

Twelve Things Every Heritage Hunt Home Seller, Buyer & Landlord Should Know

As of January 2014

- 1) **Description:** [Heritage Hunt Golf & Country Club](http://www.heritagehunt.net), is an Active Adult community of 1,863 units including 154 condominium units (see #9 below). The gated, golf course community sits on over 750 acres about 30 miles west of Washington, D.C. within sight of the Blue Ridge Mountains, right off of I-66 at exit 43B. The HOA address is 6901 Arthur Hills Dr, Attn: General Manager, Gainesville, VA 20155. Internet addresses are: www.heritagehunt.net and www.heritagehuntgolf.com,

Awards: community awards include Very Large Community of the year in 2011, runner up Very Large Community of the Year in 2010, Communicator of the Year in 2010, Humanitarian of the Year in 2005 and 2008, Newsletter of the Year and Website of the Year in 2008 and Audubon's "Neighborhood for Nature" award.

- 2) **Amenities:** the HOA assessment includes use of the community amenities. Please note access to these amenities can be denied if the homeowner fails to remain in good standing which includes not remaining current with assessments and compliant with design guidelines and covenants. The Heritage Hunt amenities include:
- a) Trash pickup on Mondays and Thursdays; recycling pickup on Mondays.
 - b) Snow removal from the roads and parking lots (not your driveway or sidewalk).
 - c) Comcast digital telephone, HDTV, and high-speed Internet service (includes modem, router and Norton security) which saves about \$110 per month compared to retail rates.
 - d) 18-hole Arthur Hills designed Championship golf course (access via memberships and pay for play). Go to [Golf Information page](#) on our web site for more information.
 - e) Monthly home delivery of an award-winning, 50-page+ community newsletter ([The Heritage Horn](#)) detailing community news and events, meetings, four community calendars and 60+ social club listings.
 - f) Two in-house TV channels- one for community announcements and one for the front gate. All vehicles entering and leaving the community are video recorded with the ability to playback for law enforcement.
 - g) Community broadcast emails with community announcements, emergency-related telephone calls and an access-limited community directory of residents. Please note residents may opt-out of these services by completing an authorization request form.
 - h) Use of the front gate transponders.
 - i) Access to two clubhouses with ability to reserve rooms (conditions apply) and order banquet services. Clubhouses include among other things, two libraries, game tables, a craft room and wood shop.
 - j) Use of the formal dining room and lounge and ability to maintain a credit account.
 - k) Access to member events such as concerts, plays and banquets (event costs may apply).
 - l) Access to the indoor Fitness Center which includes an exercise room with 17 pieces of equipment and free weights, aerobics room, fitness and aquatic classes, indoor and outdoor pools, five tennis courts (three lighted, two marked for Pickelball), and two bocce courts.
 - m) Free access to Associa Advantage, a service that provides exclusive discounts on household goods and services.
 - n) Free weekly listing and distribution of all homes for sale, rent or having an Open House. List available at the Main Gate, Clubhouse Front Desk & [web site](#). Potential buyer information packages are available.
- 3) **Assessments:** the 2014 HOA annual assessment rate is \$3,300 which can be paid in \$275 monthly increments as long as the homeowner remains current. In addition, buyers pay a onetime, non-refundable contribution to working capital equal to the annual assessment which in 2014 is \$3,300. Please note other fees may apply at settlement.

- 4) **Signage:** buyers and sellers are encouraged to use real estate agents advertising in the [community newsletter](#) to identify homes listed for sale. Only [approved signage](#) may be used.
- 5) **Orientation:** new homeowners and tenants should visit the Clubhouse Front Desk to receive a new resident orientation, process their gate transponder form, opt in to various services and ask questions. Questions may also be addressed to Yale Feldman, General Manager, at yfeldman@heritagehunt.net or 703-743-5490.
- 6) **Age restrictions:** the community is age restricted which means at least one occupant must be at least 55 years old. There is an exception for up to 20% of the households to be an occupant 50-54 years old. Residents are required to provide management with reasonable proof of age. No one under 18 years old is allowed to stay longer than 60 days per year.
- 7) **Gate access:** Heritage Hunt is a gated community with 24x7x365 attendants controlling vehicle access. Residents use gate “transponders” to automatically open the entrance gate arm. The HOA does not provide free transponders to buyers. Home sellers shall give buyers their two transponders on or before settlement. Buyers should insure they receive the transponders from the seller. Transponders may be purchased by homeowners at the current price of \$40 each. Please note the front gate attendants do not provide other services or respond to suspicious behavior or emergencies.
- 8) **Disclosure Package:** per Virginia law 55-509.4, every seller must present a “Disclosure Packet” (aka Resale Package) to the buyer. This packet provides 16 state-mandated disclosure items including the HOA assessment and onetime contribution amounts and other fees, outstanding HOA violations, governing documents, board minutes, etc. Routine turnaround time is up to two weeks with a base rate of \$225 plus additional fees for expedited processing within five business days, paper copy, shipping, etc. Order the packet online at www.cmc-management.com, Click on the yellow *Homeowners* link at the top of the page, then scroll down to *Selling & Refinancing* and click Place an Order (fees apply). The onsite HOA staff does not produce this package and ordering the package must be done online.
- 9) **Condominiums:** There are additional requirements including additional assessments and a required Disclosure Packet. Heritage Hunt Condominiums I (Condos I) located on Chelmsford Drive are managed by ARMI who can be reached at 703-753-1801 – <http://heritagehuntcondos.org> Heritage Hunt Condominiums II (Condos II) located on Heritage Hunt Drive are managed by CMC and customer care may be reached at 703-631-7200 – <http://hhcondos2.org>.
- 10) **Renting:** if you are planning on renting, the management office must be provided a copy of the lease. The lease must be for no less than six months and shall contain a provision stating all of the rules of the association will be followed and the tenant and homeowner are equally responsible for adherence. If a homeowner is no longer in good standing, tenants are also deemed not in good standing and will be denied use of the amenities.
- 11) **Lenders:** if you are financing or refinancing and your lender has questions about or needs forms related to the HOA, go to www.cmc-management.com and click the *Selling & Refinancing* link (fees apply). The onsite HOA staff does not answer these questions or complete the forms and processing of it must go through the Internet.
- 12) **Utilities:** every new resident needs to phone the following for new account setup:
 - Electricity south of Little Bull Run - Dominion VA Power: 866-366-4357
 - Electricity north of Little Bull Run – NOVEC: 703-335-0500
 - Gas – Columbia Gas: 800-543-8911
 - Water – PWC Service Authority: 703-335-7900
 - Phone/TV and Internet – Comcast: 888-889-5471

By: Yale Feldman, General Manager, Community Management Corporation (CMC), an Associa Company. All of this document's underlined links are accessible with the electronic version.