

Bell Creek Single Family Homeowners Association

9001 Brigadier Rd., Mechanicsville, VA 23116

HOA.BellCreek@gmail.com



5/6/2024

Hello Bell Creek Homeowner!

We are writing to formally introduce our **new HOA Management company, myStreet!** As of **6/1/2024**, myStreet will be our management partner, and we will have a new Community Manager. With this letter, please find information from myStreet too.

Here's why your Board is excited about My Street ...

- They're **local** to RVA and have support staff right here to meet our needs!
- They're only in the HOA Management business, so their **focus is narrow!**
- They leverage **tech** in a really great way, putting everything we need just a browser-load away (both for the Board AND the Homeowner) with a portal for everything!
- They have **layers of support and management**, appearing to support the community and the Board in a way we aren't currently supported!
- All their community managers are all **trained and certified** by professional organizations!
- Their leaders speak to **investing in their staff**, with low turnover and strong experience in HOA management!
- We were offered/accepted a **one-year, non-auto-renewing contract**, so their performance will be discussed, and we can renegotiate at the end of the year!
- The **cost of their management services is very fair** to our community, offering us some future savings that which we can reinvest in our community, reduce dues, or both!

** For Homeowners in the **Reserves at Bell Creek ONLY:**

- As you likely are aware, the Reserves is a Sub-Association of the Single Family (SF) HOA, meaning you are part of TWO Homeowners Associations.
- The Reserves HOA Board of Directors has elected to maintain their relationship with Community Group, and you will continue as normal paying Community Group, and you will Communicate with Community Group (and the Reserves Board) about your dues, maintenance, Reserves' grounds, and architectural modifications. MyStreet will bill Community Group quarterly for your SF assessments – there is no change in your payment.
- You will continue to interact with the Single Family HOA Board/Committees and now myStreet for the following: SF events, pool, clubhouse rentals, common areas in the Single Family side

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For EVERYONE: What you should expect:

- Remember, our management company is only managing our Association – you are not paying them directly, you are not contracting with them directly, etc. – You are doing business with the SF Homeowner’s Association, and the management company is working for us to collect and process everything. **All balances remain current to what they were, all budgeting remains the same, all prior approvals/denials remain intact and it all transfers with our move to myStreet.**
- **** Non-Reserves SF Homeowners** HOW YOU SUBMIT PAYMENT WILL CHANGE.** Information about payment is available in the directions from myStreet. Please **cancel any payments made via auto payment from your bank.** We are told all Klick-N-Pay and TownSq accounts will be cancelled automatically.
- Our HOA website and board email remains the same:
 - www.bellcreekhoa.com
 - Here you will continue to find SF events, news, information and links for clubhouse rentals and the pool, etc. We will update our new Management info when it’s set to take effect.
 - HOA.BellCreek@gmail.com – this is to email your SF Board of Directors
- Look out for news on how to set up your myStreet portal. This is where you will do all interactions with the Board and Community Manager – Renting clubhouse, ARC modifications, etc.

This Board believes that when you pay dues to an association, you are due benefits! We are very much looking forward to developing an amazing relationship with our new community management team and hope they will serve the needs of our members well!

By the way: If you don’t get emails from the HOA now, please sign up at our website:

<https://www.bellcreekhoa.com/news>

Please reach out if you have any questions that we can help with!

Thank you,

Your Bell Creek Single Family HOA Board of Directors

Jeff Meyer – President

Chuck Robertson – Vice President

Andrea Vansickel – Secretary

Pat Clapp – Treasurer

Jeff Clark - Director