



Fall/Winter 2019 Newsletter

2019 Board of Directors

Kerry Wolf
Simon Buckman
John Swauger
Brittany Merkich
Marissa Marandola

2019 Officers

President
Kerry Wolf
Vice President
Simon Buckman
Treasurer
John Swauger
Secretary
Brittany Merkich
Director
Marissa Marandola

IMPORTANT PHONE NUMBERS

BERKELEY COUNTY
SHERIFF'S DEPARTMENT
NON-EMERGENCY
304.267.7000
... ..

BERKELEY COUNTY COUNCIL
304.264.1923
... ..

BERKELEY COUNTY
BUILDING PERMITS
304.264.1966
... ..

BERKELEY COUNTY TAX
ASSESSOR'S OFFICE
304.264.1904
... ..

TRASH REMOVAL
APPLE VALLEY WASTE
304.724.1834
... ..

POTOMAC EDISON
800.686.0011
... ..

BERKELEY COUNTY
ANIMAL CONTROL
304.263.4729
... ..

INWOOD POST OFFICE
304.229.8450
... ..

MISS UTILITY
CALL BEFORE YOU DIG
800.245.4848 OR 811

GET INVOLVED IN YOUR COMMUNITY!

- Help protect your investment by being invested in your community
- Help by being a part of the team to tackle issues within your neighborhood
- Give back to the community by attending meetings, voting, offering feedback and ideas
- Gain knowledge of the innerworkings of how issues in your community are resolved and be part of the progress

VOLUNTEER



If you are interested in volunteering, please email

hoabentwood@yahoo.com

2019 ANNUAL & SPECIAL MEETING

BENTWOOD ESTATES HOMEOWNERS ASSOCIATION, INC.

DATE: MONDAY, NOVEMBER 18, 2019

TIME: 6:30 P.M.

**LOCATION: MOUNTAIN RIDGE INTERMEDIATE SCHOOL
2691 GERRARDSTOWN RD, GERRARDSTOWN, WV 25420**

The 2019 Special HOA Meeting will begin promptly at 6:30 p.m. Pursuant to the By-Laws of Bentwood Estates HOA, Inc., if a quorum is not present, the meeting will be adjourned, and a new meeting may be started within minutes. If a quorum is still not achieved the meeting will be adjourned and a new meeting may be started within minutes. This process will continue until the quorum requirement is met; at which time the meeting will commence. We will be voting to amend the current fence height in the Covenants at this meeting. The Annual HOA meeting will begin promptly at 7:00 p.m. Your vote counts!

SNOW REMOVAL

Roads will be plowed when there is 2 inches of accumulated snowfall. Please remember to remove your vehicle from the side of the street/shoulder and park in your driveway. Salting of roadways is limited to hills and intersections or on all road surface as conditions require. The HOA is NOT responsible for damage to vehicles.

If you have a fire hydrant near your home, please consider clearing the snow around it so that it can be accessed in case of an emergency. Please be patient during snow and ice events. For further information visit: www.bentwoodestateshoa.org



Be a courteous
neighbor, please clean
up after your pet!



**BENTWOOD ESTATES
HOMEOWNERS ASSOCIATION, INC.**

www.bentwoodestateshoa.org

hoabentwood@yahoo.com

Bentwood Estates HOA, Inc.

P.O. Box 72

Inwood, WV 25428

**2019 HOMEOWNER'S
ASSOCIATION FEES**

2019 Fees were due July 31, 2019. All Overdue assessments and fees are subject to a 6% finance charge as approved by the Board of Directors in accordance with Article V Section 3 of the By-Laws of Bentwood Estates Homeowners Association, Inc. The Board of Directors contracted with Valley Collections Services, Inc. to proceed with collections on past due accounts.

TRICK-OR-TREAT

October 31, 2019 from 6:00 – 8:00 p.m.

Please leave your front porch light on if you are participating in trick-or-treat.



LEGAL

The Board of Directors has retained: Trump & Trump, LC of Martinsburg, WV to provide legal services for Bentwood Estates Homeowners Association, Inc.



This is a beautiful community to get out and walk, bike or for your children to play with their friends. Please be respectful and drive carefully. There are constant complaints of people speeding. This is a family friendly neighborhood where community members should be able to enjoy the outdoors without fear of being run over.

Update Information Regarding Road Completion

In April of 2019 the Board of Directors directed the HOA attorney to contact the County regarding the conditions of our roads, open space area and stormwater management areas. A meeting was held between the HOA Attorney, several HOA Board of Directors, County Planning Department staff and the County Attorney. As a result of the meeting, the County sent notice to the developer with a deadline of November 7, 2019 to repair the base layer of all roads, complete all top coats, submit as-builts, to convey stormwater manage areas, open space areas and rights of way to the HOA. There are copies of the correspondence to both The Berkeley County Planning Commission and to Cogar Investments (the developer) available on www.bentwoodestateshoa.org

****Your HOA fees help pay for the roads, and maintenance to our community, as well as paying the attorney should we need further legal action to repair the roads properly****

ARCHITECTURAL CONTROL COMMITTEE

The Declaration of Covenants and Restrictions (C&R's) For Bentwood Estates Article VI ARCHITECTURAL CONTROLS, requires that Bentwood Estates homeowners submit all proposed exterior additions, changes or alterations to your house and lot to the Architectural Control Committee (ACC) for approval. ACC Applications are currently being reviewed by the Board of Directors until an ACC committee can be reestablished.

An Application form may be located on the website under the Architectural Control Committee tab.

www.bentwoodestateshoa.org

To contact the ACC you may send an email to:

hoabentwood@yahoo.com

Bentwood Estates ACC

P.O. Box 72

Inwood, WV 25428