

**THE VILLAGE AT MIDDLETOWN
HOMEOWNERS ASSOCIATION**

**c/o Cambridge Community Management, LLC
2509 Valley Ave, Winchester, VA 22601
www.cambridgeman.com (540) 662-2300**

February 15, 2021

The Village at Middletown Members
VIA First Class Mail

Re: Update from Developer

Greetings Members of The Village at Middletown HOA:

We have received the attached informative letter from Dave Holliday, Inc. regarding the status of your community and the completion phases. I think this information will be helpful to all in understanding of future developments. Please review the attached and let us know if there can be any assistance on our part. Please also know that much of this work will be weather dependent.

Thank you,

Cambridge Community Management, LLC
For The Village at Middletown HOA



Dave Holliday Construction, Inc.

February 12, 2021

Joseph Clotzman
Cambridge Community Management
2509 Valley Avenue
Winchester, VA 22601

RE: Village at Middletown HOA and Remaining Project Improvements

Joe,

I received a call from a homeowner at the Village at Middletown who asked for some clarifications regarding remaining site improvements as well as what areas will be included as part of the Village at Middletown Homeowners Association. Would you please forward this letter to the residents in an effort to clarify the following items:

1) **Project Areas for the Village at Middletown.** The Village at Middletown consists of three areas, as follows:

- Phase 1 (Residential): 81 single family lots on the west side of Route 11. This area consists of all of the houses built to date by Ryan Homes as well as one additional lot where the parking area for the model home is located.
- Phase 2 (Residential): 86 single family lots planned for the east side of Route 11. Development of this area will begin later this year.
- Phase 3 (Commercial): Consists of the vacant area at the intersection of Reliance Road and Route 11. This area will develop based on market demand, but most likely following completion of all homes within Phase 1 and Phase 2 of the project.

The two residential phases of the Village at Middletown will each have their own homeowners association and function independently of the other. We originally intended to have a single HOA for both phases, but have decided to separate the two, which will allow us to turn over control of the existing HOA to residents in Phase 1 much earlier.

2) **Route 11 Entrance.** The remaining work for the Route 11 entrance to Phase 1 will commence this Spring. That improvement requires a relocation of a sizeable underground utility for Verizon. We paused on completion of that utility relocation to allow for the design of the entrance for the future Phase 2 development across Route 11. This will ensure that the utility relocation accommodates that new entrance and also safeguard against any additional utility relocations which could affect the Phase 1 entrance in the future.

3) **Final Paving.** We will complete final paving for the roads within Phase 1 of the Village at Middletown as part of the road acceptance process with the Virginia Department of Transportation (VDOT). VDOT has minimum temperature requirements for final asphalt paving which prevent that work from occurring during the winter, so the final paving work will also commence in the Spring. Prior to installation of the final paving, construction crews will be making any necessary repairs/replacement of existing road improvements as directed by VDOT. Once final paving is complete to the satisfaction of VDOT, the roadways within the Phase 1 area will be accepted for maintenance into the state system.

4) **Open Space Areas.** Concurrent with the final road improvements, we will be finishing the open space areas, which will include the following:

- Final grading and seeding of the area in the vicinity of the mailboxes.
- Clean up and top-dressing any existing open space areas where the grass has not fully taken.
- Installation of the trail in the open space along Meadow Brook at the rear of the subdivision.

Once those items for the open space areas are completed, we will then set up a meeting with the current residents of Phase 1 to turn over control of the HOA to the homeowners. I estimate that we will be ready to have that meeting in late Spring/early Summer.

I hope this helps clarify the current status of the subdivision as well as confirm for the current homeowners that the HOA for the existing 81 lots in Phase 1 will not be merged with any of the future development planned for the areas across Route 11.

Sincerely,



Patrick Sowers
Director of Land Development