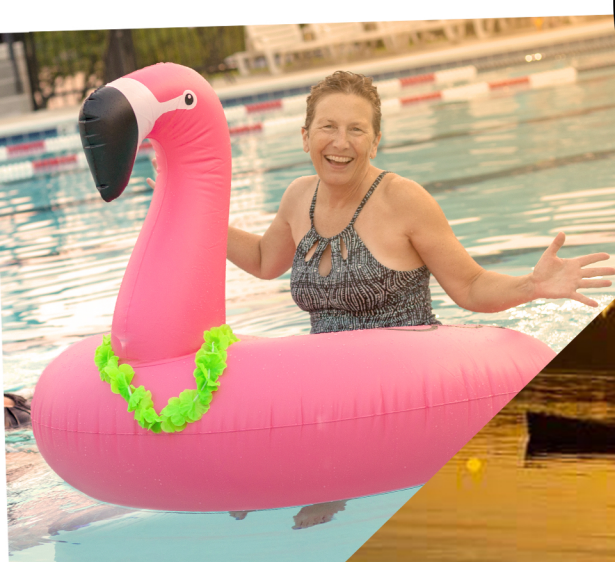


LMOA MEMBER HANDBOOK 2023





My Member ID Number:

Your Member ID number gives you access to the Member Side of LMOA.ORG. Please record your number here for your convenience.

Table of Contents

Welcome to Lake Monticello	1
Meet Team LMOA	2
Departments and Staff	3
Board and Committees	4-5
Finances	6
Barcodes and Joining the Team	7
LMOA Information Sources	8
Clubs and Groups	9
Ashlawn Clubhouse	10
Fairway Clubhouse	11
Marina	12
Beaches and the Pool	13
Recreation	14
Trash and Utilities	15
FAQs	16-17
General Rules and Regulations	18-19
New Resident Vouchers	
Monti the Mascot Coloring Page	



Dear New Resident,

Congratulations, you have chosen to make Lake Monticello your *home!* You are now part of a gated community where some 12,000 residents appreciate the privacy and safety of a homeowner's association. Though Lake Monticello feels like a *hometown*, we make up almost half of Fluvanna County's residents, sharing serene countryside, fantastic schools, and heart-warming local businesses with our *fellow "Flucos"* (nickname for Fluvanna County residents and students and alumni of the public school system).

Lake Monticello boasts 4331 homes surrounding our fun 350-acre lake. You are going to love our five beaches, Marina, 18-hole golf course, basketball and racquet sports courts, ballfield, two clubhouses, pool, three parks, and three playgrounds. There is something for *everyone* to enjoy!

Located in the heart of Central Virginia, Lake Monticello is 15 miles southeast of Charlottesville and 67 miles from Richmond, not to mention it is a *gorgeous* 2.5-hour drive to our nation's capital. The Shenandoah National Park, Blue Ridge Parkway, and Atlantic coastline are just 'around the corner.' In short, you chose an *ideal place* to call home.

This handbook was designed especially for *you* to help get you settled into your new community. If you are a tenant, this handbook is for you too. Enjoy the read and let us know if you have any questions.

Best wishes,

Your Member Services Team

Member Services Help Desk
41 Ashlawn Blvd., Palmrya, VA, 22963
434-589-8263
Memberservices@lmoa.org

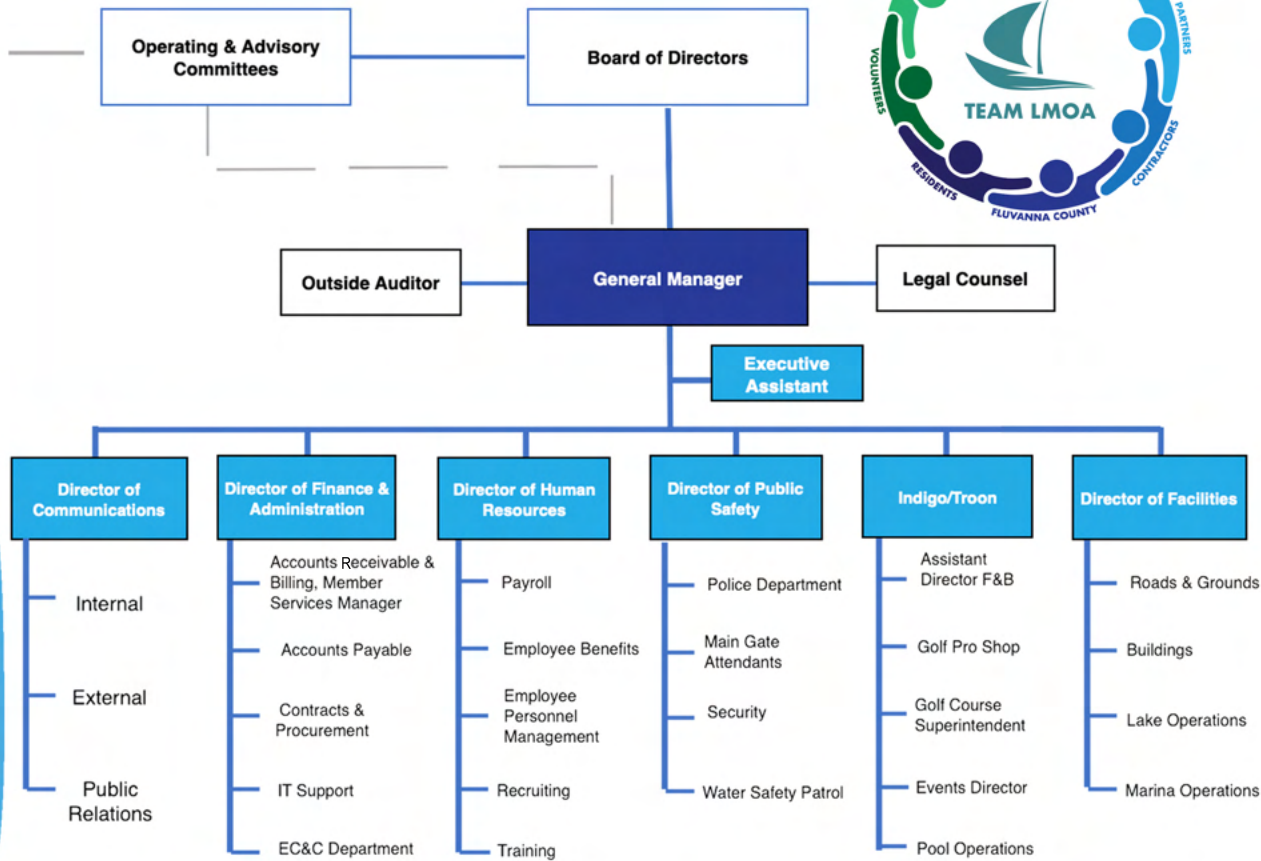
MEET TEAM LMOA

Like a small city, it takes a terrific team of dedicated people to run Lake Monticello. LMOA employs nearly 50 skilled professionals who work hand in hand with volunteers, our business partners, and Fluvanna County. Together we form a team that strives to make our VISION AND MISSION true:

“Lake Monticello is a premier community for all members and their guests enjoying a high quality of life in excellence and spirit. The Association will protect, preserve and enhance the quality of life for its members through responsible care of association facilities, amenities, and infrastructure and will offer, through skilled individuals, a high standard of services and programs.”

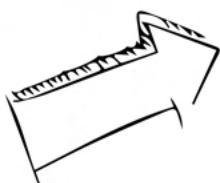


- Operating:**
 - Audit
 - Broadcast
 - Compliance
 - Election
 - ECC
 - Steering
- Advisory:**
 - Raquet Sports
 - Community Development
 - Facilities & Lake Ops
 - Finance & Investment
 - Golf
 - Safety & Security
 - Wildlife
 - Young Residents & Families



DID YOU KNOW?

We are one of Fluvanna County's largest employers and are proud of our excellent work-life balance. We are always looking for good people. Contact our HR Director, Rebecca Mathews at rmathews@lmoa.org and find out if we are a good fit for you!





We love our Staff!

Departments & Staff

The Board of Directors relies on LMOA staff to carry out operations. If you have a concern, contact the staff first, we usually have a solution. In the event we are unable to solve your issue with satisfaction, we are happy to connect you with the Board, a committee, or the General Manager.

FOR EMERGENCIES DIAL 911
NON-EMERGENCY need for police, fire, or medical, call 434-589-8211. The Fluvanna County Sheriff's Office provides dispatch services for LMPD, fire, and rescue services. Please do not call the Main Gate for emergencies, the Main Gate does not maintain a dispatch center.

Department Directory

LMOA Departments	Description	Email	Phone #
Department of Public Safety	Police Matters (LMPD), Security Patrol Matters (Allied), Water Safety	lmpd@lmoa.org	434-589-2677
Main Gate	Guests, Access Control	maingate@lmoa.org	434-589-3215
Maintenance	Buildings, Roads, Grounds, Dredging, Lake Operations	maintenance@lmoa.org	434-589-3563
Member Services	Billing, Barcodes, Booking Conference Rooms, Inquiries	memberservices@lmoa.org	434-589-8263
ECC	Environmental Control and Compliance	environmentalcontrolandcompliance@lmoa.org	434-591-0196
Communications	LMOA News	communications@lmoa.org	434-591-0196 ext: 4405
Marina	Boat Slips, Kayak Racks, Stickers, Fuel, Propane, Shop	marina@lmoa.org	434-589-1692
Accounting	Accounts Receivable, Accounts Payable, Payroll	accounting@lmoa.org	434-589-8263
Indigo / Troon	Food and Beverage, Golf, Events, Pool Operations	Go to www.lakemonticellogolf.org	434-589-1019

How to effectively make a difference

Volunteer

You make the biggest impact through your commitment of time and skills.

1. Join a committee or a working group.
2. Members in good standing can run for the Board in February.
3. Follow the GM Corner - we will let you know when we need event volunteers.



Voice your ideas

Here's how to be heard at LMOA.

1. Work with the staff to resolve issues or address concerns - see page 10!
2. Attend Monthly Board Meetings and sign up to speak.



Know the Policy Manual

Locate the latest version of the Policy Manual by logging into the member side of lmoa.org:

Go to **Resources**
 > **Governing Documents**
 > **Policy Manual**

How Board meetings work

Sign Up

1. Email the Executive Assistant, Karis Rivera at krivera@lmoa.org.
2. Include the topic you want to speak on.
3. Attend the meeting and be prepared to address the Board. You'll have 5 minutes to speak.



Prepare

Read Board Packets and Agendas the Friday before the meeting by logging into the member side of lmoa.org

Go to **Organization**
 > **Board of Directors**
 > **Board Minutes/Agendas**



Where

In person at the Fairway Clubhouse at 51 Bunker Boulevard or Live on Comcast/Xfinity Channel 977 or on YouTube Channel 'Lake Monticello Owners' Association'



When

Meetings of the Board are held every 4th Thursday of the month at 7 PM with the exception of June, November, and December when they are held on the 3rd Thursday of those months.

How does the Board impact me?

The membership elects 7 volunteer homeowners to govern LMOA. They serve in 3 year terms and use staff and committees to make lasting positive impacts in our community. You can serve on the Board or speak at meetings to make a difference! Turn the page to see how...



Serving on the Board

1.

Pick up a petition packet in February and collect at least 150 signatures of members in good standing. We will let you know via email when it is time.

The election committee verifies signatures, and the Board announces official candidates in April.

2.

3.

You will get your Annual Meeting notice in May and be able to vote for board candidates (or any board proposals requiring a member vote) until mid-June.

The Board announces new Board members at the Annual Meeting which takes place the last Saturday of June. The Board meets at least once a month in closed and open session.

4.

Joining a Committee

Committee volunteers assist board members by serving either an operating or advisory role for the benefit of the community. Often they gather information, assess problems, and recommend solutions to the board. Joining one or more committees is a great way to share your time and expertise.

Please feel free to attend regular committee meetings. Log into the member side of LMOA.ORG, hover over ORGANIZATION and select COMMITTEES where you will find more information.



Our committees are:

- Audit
- Raquet Sports
- Broadcast
- Compliance
- Community Development
- Election
- Environmental Control
- Finance
- Golf
- Safety & Security
- Facilities & Lake Operations
- Wildlife
- Young Residents and Families

FINANCES (Based on 2022 Budget)

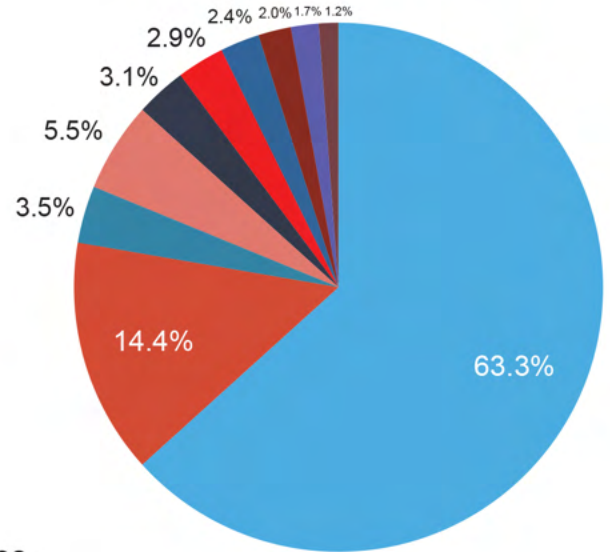
Funds Generated



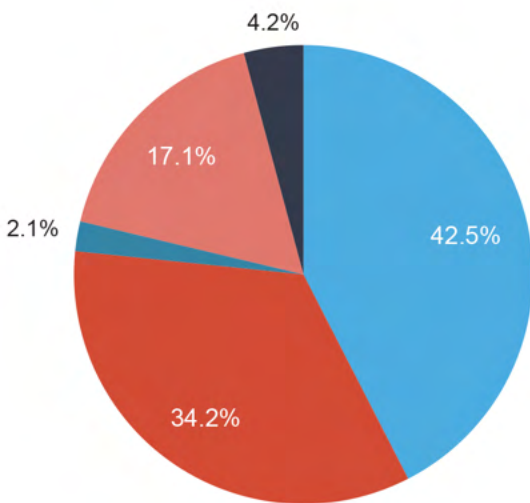
As a “not for profit” organization, LMOA strives to manage to budget (breakeven) while also planning for the future. Your dues and various streams of revenue make that possible. Member dues and fees are billed annually in January and due in full no later than January 31. Semi-annual and monthly payment installments are also possible upon approval.

Here’s how we generate funds that are used to cover the services and amenities provided to you:

- Member Dues
- Improved Property Fee
- Boat Registration & Slip/Rack/Storage Fee
- ECC Mandated Fees
- Finance Charges
- Interest
- Barcodes
- Comcast Revenue
- Misc Merchandise Sales
- Other Misc Revenue



How is the money spent?



- LMOA Salaries
- LMOA Expenses
- Golf/F&B/Pool Net Operating Deficit
- Allocation to Reserves for Future Spending
- Net Operating Surplus

The LMOA Board of Directors and Staff determine our annual budget aiming to cover the costs of operations and services. Any surplus revenue is put in a reserve account or retained in operations to offset future costs, including inflation. Additionally, LMOA operates the golf course, food and beverage, and swimming pool on a “fee for service” basis. These fees offset the majority of the operating costs of these amenities.

How do we know how much is put into reserves?



Through an independent “Reserve Study”, which must be performed every five years and annual internal updates performed in the interim years. The annual budget, which includes the setting of dues, fees, operational and capital spending, and the necessary contribution to the reserves is prepared by the Staff and reviewed and approved by the Board in an open meeting preceding the start of the new year.

BARCODES

Residents, permanent guests, businesses, essential services, utility companies, golf associates, and social associates can apply for a barcode. Questions regarding barcode applications? Our team is happy to help! Call 434-589-2677.

If you purchase a barcode for your vehicle, you can easily enter any of our five security gates.

Main Gate: for GPS, navigate to 857 Jefferson Drive

Also called the Ashlawn Gate, the Main Gate is staffed. Entry without a barcode is possible; use the left lane and report to security staff.

Falcon Hills Gate: for GPS, navigate to 58 Bridlewood Drive

Also known as Turkeysag Gate, this gate is remotely staffed. Entry without a barcode is possible; use the left lane and report to security staff via the callbox.

Fairway Gate: for GPS, navigate to 191 Jefferson Drive

Also known as the Slice Gate, this is a **barcode-only gate**.

Tufton Gate: for GPS, navigate to 1 Monish Drive

Also known as the Monish Gate, this is a **barcode-only gate**.

Riverside Gate: for GPS, navigate to 59 Jefferson Drive

This is a **barcode-only gate**.

INTERESTED IN BECOMING A PART OF TEAM LMOA?



At Lake Monticello, we value a healthy work-life balance. Working here is rewarding and unique. When you're not working, you're living the lake life. The perfect work-life balance is waiting for you at Lake Monticello.

We're always looking for good people in many positions around the lake. Want to learn more?

Scan the QR code to be connected with our Human Resources Director.

Our Perks Include:

Free Pool Pass, 10 Paid Holidays,
Beach Access, Free Golf,
and Food Discounts!

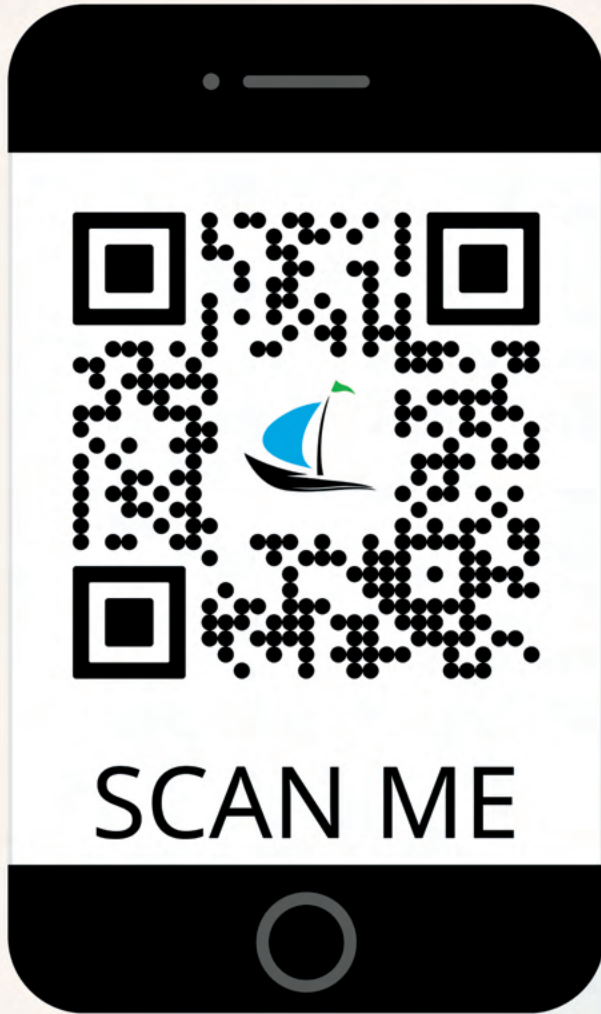


Fun Fact!

In addition to providing convenience for our residents, barcodes generate nearly \$270,000 in revenue annually which helps cover the cost of services provided to you.



STAY IN TOUCH!



OUR OFFICIAL LMOA INFORMATION SOURCES

← LMOA.ORG
LMOA.NEWS

LAKEMONTICELLOGOLF.ORG

 FACEBOOK
@lakelifemonticello

 INSTAGRAM
@lovelakemonticello

 YOUTUBE
@LakeMonticelloOwners'Association

 FLUVANNA REVIEW

Look for the 'Lake Views' page in the local newspaper that is delivered weekly to your mailbox cubby

Help Desk 434-589-8263 • memberservices@lmoa.org • 41 Ashlawn Blvd

Make sure you give Member Services your email address to receive weekly news updates such as the GM Corner and Plan Your Month Monday. Help us save paper and ink by letting us know you want to opt in to receive your annual notice and billing statements electronically. We're here to help!



CLUBS AND GROUPS

It is nearly impossible to keep up with all of the groups and clubs at Lake Monticello. Scan the QR code for a list of many of our clubs and groups or log into LMOA.ORG select ORGANIZATION, GROUPS to view the list. Check out the other great resources below.



FACEBOOK

There are lots of private, resident-run Facebook pages, have fun exploring them. Just remember, there is only one official LMOA Facebook Page: @lakelifemonticello and @lovelakemonticello is the only official Instagram platform.

The LMOA Staff does not manage any other social media platforms. When in doubt, visit the ABOUT section of a Facebook page where a disclaimer should indicate the page has no affiliation with LMOA.

COUNTY RESOURCES

While looking for county groups and volunteer opportunities, start by checking out the back cover of the Fluvanna Parks and Recreation catalog that is distributed twice a year through the schools and at our Help Desk, or visit the county website at <https://www.fluvannacounty.org/community/page/fluvanna-volunteers>.

MEMBER SERVICES

We are happy to help you find something to do. Below are a few of the choices here at Lake Monticello that we put together for you. Reach out to the contact person for more information or give Member Services a call. We are always in need of volunteers for various Young Residents and Families Committee events, and the 4th of July celebrations.



Go Sharks!



The Five-O Club's Witches and Wizards Paddle



Golf is fun for everyone!



Family fun!



Our Wonderful Broadcast Group

Lakers just want to have fun-un, baby!



Boat parade FUN!

With amazing amenities and clubs galore, there is no excuse to be bored at Lake Monticello! Here is a quick overview of all of our amenities and fun groups. For more detailed information, log into the member side of LMOA.ORG and explore! Or visit/call the Member Service's Help Desk.



Our beautiful clubhouse!

ASHLAWN CLUBHOUSE

The Ashlawn Clubhouse at 41 Ashlawn Blvd. is where it's at! The main level has a spacious great room, perfect for any social event or meeting, and the Lakeside Restaurant. An expansive deck overlooks the lake and pool. A lower-level series of meeting rooms are suitable for exercise classes, card games, and kid-friendly events. This is also where you will find the Member Service Help Desk.

HELP DESK ? 434-589-8263

Our friendly staff is waiting to answer all of your Lake Monticello-related questions. We even have a laptop and free wifi to assist you with your digital needs. Park across from the racquet courts, enter through the front of the building, and take the stairs or elevator to the bottom floor.

LAKESIDE RESTAURANT  434-589-1019

Lake Monticello's Lakeside Restaurant is conveniently located just two blocks from the Main Gate, Lakeside offers a warm, welcoming setting for events. Check out the event calendar on lakemonticellogolf.org.



St. Patrick's Day at The Pub!



Another great day on the course!



Irish Nights are a hit!

FAIRWAY CLUBHOUSE AND LAKE MONTICELLO GOLF CLUB

51 Bunker Boulevard
434-589-3075 (Golf Pro Shop)

Visit PGA Master Professional, Mark Marshall, at the Pro Shop or www.lakemonticellogolf.org to learn everything you need to know about our gorgeous year-round, 6,925-yard course. We encourage you to request a tour of our facility and welcome any questions you may have. Lake Monticello Golf Course offers chipping and putting areas and is also equipped with a driving range and PGA staff available for lessons. There are opportunities for all ages!

THE PUB 434-591-0106

This is where you will find our sports bar and restaurant. Enjoy American classics, drinks, pool, darts, and other entertainment. Tuesday Trivia Nights and Wednesday Irish Nights are community favorites! Reserve online at www.lakemonticellogolf.org.

WALKING AND SLEDDING

We welcome you to walk on the golf course outside of play hours.

The golf cart paths are open to walking in the mornings. Be sure you have completed the front 9 by 7:30 AM daily. The back 9 is open for walking until 8:30 AM Monday- Wednesday, 8:00 AM on Thursday and Friday, and 9:30 AM on Saturday-Sunday. Please walk in the order of holes 1-9 and 10-18. Evening walking hours begin at cart due time and this time can be found under COURSE CONDITIONS on www.lakemonticellogolf.org. Bikes and skateboards are not permitted, but dogs are welcome if they are leashed, and owners are expected to clean up after their pet. When snow conditions are just right, we open the 14th fairway (between Mulligan Drive and Barrett Street) to sledding, snowboarding, and skiing! So, on snow days, keep an eye on social media and we will let you know when the hill opens and closes.

MARINA

962 Jefferson Drive
434-589-1692



Who wants a boat ride?

Stop by the Marina's shop to buy bagged ice, propane refills, live bait, kids' life jackets, boat batteries, motor oil, and more. You can register your boat, arrange boat and kayak rack storage, charge boat batteries or just chat with the friendly manager! This is also where you will find the boat launch ramp.

Hours of Operation from Memorial Day to Labor Day:

Weekdays 9:00 AM – 5:00 PM, weekends 09:00AM- 07:00 PM

Off-season Hours:

Weekdays 9:00 AM – 5:00 PM, 7 days a week

Closed: Thanksgiving Day, Christmas Day, and New Year's Day

BEFORE YOU BOAT



Boating rules are enforced by LMPD, Safety Patrollers, and the LMOA Water Safety Patrol (volunteers). Please review the rules and regulations before you begin boating activities. Visit the Marina or log into the member side of LMOA.ORG, select AMENITIES, then MARINA and find rules, fees, a safety exam, study guides, and registration links.



Enjoying a peaceful morning!



Stop by the Marina Shop!

BEACHES



Meet up at the Main Beach!

Enjoy our beaches! Lake Monticello's shoreline has five of them for swimming, picnicking, and launching kayaks and canoes. Look for the little white and blue signs that lead you to the beaches. Beaches 1-4 have restrooms, kayak storage racks for annual rental (we do have a hefty waiting list at the moment; contact the Marina for details), docks for temporary boat docking, grill and picnic facilities. Beach 5 has a steep stairway leading down to it, kayak storage racks, and a portapotty off of the parking lot. There are walking routes at Beaches 2, 3, and Lafayette Park - just follow the painted feet on the road!

LOCATIONS:

Beach 1 (also called the Main Beach): End of Ashlawn Boulevard

Beach 2: 14 Sassafras Road

Beach 3: 1 Landslide Court

Beach 4: 1 Bench Circle

Beach 5: 962 Jefferson Drive



Hello from the Pool!

General Beach Rules are posted at each beach. Please be aware: bacteria and chemicals from yards run into the Lake during heavy rainfall. For this reason, we strongly recommend you avoid swimming in the Lake for the 48 hours after a heavy rain. Please don't ever swim across the Lake as this can lead to fatal injury as boats cannot see you.

Having a party for 25 people or more?

Please contact Member Services to reserve; there may be a fee involved.

POOL

35 Edgewater Drive
434-589-3165

Hours of Operation:
Memorial Day – Labor Day
Daily 11 AM – 7 PM,
Lap Swim 7–10 AM



The Shark Tank ROCKS!



Fun in the sun!

Membership and fee details can be found on the member side of LMOA.ORG under AMENITIES, POOL or visit/call the Help Desk. Enjoy snacks, ice cream, and cold drinks from the Shark Tank. We take cash and credit card.

RECREATIONAL AREAS



Swinging for the fences!

There are plenty of places to have fun. Member Services can tell you all about it or log into the member side of LMOA.ORG, select AMENITIES, and RECREATIONAL AREAS for a complete overview of possibilities and rules. Please do not bring your pets to the parks or courts, thank you!

TENNIS AND PICKLEBALL: We have courts at the Ashlawn Clubhouse and Lafayette Park. Lafayette Courts are open for play without a charge. There is an annual membership fee to use the Ashlawn Courts. Pickleball lines are in place at both locations.

BASKETBALL: 41 Ashlawn Blvd., adjacent to the racquet courts and Lafayette Park

HORSESHOES: 41 Ashlawn Blvd., adjacent to the racquet courts and Lafayette Park

BUNKER PARK: 14 Bunker Blvd., playground, track, and ballfield

LAFAYETTE PARK: 19 Lafayette Dr., courts, all-inclusive playground (construction expected spring of 2023)

MAIN PARK: 41 Ashlawn Blvd., behind the racquet and basketball courts.



FISHING POND

Tufton Lake Lane

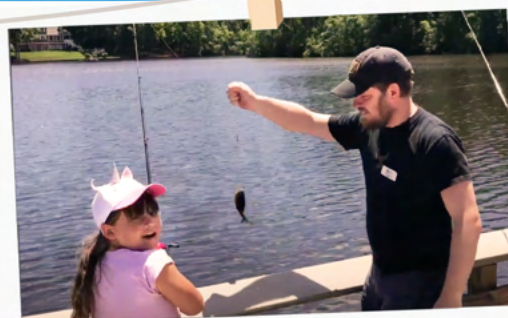
If you love fishing and you have a license, you will love Tufton Pond and its 40 acres.

Kayaks and other non-motorized boats are welcome

on the fishing pond, and a handicapped-accessible pier allows

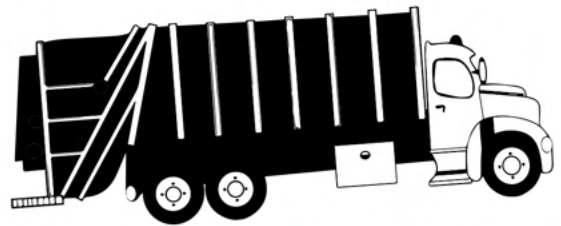
equal access for most residents and guests. Please do not swim in the pond,

it is not safe for you or your pet. For more information, log onto the member side of LMOA.ORG, select AMENITIES, RECREATIONAL AREAS, and TUFTON POND.



Kids Fishing Day!

TRASH AND UTILITIES



Green For Life (GFL) collects your trash and recycling on either Thursday or Friday, depending on where you live. Find your day by logging into LMOA.ORG, hovering over **MEMBER SERVICES**, and selecting **TRASH & RECYCLING**. Click on the **SCHEDULE** link and search for your street. Both of your totes will be picked up on the same day.

If you are physically incapable of moving your trash and recycling totes, let Member Services know by calling, or fill out the online form, which can also be found under the **TRASH & RECYCLING** tab.

Our recycling is transported to Troy and from there to a single stream recycling center in Chester.

Dirty, soaking wet materials cannot be recycled. Please follow these tips to ensure your efforts are effective:

NEVER throw the following materials in the recycling tote:

- Styrofoam
- Clothing/other textiles
- Batteries
- Light bulbs
- Yard waste
- Ceramics
- Window glass and drinking glasses
- Bottles and cans should be emptied and rinsed before putting in the tote
- Keep cardboard dry and tear it into manageable pieces
- Never bag items; throw them straight into the recycling tote
- Plastic grocery bags



BULK TRASH - Once a year, we schedule Bulk Trash Pickup with GFL. This typically occurs the week of Earth Day in April. You can also schedule your own individual bulk pickup directly with GFL through their website: gflenv.com

Water

Aqua Virginia: To request new water or wastewater services, call Aqua Customer Service Representatives at 877-987-2782 to begin your setup or visit www.aquaamerica.com.

Power

Your real estate agent will let you know if your address is serviced by Dominion Energy or CVEC.

● Dominion Energy: Visit www.dominionenergy.com/virginia/start-stop-service to get set up or call 866-366-4357.

● CVEC: www.mycvec.com/my-account/start-stop-move or call 800-367-2832 to get set up.

Phone/TV/Internet

Firefly Broadband Internet: 833-473-3591, www.fireflyva.com/residential
Xfinity (Comcast): www.xfinity.com
Century Link: www.centurylink.com

Did you know?

You can set up to 5 bags of extra yard refuse beside your trash tote.

Work together: if your neighbor is not taking advantage of this convenience, ask if you can set your extra bags of leaves, sticks, etc., beside their trash bin. Bags of household waste will not be collected.



FREQUENTLY ASKED QUESTIONS

May I feed or kill wildlife?

No, with the exception of birds, it is illegal to feed wildlife in Virginia. At Lake Monticello, residents may trap or kill mice, rats, moles, and gophers but no other wild animal or fowl. Do not engage wild animals. Fox, racoon, deer, and bobcats are regularly spotted in our community, and we have even seen a bear swimming in the Lake!

I just bought a house at the Lake! How do I get in the gates?

There are five secure gates at Lake Monticello, two of which are staffed. In order for residents to gain access into the gated portion of Lake Monticello, barcodes are placed on registered vehicle(s). To complete a barcode application for your vehicle or for more information, log onto the member side of LMOA.org, select MEMBER SERVICES, then BARCODES where the process is explained. You pay \$10 per vehicle per year. You can buy a guest barcode for \$35, and businesses can get a barcode for \$50.

May I paint my front door a different color?

Not without the approval of our Environmental Control and Compliance team ("EC&C"). This includes things like tree removal, driveway paving and placement of sheds. For a complete list of rules, see Chapter 13.03 of the Policy Manual or call (434) 591-0196. When in doubt, call the EC&C first before changing the appearance of your property.

May I have an outdoor fire?

Sure, bring on the s'mores! An attended recreational fire pit with spark screen is permitted; however, fireworks and the burning of wood, leaves, trash, garbage, or household refuse is not allowed.

Where can my guests park?

During social events, ask your guests to park in LMOA right of way (the first 15 feet from the road's edge to your yard). All tires of the vehicles must be off the roadway to avoid getting ticketed, as parking on the street is not allowed at Lake Monticello. Also, please make sure your own vehicles are parked on your driveway. Boats and boat trailers should be stored in an inconspicuous area of your lot. Have an oversized vehicle? Call David Wells at 434-589-2677 for more info. Don't forget to notify the Main Gate when expecting guests. To register a maximum of 3 guests, call 434-589-3215. For more guests, please email maingate@lmoa.org. Please remind guests not to depend on GPS, which may direct them to a gate they cannot enter. Be sure to direct them to the Main Gate (857 Jefferson Drive) or Turkeysag Gate (58 Bridlewood Drive).



Is Canvassing & Solicitation allowed?

- Non-residents are not permitted to canvass or solicit door-to-door. Please do not engage with a non-resident that does this to avoid getting scammed and alert the Department of Public Safety.
- Residents are allowed to go door-to-door to get signatures for LMOA Member Proposals & Board candidacy or Fluvanna County elected offices, and Trick-or-treating is permitted on Halloween (October 31st). Food collection or sales for fundraising is permitted only with written permission by the General Manager.
- Collection of food through the US Postal Service is permitted at the roadside mailboxes of residents during the Annual Food Drive.

What do I do if my neighbors make noise?

At Lake Monticello we respect our neighbors by not allowing excessive noise between the hours of 11 PM & 7 AM. If your neighbors dog is barking, there is a loud party or someone is using noisy equipment during those hours, and you don't feel comfortable talking to them about it, you may call the Sheriff's dispatch at 434-589-8211. They will dispatch an available law enforcement officer. That may be an LMPD officer or a Sheriff's Deputy.

May I practice target shooting or carry an unconcealed weapon?

No, the discharge of any firearm in or on Lake Monticello property is strictly prohibited, except by Law Enforcement Officers in the course of their official duties. Only sworn Law Enforcement Officers may carry a firearm in the view of the public while in Lake Monticello buildings, parks, beaches, or common areas. Other items designed as weapons are also prohibited in all common areas.

What is the EC&C Office and how do they impact me?

The Environmental Control and Compliance Office or "EC&C" is a small but dedicated team of LMOA staff who monitor and enforce the policies and rules laid out in our governing documents. They play an important role in helping our community stay beautiful. Our EC&C Administrator also partners with the Environmental Control Committee and Compliance Committee to hear resident appeals and make decisions on resident applications.

May I have a service or emotional support animal?

In most, cases, yes, but household pets and service and emotional support animals must reside indoors. Environmental Control and Compliance does not approve outdoor enclosures for animals such as barns, rabbit hutches or chicken runs. If you have a pig, rabbit or chicken, even if it is an emotional support animal, it must be kept inside your home. When off the property of the pet owner, all dogs must be on a hand-held leash. (No pets are permitted on community-owned property at any time; service dogs are an exception.)

To see more FAQs, log into LMOA.ORG go to MEMBER SERVICES and click on FAQ.



CHAPTER FOURTEEN - Section 14.02
GENERAL RULES AND REGULATIONS

Approved:	March 20, 1985
Amended:	May 30, 1996
Effective:	January 6, 1997
Amended:	January 23, 1997
Amended:	August 21, 1997
Amended:	September 30, 1999
Amended:	February 23, 2006
Amended:	April 26, 2007
Amended:	September 27, 2007
Amended:	April 24, 2008
Amended:	November 20, 2008
Amended:	March 24, 2011
Amended:	August 22, 2013
Amended:	March 22, 2015
Amended:	August 23, 2018
Amended:	June 20, 2019
Amended:	July 25, 2019

I. POLICY

It is the policy of the Lake Monticello Owners' Association to provide and maintain community facilities for the use and enjoyment of members, their families, and their guests.

An objective and obligation of the Board of Directors are to prescribe rules and regulations that will serve the welfare, well-being and good order of all individuals who reside, work or visit within the Lake Monticello community. To this end, the promulgation and enforcement of the Rules and Regulations will be carried out.

II. RESPONSIBILITIES

In conformance with policies prescribed by the Board of Directors, the General Manager has overall responsibility for the operation and maintenance of Association owned property. Members, their families and guests, employees and others who enter the Lake Monticello community shall comply with all approved Rules and Regulations.

III. RULES AND REGULATIONS

A. General

1. The discharge of any firearm within or on Lake Monticello properties is prohibited except by law enforcement officers in the course of their official duties. No person, except duly sworn law enforcement officers, shall carry in public view a firearm, loaded, in Lake Monticello buildings, parks, beaches, or other recreational venues, henceforth referred to as common areas.

No resident or guest is permitted to use or possess implements designed as weapons in common areas such as bows and metal-tipped arrows; crossbows; slingshots; pellet and B-B guns and other like weapons, which, when discharged, may endanger others.

Violators may be subject to legal action, up to and including an arrest for trespassing under Virginia Criminal Code §18.2-119, after being warned by law enforcement of the prohibitions above, and refusal to comply.

2. The killing or trapping of any wild animal or fowl, except rats, mice, moles, gophers, etc. within Lake Monticello is prohibited with the exception that the trapping or killing of wild animals or fowl which are destroying community or private property will be authorized and directed by the General Manager.

3. Placing food on private or LMOA property to attract any wild animals, specifically deer, ducks, and geese, within Lake Monticello is prohibited. The only permitted exception is food for birds.

4. Littering within Lake Monticello on private or community owned property, including roads and lakes, is prohibited.

5. Noise shall be kept to a minimum at all times. Excessive noise will not be tolerated between 11:00 PM and 7:00 AM.

6. Any activity that constitutes disturbing the peace is prohibited.

7. Vandalism and willful or ignorant destruction of property will not be tolerated.

8. Parking

a. For the purposes of this policy, an improved parking surface means parking on gravel, asphalt, or concrete surfaces. The roadway easement is defined as the area between the edge of the roadway and the closest utility installation such as cable, electric, or water boxes.

b. Except when awaiting the arrival of a school bus as authorized at 14.02 III A 8 c., motor vehicles owned/driven by property owners, tenants, or guests shall be parked on improved parking surfaces so as to

reduce erosion.

c. Parking is not permitted on the roadway easement of any lot except at school bus stops for the temporary loading and unloading of children or to accommodate social events at the residence. In every case, all tires of the vehicle shall be off the roadway. In accordance with PM 13.03 III I 2 e, the LMOA ECC may approve gravel and paving of the LMOA's right of way for the purposes of temporary parking for inclement weather situations, provided that the gravel or pavement does not interfere with the management of stormwater or utilities. The LMOA ECC and administration office shall maintain a file of residential lots where no driveways exist or have easement only parking due to the configuration of the lot, which is grandfathered and are exceptions to this policy.

d. Boats and boat trailers shall not be parked (stored) on the easement in front of any property for any purpose. Boats and boat trailers should be stored on an inconspicuous area of the owner's lot if lot configuration permits. The Association provides limited leased space for winter storage of boats and boat trailers on a first-come, first served basis.

e. No vehicle, boat, or trailer shall be parked on the paved portion of any road or street at any time.

f. No stripped down, partially wrecked, inoperative, unlicensed or uninspected vehicle or boat, or sizeable part thereof, shall be permitted to be parked on any street in the community or on any lot in such a manner as to be visible to the occupants of other lots within the community, or to any streets, the lake, or the golf course.

g. No trucks over one (1) ton, no semi-trailer tractors, farm tractors, backhoes, high loaders, low boy trailers, tank trucks, and other construction equipment, shall be parked or stored for overnight or longer on any improved Lake Monticello lot. Moving vans are exempted when loading and unloading.

[Note: On January 23, 1997, the Board of Directors approved the storage and parking of trucks presently owned by lot owner(s)/resident(s) which are rated at more than one ton and semi-trailer tractors, so long as such vehicles conform to the Policy Manual otherwise, but only for the duration of ownership by the present lot owner(s)/resident(s). Such vehicles must be declared by the respective lot owner(s)/resident(s) on a form devised and approvable by the staff for the purpose, such form to be submitted to LMOA by affected vehicle owners before 14 March 1997. No vehicles shall be grandfathered which are purchased after 23 January 1997.]

h. No trucks, trailers, or other non-automotive types of vehicles of any kind shall be parked upon the roadways of the community or upon any unimproved lot, except temporarily for the purpose of loading or unloading, provided, however, that the placement of the vehicle does not impede traffic or otherwise create a hazard. Overnight parking of construction vehicles on lots being improved is permitted.

i. The aforementioned notwithstanding, no vehicles, boats, trailers, recreational vehicles or equipment of any kind owned by members, tenants, guests or their agents shall be parked or stored on a regular basis on any LMOA property except on areas clearly intended for that purpose or as permitted by LMOA policy or by special written permission from the General Manager.

9. Vehicle Signs

a. For Sale Sign

A single, rectangle "for sale" sign may be displayed on each vehicle, including boats, in the Lake Monticello community, advertising that such vehicle is for sale. The size of such sign shall not exceed 24" by 18". Vehicles or boats shall not be parked on LMOA property owner rights-of-way for display purposes. Upon payment of the applicable storage fees, vehicles or boats may be parked at the Marina or other authorized storage areas and a vehicle "for sale" sign may be displayed on the vehicles at those locations.

b. Identification

Overnight parking of vehicles with exterior lettering or signs, permanently or semi-permanently attached, identifying the owner of the vehicle or identifying the business for which the vehicle is being used will be permitted. All other business/commercial signs on vehicles, with the exception of those permitted in III. A.9.a. above, are prohibited.

10. Canvassing and Soliciting

a. Door-to-door canvassing and soliciting by nonresidents is generally prohibited.

b. Door-to-door canvassing and solicitation by property owners and residents for purposes other than those specified below are prohibited. Canvassing and soliciting by property owners and residents are permitted as described below:

i. Canvassing for signatures for LMOA Member Proposals and Board candidacy

III. A.9.a. above, are prohibited.

10. Canvassing and Soliciting

a. Door-to-door canvassing and soliciting by nonresidents is generally prohibited.

b. Door-to-door canvassing and solicitation by property owners and residents for purposes other than those specified below are prohibited. Canvassing and soliciting by property owners and residents are permitted as described below:

i. Canvassing for signatures for LMOA Member Proposals and Board candidacy petitions. Possession of LMOA petition forms grants permission.

ii. Canvassing for signatures for a Petition of Qualified Voters for the following Fluvanna County elected offices:

- Board of Supervisors (Rivanna, Palmyra, and Cunningham District candidates only)
- Clerk of Court
- Commonwealth's Attorney
- Sheriff
- Commissioner of Revenue
- Treasurer
- School Board (Rivanna, Palmyra, and Cunningham District candidates only)

iii. Soil and Water Conservation Director - Thomas Jefferson District
iii. `Trick or treating,' to take place only on Halloween, unless otherwise authorized by the General Manager at least two weeks in advance. No advance permission is required for `trick or treating' by minors on October 31 of any year.

iv. Written permission for the collection of food or sales of goods and for special fund-raising events by a local chapter of the Girl Scouts, Boy Scouts, Explorers, youth athletic leagues, a church serving Lake Monticello residents, a local school, or the Lake Monticello Fire & Rescue may be granted on an event-by-event basis at the discretion of the General Manager. The request is to be made in writing not less than two weeks prior to the anticipated event.

v. Collection of food by U. S. Postal Service mail carriers during their annual food drive is permitted at the roadside mailboxes of residents.

vi. Food and toy-collection box (es) may be placed in the Clubhouse lobby annually during the Thanksgiving and Christmas seasons for the benefit of local charities. Written permission will be granted on a first-come, first-serve basis, at the discretion of the General Manager when the request is made in writing not less than two weeks prior to placement of the box(es)."

11. Fire

a. No outside burning of leaves, trash, garbage or household refuse shall be permitted. Outside burning of wood in fire pits is approved if they are properly used and include a spark screen.

b. No fireworks are permitted with the exception of those provided by the LMOA for the Independence Day celebration.

B. Traffic

The laws of the Commonwealth of Virginia with respect to the use of its secondary roads apply to streets and roads at Lake Monticello, however, no parking shall be permitted on the roads, streets, or shoulders except at school bus stops for the temporary loading and unloading of children, workmen's vehicles during daylight hours where houses are under construction, and for social gatherings upon prior notice to LMOA Police.

C. Household Pets

1. The Board of Directors does not restrict residents from owning and keeping household pets such as dogs, cats, birds, and fish unless such pets will cause undue and disturbing noise, odors, pollutants or other nuisances. All pets shall "reside" within their resident owner's property.

2. All household pets shall be under positive control of the owner at all times. Pets shall not be permitted to run at large within the community. At large for these purposes shall be while off the property of the pet owner or custodian. When off the property of the pet owner or custodian, all dogs must be on a hand-held leash.

a. All dogs shall have a valid Fluvanna County Tag. All cats and dogs shall be inoculated against Rabies.

b. No pets are permitted on community owned property at any time except under the conditions and specific authority contained elsewhere in the Rules and Regulations. Community owned property includes but is not limited to the Clubhouse and surrounding grounds, Swimming Pool and the surrounding area, Beaches, Tennis Courts, Golf Course, Picnic Grounds, Ball Parks, and playgrounds.

c. The keeping of any animal other than those normally associated with a home, (e.g., dog, cat, fish, bird) is prohibited.

d. Pet poop shall be cleaned up from public rights of way and from non-owner/custodian property by the pet owner/custodian.

D. Home Occupations

A home occupation is an occupation carried on by the occupant of a dwelling as a secondary use of the dwelling. Home occupations are permitted subject to the following restrictions:

1. Not more than one-fourth of the gross enclosed floor area devoted to living purposes (exclusive of porches, terraces, garages and out buildings) or eight hundred square feet, whichever is the lesser, is devoted to the home occupation.
2. There is no storage of materials or any other exterior indication of the home occupation.
3. There is no exterior variation from the residential character of the main building or accessory building(s) or condominium unit.
4. No exterior lighting is used except that which is normally permitted and used in connection with a home or condominium unit.
5. No activities shall be carried on in the home or outside of the home or condominium unit that shall be or become an unreasonable annoyance or nuisance to the neighborhood.
6. No Bed and Breakfast or like business shall be permitted.
7. No Day Care business shall be permitted.
8. Traffic generated by an occupation shall not create a safety hazard, congestion, or a nuisance in the immediate area or the community.
9. No one is employed other than members of the family residing on the premises.
10. Nothing herein shall prevent an owner of a house or condominium unit from renting said property for residential use.

E. Camping Trailers and Mobile Homes

1. No camping trailer, mobile home, double-wide mobile home, self-contained recreational vehicles, tent, barn or other similar temporary living or camping quarters or out-building or structure shall be placed on any unimproved lot at any time, either temporarily or permanently, except on property specifically designated for such use by the Association and in accordance with the rules and regulations for the use of such property.

2. It is required that camping and utility trailer, recreational vehicles, and mobile homes stored on improved lots be located in an inconspicuous place, if lot configuration permits.

IV. ENFORCEMENT

The Lake Monticello Police Department is charged with enforcement of the above-stated rules and regulations. County, State, and Federal law enforcement officials have the authority to enter the Lake Monticello community in carrying out their official duties.