

Raven Pointe Homeowners' Association

PO Box 1701

Winchester, Virginia 22604

Board@RavenPointeHOA.org

www.ravenpointehoa.org

Homeowners Association Frequently Asked Questions 2023

What is the amount of the dues for Raven Pointe?

Our Covenants set the maximum amount of the dues at \$200 each year; however, Raven Pointe has so many volunteers who give their time to the community, the Board has been able to reduce the dues to \$80 and maintain that amount for 2023.

When are dues for Raven Pointe collected?

Dues are collected annually at the beginning of the year. A statement will be mailed to each homeowner in late November or early December outlining the amount owed for the next year.

What are the dues coverage dates?

Dues are for the period between 1 January and 31 December each year.

Where should dues payments be sent?

Please mail dues to: Raven Pointe Homeowners Association
PO Box 1701
Winchester VA 22604

What is a Resale Certificate/Disclosure Packet?

The Raven Pointe HOA is a "common interest community" under the Virginia Resale Disclosure Act. This act requires disclosure of information about the common interest community and its association on this resale certificate. Effective July 1, 2023, the Commonwealth of Virginia established a standard resale certificate in accordance with Section 55.1-2310 of the Resale Disclosure Act in the Code of Virginia. This intended to help streamline the process for providing required documents at resale, which culminated in several significant changes to the provisions for providing resale documents. All documents pertaining to resale are now referred to as the "resale certificate." The term "disclosure packet" has been eliminated.

Who should request the Resale Certificate?

The seller is responsible for requesting the Resale Certificate and is responsible for paying the fees when the item is ordered. This means that when a seller orders the resale certificate, they will have to pay for the certificate at that time, not at settlement. Any HOA dues, fees and/or assessments that have not been paid must also be paid before the certificate will be issued.

How much does the Resale Certificate cost?

The Resale Certificate is available in two forms – a printed version and an electronic version. The printed version cost \$211. The electronic version cost \$176.

How do I get a Resale Certificate?

A Resale Certificate Request Form is available on the HOA website. It includes instructions for submitting the form. If there are any questions, contact Bob Puttock at 703-623-2086 or bputtock@outlook.com or stop by at 212 Taggart Dr. If he is not available, such as when he is out-of-town on vacation, contact the HOA president Bill Melvin.

What if it is January and I have not paid my annual dues when requesting a Resale Certificate?

All HOA dues, fees and/or assessments must be paid in full before a certificate will be issued. Therefore, the seller must pay for the full new year. The seller and purchaser may decide to prorate the dues as part of their closing. That is up to them, not the HOA.