

### **Have a question or concern?**

Browse through this list of Frequently Asked Questions.

### **Annual Meeting:**

Our annual HOA meeting is held in late January at the Crozet Library. Ballots and proxies are distributed to residents in advance.

### **Bus Stops:**

Brownsville students have two stops:

- The corner of Cory Farm Rd. and Little Fox Ln.
- The intersection of Windy Ridge Rd. and Summit View Ln.

Henley and Western students meet at the intersection of Windy Ridge Rd. and Cory Farm Rd.

### **Common Areas:**

Residents may use the paths off Glenview Ct. or Cory Court to access the meadow along Lickinghole Creek. We maintain a figure-eight walking path year-round. Nature lovers can access Crozet's network of trails by crossing Lickinghole Creek or taking the path near the retention pond.

### **Communication:**

Residents often post pictures and questions on our Facebook page: Cory Farm Neighborhood. Other neighbors prefer to use our Google Group (coryfarm-hoa@googlegroups.com).

### **Still need more information?**

#### **2020 Board of Directors:**

Kim Sauerwein, *President*  
Katina Wilberger, *Secretary*  
Ken Prevete, *Treasurer*

#### *Members-at-Large:*

Laura Ford  
Tracy Kunkel  
Steve Rosinski  
Steve Walsworth

#### **Architectural Review Committee:**

Chris Jacques  
Mike Kunkel  
Tim O'Loughlin  
Kevin Snead

#### **Governing Documents and ARC Applications:**

Available at [www.coryfarm.org](http://www.coryfarm.org)

#### **To update your contact info or ask a question, email the Board:**

[coryfarmbod@gmail.com](mailto:coryfarmbod@gmail.com)



Dear Neighbor,

Whether you have just purchased your home or you're a long-time resident of Cory Farm, we want to welcome you to the neighborhood. Inside this brochure we've compiled a helpful list of information that covers daily life, annual events, and points of contact.

Warmly,  
Cory Farm Board of Directors

**Dues:**

We collect dues twice a year—in February and August. Current dues are \$244 and include recycling and trash pickup through Time Disposal.

**Exterior Improvements:**

All changes to the exterior of any lot must be approved in advance by the Architectural Review Committee. Common items include additions, decks/patios, fencing, changes to paint colors, playsets, storage buildings, and satellite dishes. Applications and guidelines can be found at [www.coryfarm.org](http://www.coryfarm.org), and ARC members are always happy to answer questions.

**Fencing:**

You may notice a variety of fencing in Cory Farm; however, all new fencing must be approved by the ARC. We do not allow metal or chain link fences, privacy fences, or split-rail fences. Fence height is usually 4 feet, and pickets should be spaced at least 1.5 inches apart.

**Holiday Decorations:**

Exterior decorations, including lights, should be placed no earlier than two months before the holiday. All decorations should be removed no later than one month following the holiday.

**Landscaping & Trees:**

Please keep Cory Farm beautiful! As a courtesy to your neighbors, keep your lawn mowed and yard in good condition. If you desire to remove a tree whose trunk is at least 3" in diameter, you must file an application with the ARC before its removal. If your landscaping plans include changes to the slope or drainage of your property, you must also inform the ARC.

**Mailboxes:**

All mailboxes were refurbished in 2019, and the approved design can be found at [www.coryfarm.org](http://www.coryfarm.org). If you need to touch up the paint on the post or newspaper box, the HOA has paint in the approved color (Benjamin Moore Exterior Latex in Essex Green, Soft Gloss Finish). All repairs to mailboxes are the homeowner's responsibility.

**Parking:**

Privately owned vehicles should be parked in driveways or garages. Overnight on-street parking for guests may not exceed 72 hours. Commercial vehicles, boats, RVs, trailers, etc. may not be parked in Cory Farm for more than 72 hours; however, residents may store them in closed garages.

**Pets:**

Cory Farm residents love their dogs! Please obey Albemarle County leash laws. We ask all dog owners to clean up waste in Cory Farm, including HOA common areas. Because we do not have street lights or sidewalks, we also ask that you and your pet maintain visibility during early morning and evening walks.

**Recycling & Trash:**

Time Disposal collects trash every Wednesday morning; recycling is collected every other Wednesday. Time provides trash and recycling carts. Please remember that you may not store carts in your driveway. Another suggestion: When black bears are active, we advise waiting until morning to put carts at curbside.

**Speed Limit & Stop Signs:**

Please heed the neighborhood speed limit of 20 mph. We are an active neighborhood; please be mindful of children playing and residents walking. Pay close attention to all stop signs.

**Volunteer Opportunities:**

Cory Farm has several traditions—an Easter egg hunt, Halloween potluck, and Christmas luminaries—and we welcome volunteers to help with and/or take over the organization of these gatherings. Our Board and ARC also need volunteers!