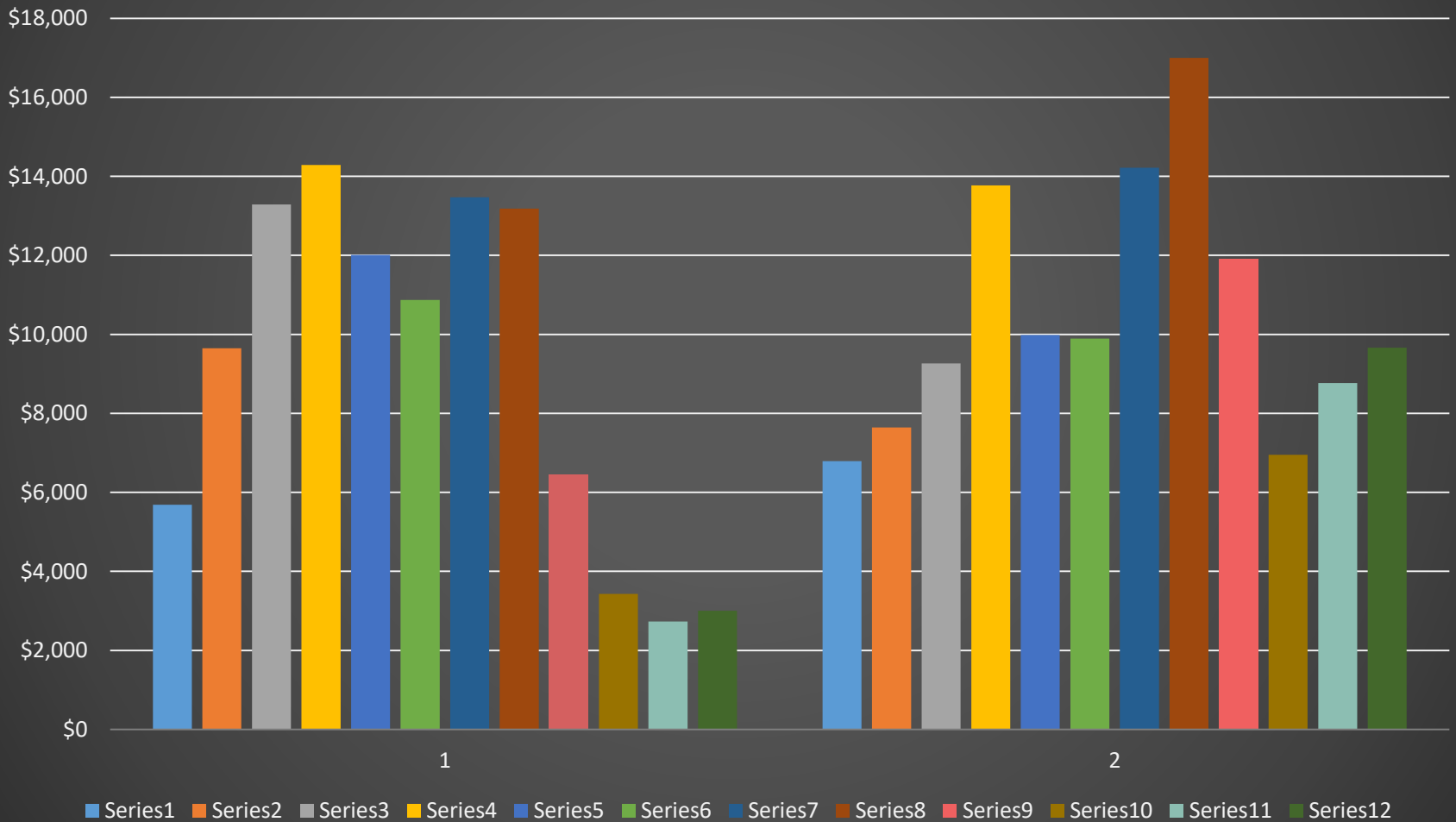
# Age and Age of Households



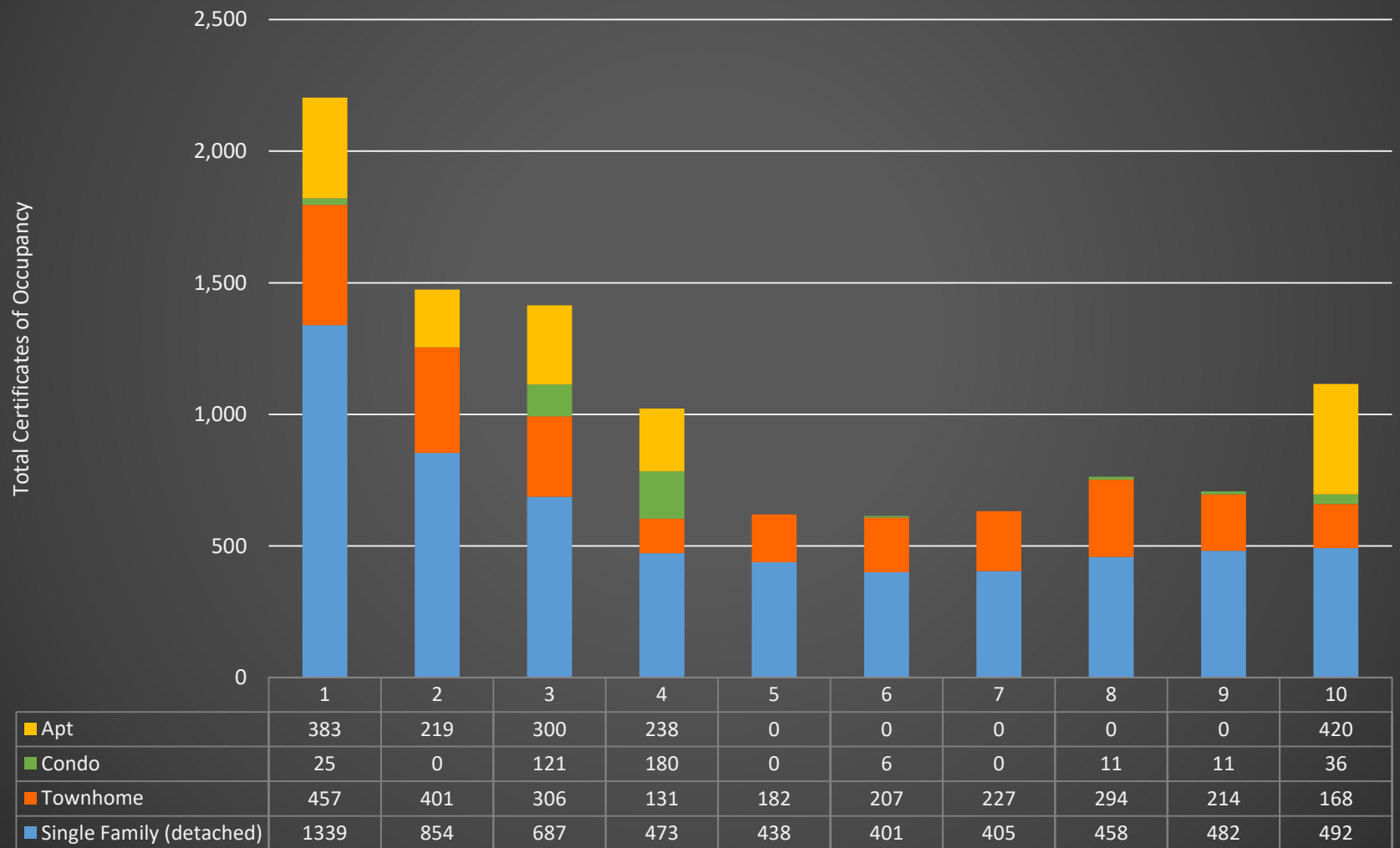
# Race and Ethnicity



# Household Income

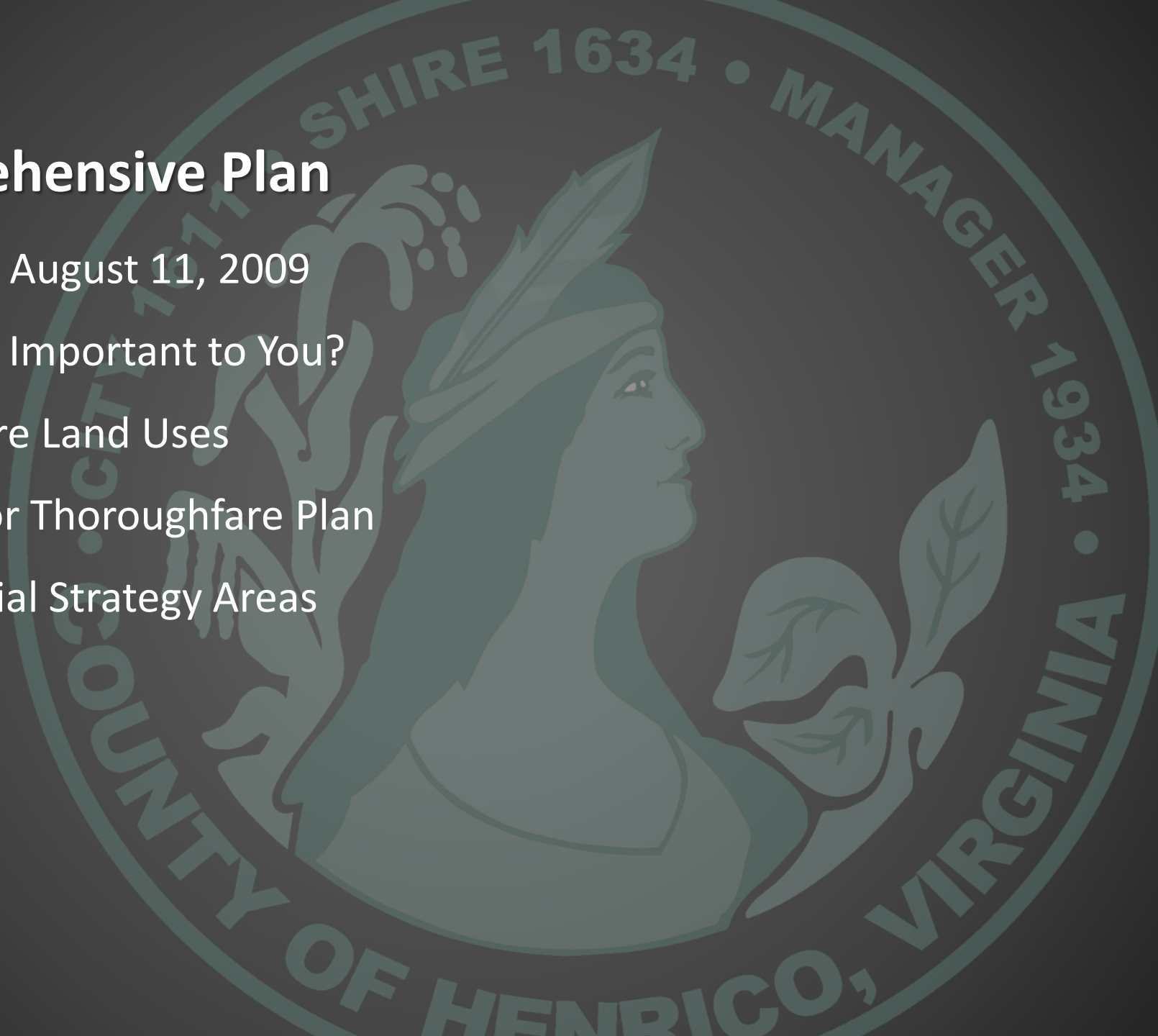


# Residential Housing Trends



# Comprehensive Plan

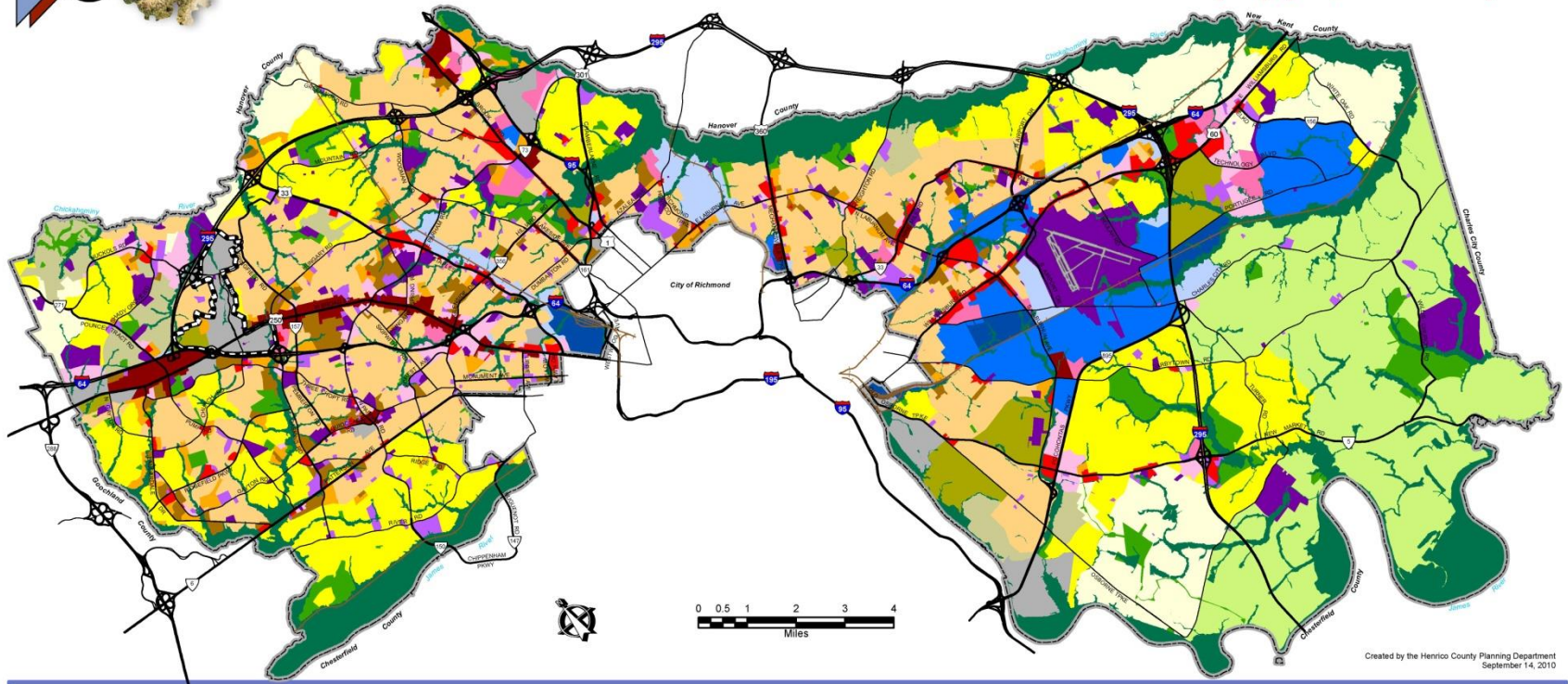
- Adopted August 11, 2009
- Why is it Important to You?
  - Future Land Uses
  - Major Thoroughfare Plan
  - Special Strategy Areas



# Future Land Uses

## HENRICO COUNTY Vision 2026

*Proud of our progress; Excited about our future.*



Created by the Henrico County Planning Department  
September 14, 2010

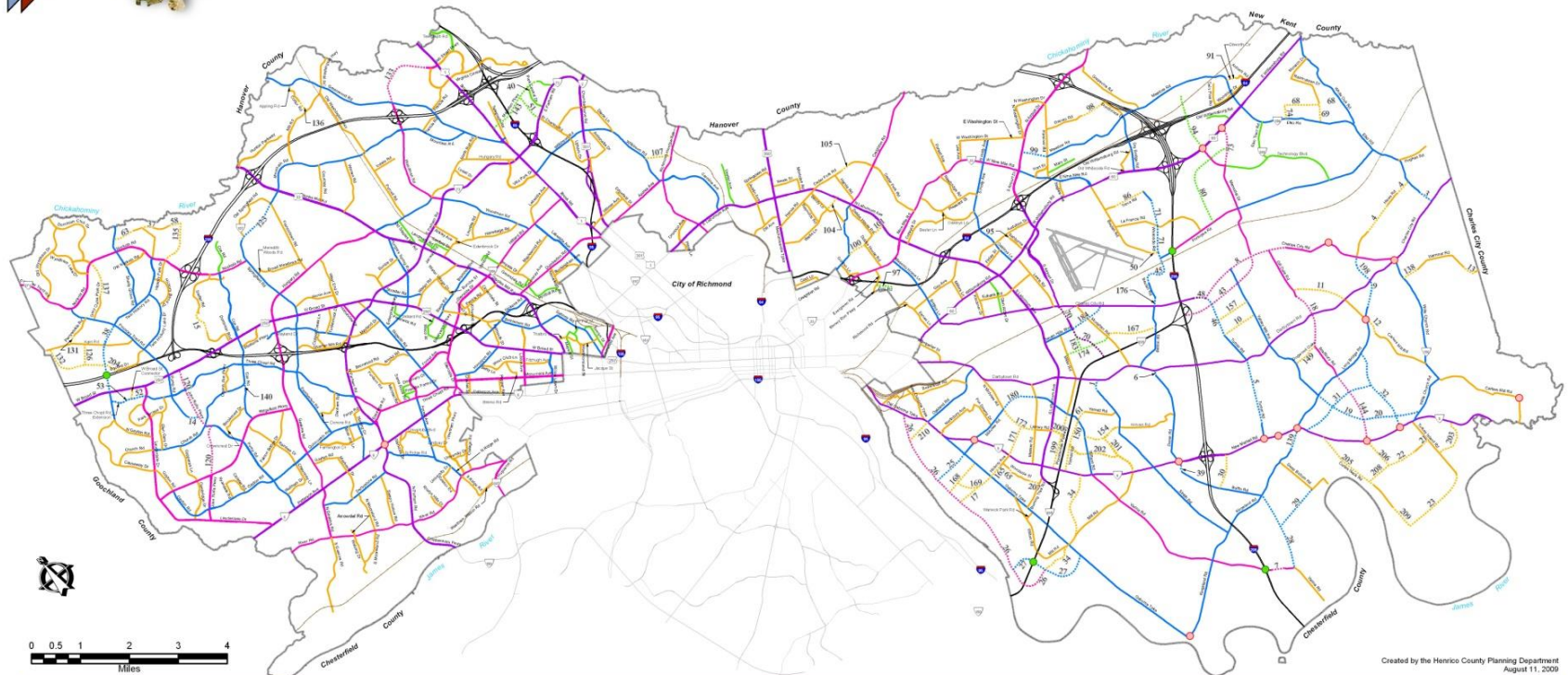
- |                                       |  |                            |
|---------------------------------------|--|----------------------------|
| Environmental Protection Area - (EPA) | Multi-Family Residential - (MFR)             | Commercial Arterial - (CA) |
| Open Space/Recreation - (OS/R)        | Suburban Mixed Use - (SMX)                   | Light Industry - (LI)      |
| Prime Agriculture - (PA)              | Traditional Neighborhood Development - (TND) | Planned Industry - (PI)    |
| Rural Residential - (RR)              | Urban Mixed Use - (UMU)                      | Heavy Industry - (HI)      |
| Suburban Residential 1 - (SR1)        | Office - (OF)                                | Government - (GOV)         |
| Suburban Residential 2 - (SR2)        | Office/Service - (O/S)                       | Semi-Public - (SP)         |
| Urban Residential - (UR)              | Commercial Concentration - (CC)              |                            |
| Urban Development Areas (UDAs)        |  |                            |

## 2026 Future Land Use Map

# Major Thoroughfare Plan



*Proud of our progress; Excited about our future.*



Created by the Henrico County Planning Department  
August 11, 2009

## Functional Classification of Roadways

Existing:	Proposed:	Right-of-Way Width:
— CONTROLLED ACCESS	■■■■ CONTROLLED ACCESS	160' +
— MAJOR ARTERIAL	■■■■ MAJOR ARTERIAL	80' - 120'
— MINOR ARTERIAL	■■■■ MINOR ARTERIAL	55' - 120'
— MAJOR COLLECTOR	■■■■ MAJOR COLLECTOR	50' - 80'
— MINOR COLLECTOR	■■■■ MINOR COLLECTOR	50' - 66'
— MAJOR ACCESS ROAD	■■■■ MAJOR ACCESS ROAD	50' - 80'
○ INTERSECTION IMPROVEMENT		
● NEW INTERCHANGE		

## Major Thoroughfare Plan Legal Status

The Comprehensive Plan shall include the designation of a system of transportation facilities. (Code of Virginia, Section 15.2-2223)

Any proposed change to the general of approximate location, character, and extent of each feature shown shall not be implemented unless the Board approves an amendment. (Code of Virginia, Section 15.2-2232)

To amend the Plan, notice of intention must be given, the same as for original adoption of the Plan. (Code of Virginia, Section 15.2-2204)

A review of the Plan is required every five years. (Code of Virginia, Section 15.2-2230)

While the Code of Virginia permits counties to prepare "The Official Map," the Major Thoroughfare Plan is not an Official Map. Henrico County does not have an Official Map. To accomplish an Official Map, streets which are shown on the map must have center lines which are fixed or determined in relation to known, fixed and permanent monuments by a physical survey or aerial photographic survey.

It must be emphasized that the general or approximate location, character, and extent of each feature on the map, must be implemented unless the Plan is amended. This is a major difference between the Land Use Plan's legal status and the Major Thoroughfare Plan. The Land Use Plan is a guide. Sometimes zoning cases are approved in conflict with the Land Use Plan. This action does not require and amendment to the Land Use Plan.

## 2026 Major Thoroughfare Plan

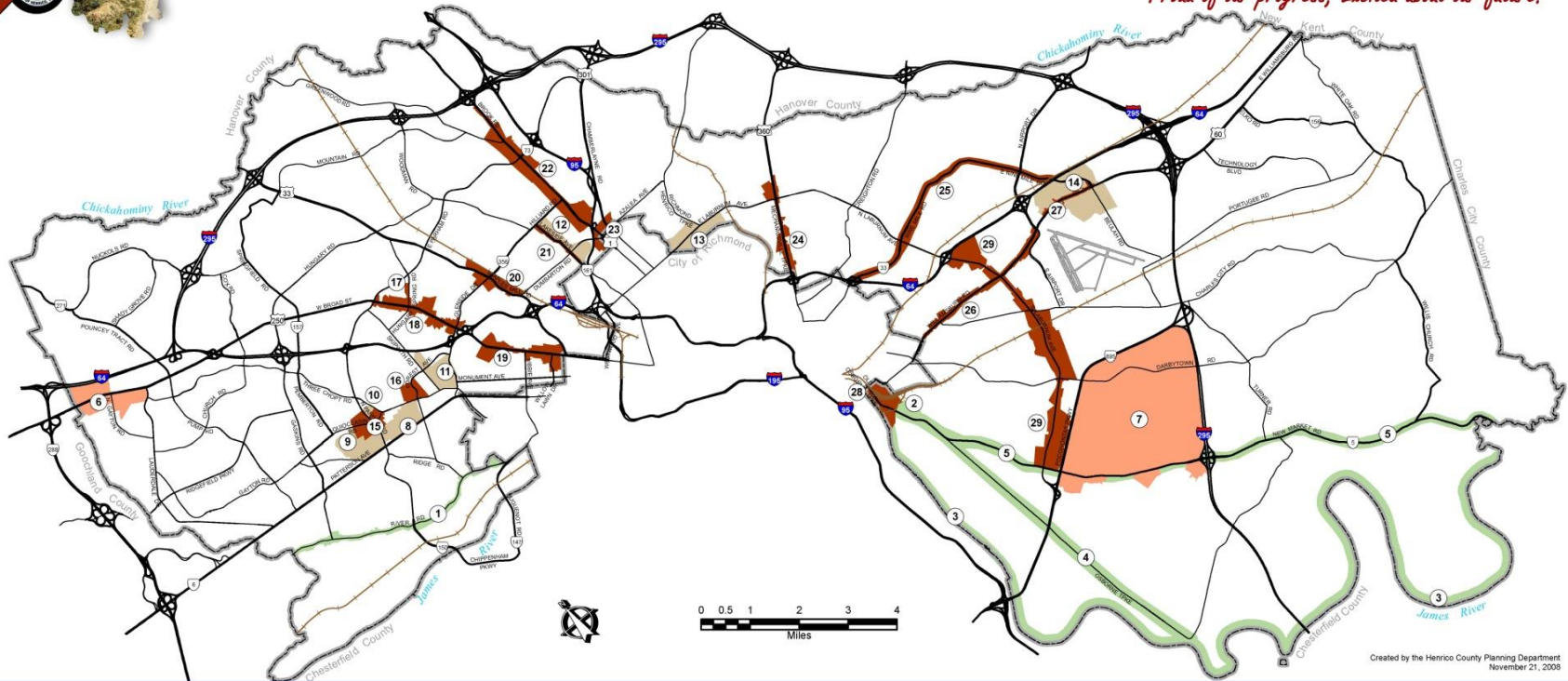


# Special Strategy Areas



## HENRICO COUNTY Vision 2026

*Proud of our progress; Excited about our future.*



Created by the Henrico County Planning Department  
November 21, 2008

- Existing Character Protection
- Mixed-Use/Village
- Neighborhood Enhancement Study
- Revitalization/Reinvestment Opportunity

#### EXISTING CHARACTER PROTECTION AREAS

1. RIVER ROAD CORRIDOR
2. MARION HILL
3. THE JAMES RIVER CORRIDOR-EAST
4. OSBORNE TURNPIKE CORRIDOR
5. NEW MARKET ROAD CORRIDOR

#### MIXED-USE/VILLAGE AREAS

6. WEST BROAD STREET-WEST
7. VARINA VILLAGE

#### NEIGHBORHOOD ENHANCEMENT STUDY AREAS

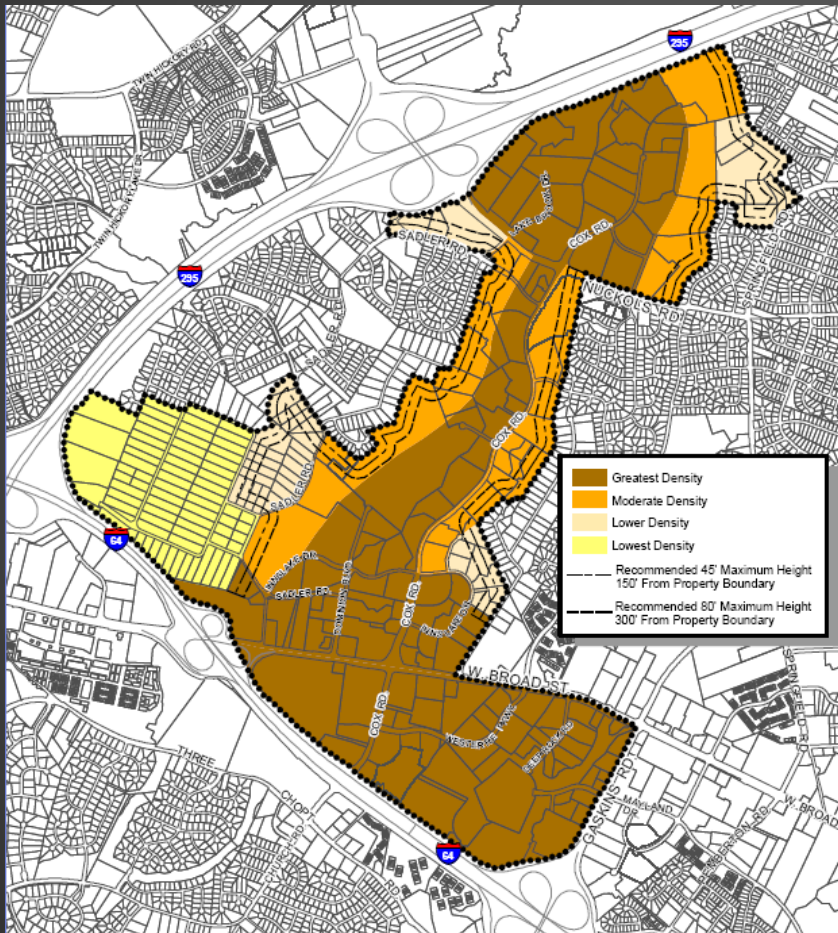
8. THE BEVERLY HILLS NEIGHBORHOOD
9. REGENCY PARK/FARMINGTON NEIGHBORHOODS
10. THE RIDGEHAVEN NEIGHBORHOOD
11. THE FORT HILL NEIGHBORHOOD
12. THE BLOOMINGDALE/HERMITAGE COURT NEIGHBORHOOD
13. LABURNUM AVENUE WEST DISTRICT
14. SANDSTON/SEVEN PINES NEIGHBORHOOD

#### REVITALIZATION/REINVESTMENT OPPORTUNITY AREAS

15. REGENCY SQUARE AREA
16. THREE CHOPT ROAD AND FOREST AVENUE
17. HUNGARY SPRING ROAD CORRIDOR
18. WEST BROAD STREET CORRIDOR - CENTRAL
19. HORSEPEN ROAD/WEST BROAD STREET CORRIDOR-EAST
20. STAPLES MILL ROAD CORRIDOR
21. LAKESIDE AVENUE CORRIDOR
22. BROOK ROAD CORRIDOR
23. AZALEA MALL AREA
24. MECHANICSVILLE TURNPIKE CORRIDOR
25. NINE MILE ROAD CORRIDOR
26. WILLIAMSBURG ROAD CORRIDOR
27. SANDSTON COMMERCIAL AREA
28. ROCKETTS LANDING
29. SOUTH LABURNUM AVENUE CORRIDOR

## Special Focus Areas

# Innsbrook Development Scenarios



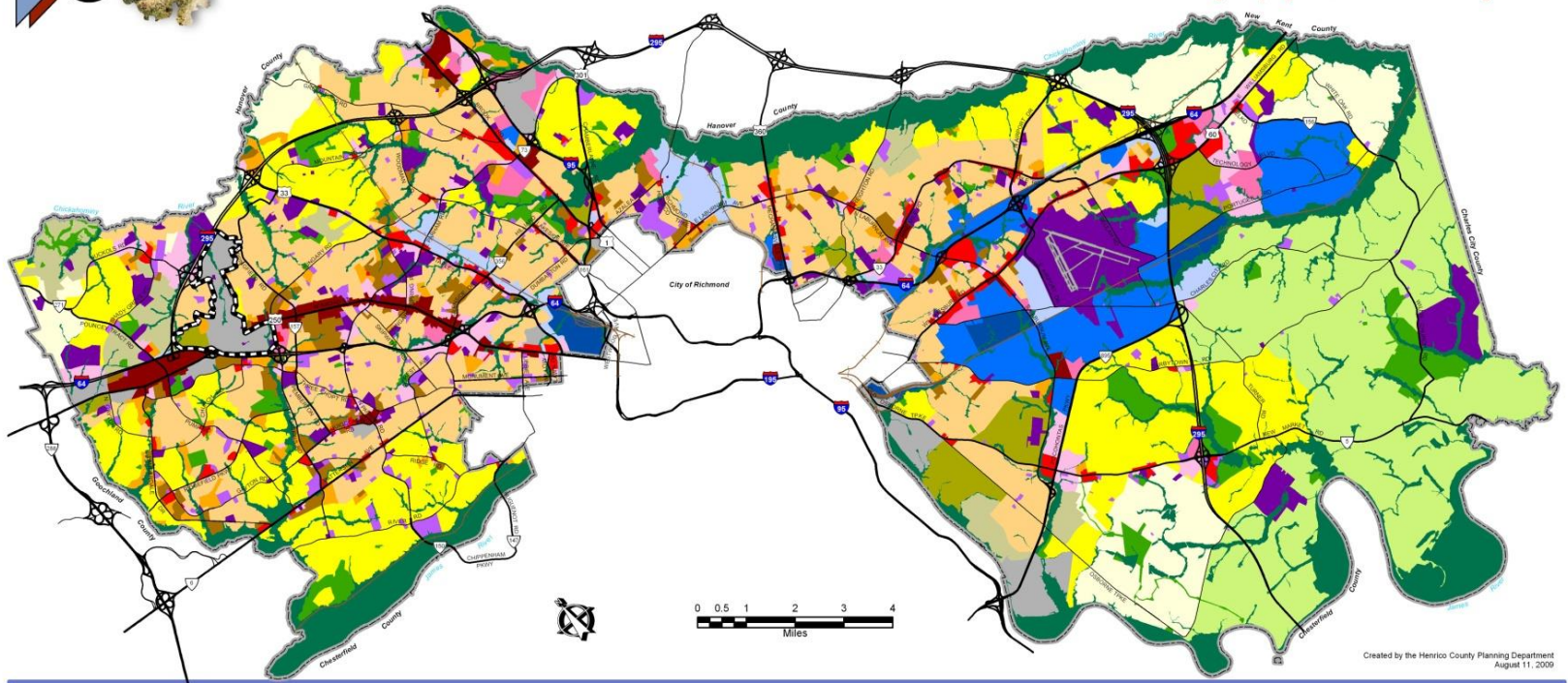
Four scenarios developed:

- Lowest Density
- Lower Density
- Moderate Density
- Greatest Density

# Innsbrook – New Future Land Uses



*Proud of our progress; Excited about our future.*

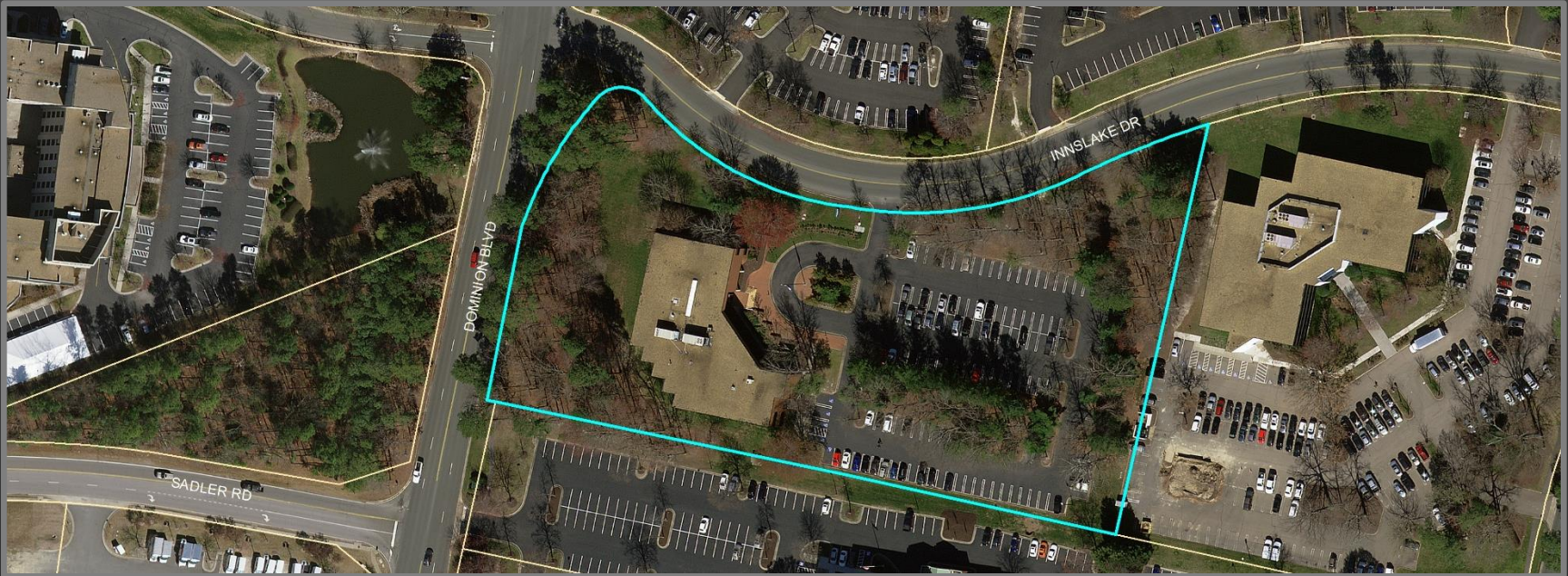


Created by the Henrico County Planning Department  
August 11, 2009

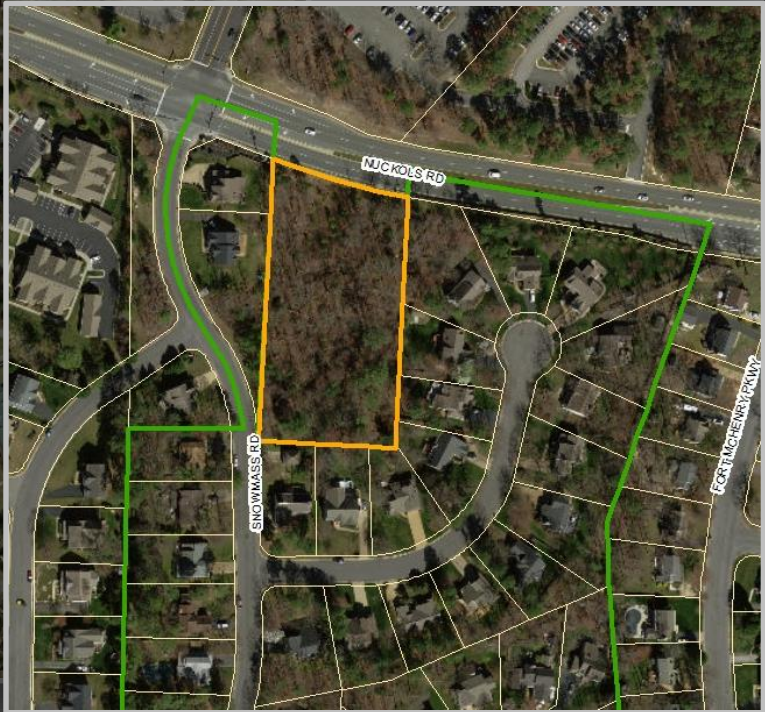
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## 2026 Future Land Use Map

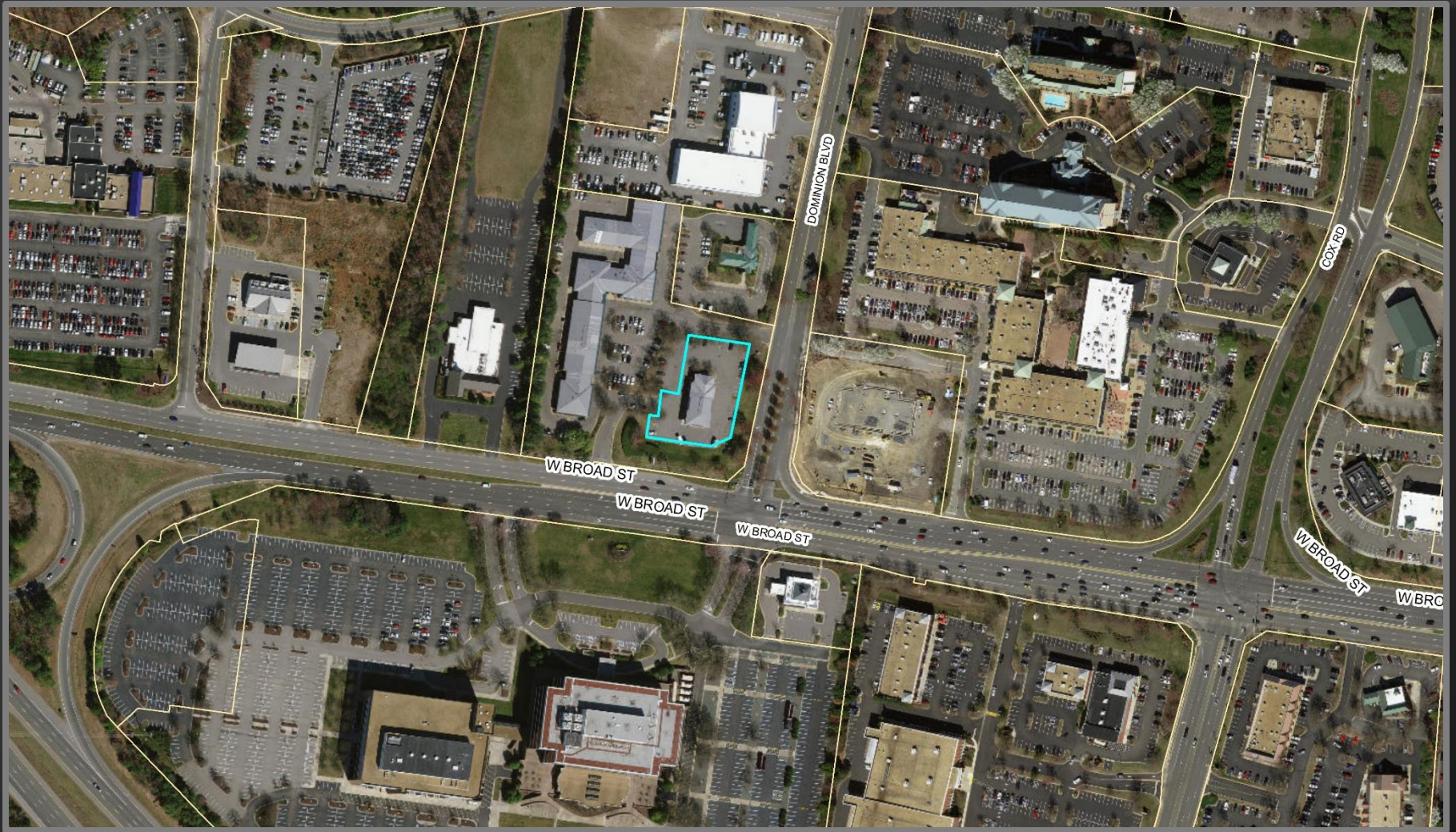
# Innslake-Corner of Dominion & Innslake



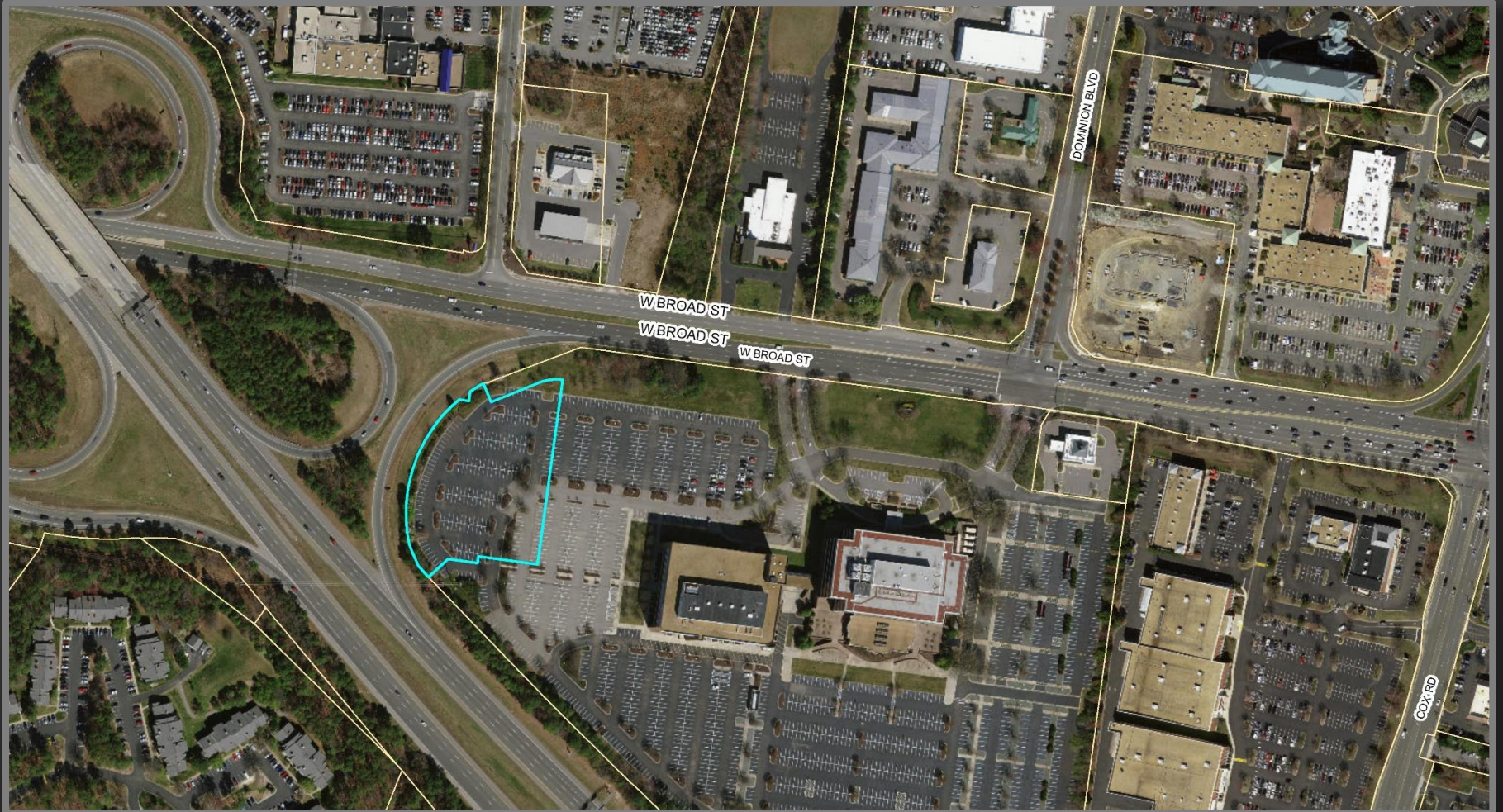
# 10701 Nuckols Road



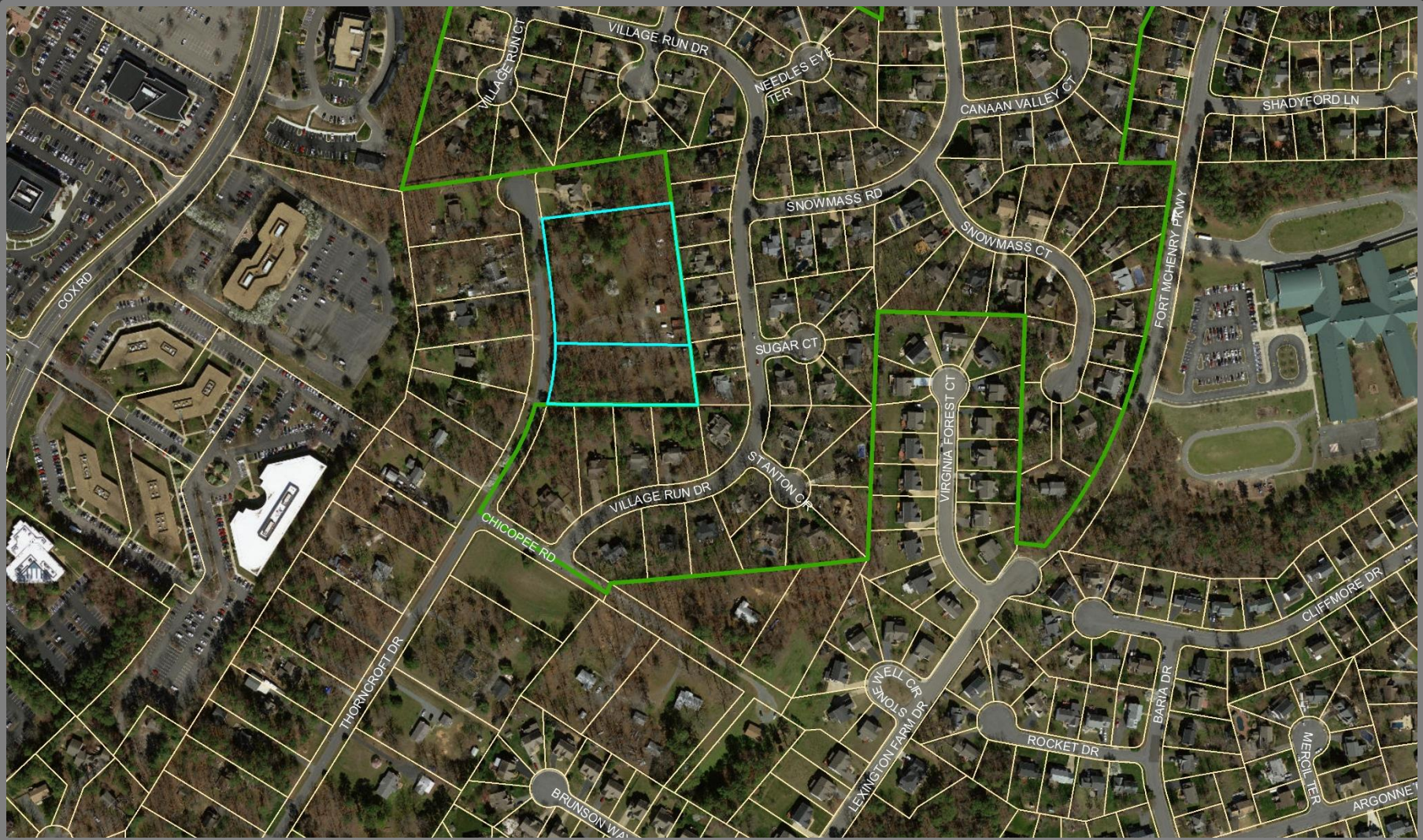
# 11000 W Broad Street



# 11049 W Broad Street

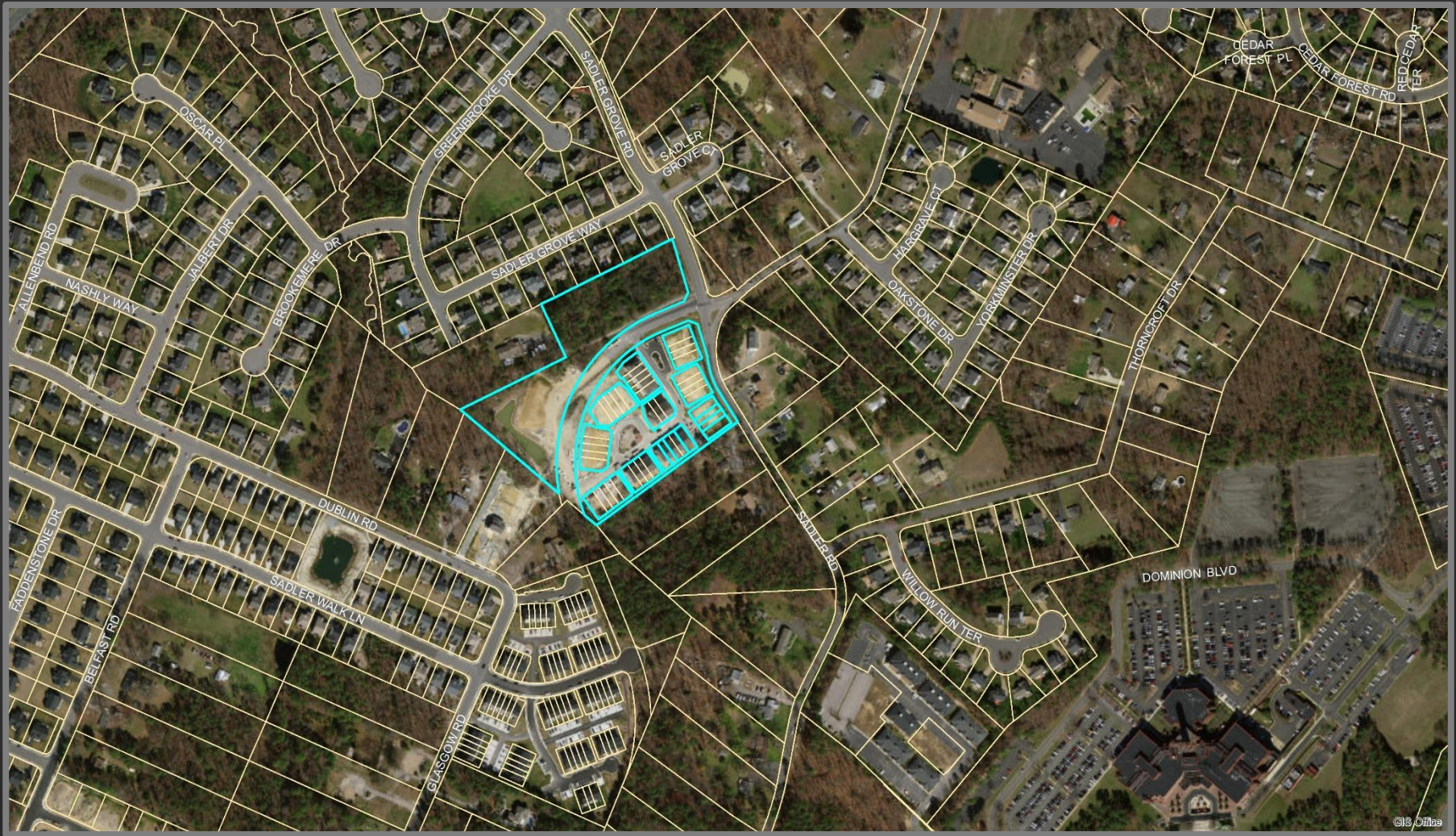


# 4509 & 4515 Thorncroft Drive





# Sadler Crossing Sec 1 & 2



For more Information: [www.henrico.us/planning](http://www.henrico.us/planning)

**Seth Humphreys:** 804.501.4427  
hum02@henrico.us

**Michael Morris:** 804.501.4635  
mor112@henrico.us

# Architectural Committee Report

- 2017 Activity

- RFIs...
- 5 home inspections
- 6 Mail box post paint deliveries

- Noteworthy

- Lots of new roofs, 40 trees removed...
- Focus this year is on improving curb appeal
- Looking for more residents to serve on the Committee

- Reminders

- **All** external improvement/changes require a RFI
- A list of contractors is on the website.

# RFIs by Type	
Trees	12
Shed	3
Fence	4
House Paint	1
Roof	7
Windows	2
Total	29

# Director at Large Report

## The Village at Innsbrook Home Sales (2017)

Address	Sq ft	Date	Price	\$ per SF
4708 Snowmass Road	2,544	3/31/2017	\$365,000	\$143
10704 Squaw Valley Place	2,319	4/4/2017	\$356,950	\$154
4716 Snowmass Road	2,249	6/2/2017	\$375,000	\$167
4701 Snowmass Road	1,940	6/19/2017	\$370,500	\$191
4720 Snowmass Road	1,977	11/3/2017	\$345,000	\$175

2017 Average (5 homes)	\$362,490	\$166/SF
2016 Average (8 homes)	\$342,244	\$157/SF
2015 Average (5 homes)	\$332,180	\$158/SF
2014 Average (8 homes)	\$309,125	\$151/SF
2013 Average (6 homes)	\$291,783	\$135/SF

23%  
increase  
since 2013!

# Treasurers Report

		<b>Budget 2017</b>	<b>Actual 2017</b>	<b>Budget 2018</b>
<b>Revenues</b>				
Dues & Fees		9,515.00	9,525.00	9,515.00
Disclosure Packets		-	75.00	
Late Fees		-	70.00	
Interest Income		100.00	108.57	100.00
	<b>Total</b>	<b>\$ 9,615.00</b>	<b>\$ 9,778.57</b>	<b>\$ 9,615.00</b>
<b>Expenses</b>				
Annual Meeting		2,615.00	2,345.78	2,500.00
Insurance (Liability and D&O)		2,850.00	2,653.00	2,700.00
Legal		1,000.00	-	1,000.00
Landscaping		1,500.00	1,845.00	2,000.00
Printing, Copies, Office Supplies, Postage		650.00	365.88	375.00
Website, Utilities, Phone, Acct. Software		610.00	730.45	760.00
All Other (Fees, Taxes, Advertising, Paint)		390.00	214.34	280.00
	<b>Total</b>	<b>\$ 9,615.00</b>	<b>\$ 8,154.45</b>	<b>\$ 9,615.00</b>
	<b>Net</b>	<b>\$ -</b>	<b>\$ 1,624.12</b>	<b>\$ -</b>
Year-end Bank Balance		\$ 27,976.59	\$ 29,600.71	\$ 29,600.71

Homeowner Assessment Unchanged for 2018 @ \$55



# Open Discussion



**Adjourn**

**Have a Great 2018!**