CHHA Homeowners Dues

Most homeowners in Chantilly Highlands realize that our homeowner's dues are significantly lower than most other communities in the area. Our dues are low because we operate with a volunteer homeowners association and our community bylaws, adopted more than 20 years ago, limit dues increases.

Unfortunately, the low dues have resulted in a long term problem. CHHA will have to use up our reserve funds to meet our legal obligations for maintaining the community facilities and grounds. If we don't take action we will run out of funds in several years. Therefore it is necessary for CHHA to raise dues.

At the September 7th CHHA Board meeting community members are being asked to vote to increase the dues to $335 for 2012. This increase in dues will provide sufficient income to maintain the reserve fund.

FAQs

Q: Why have the CHHA dues been so low?
A: Our dues are low for several reasons; we currently operate with a volunteer homeowners association as opposed to using a professional management company. Our Homeowners Association bylaws, adopted more than 20 years ago, limit dues increases to the consumer price index. Also, our dues do not include garbage collection as many communities do.

Q: Why is CHHA running out of funds?
A: A state law passed several years ago requires that the Homeowners Association have a long term plan for maintaining facilities and grounds. CHHA had a plan prepared in 2009 and although our association has reserve funds of more than $200,000 right now, that long term plan projects that we will use up all reserve funds in six years. Therefore it is necessary for CHHA to raise dues.

Q: How much do other developments pay in dues and what does it cover?
A: Fees at other developments vary but after deducting garbage pickup (included in many homeowners dues) the dues at several nearby neighborhoods are in the range of $400 to $500 per year.

Q: How are the CHHA funds used?
A: Homeowners dues are used for a variety of association operating cost including landscape management, pool operations, community events and other items. Key expenses in the 2010 budget were capital improvements (17% of the budget), pool (32%), land management (23%) and administration (9%).

Q: What happens if we don't address this issue?
A: If the issue is not resolved CHHA will run out of funds in about six or seven years. If CHHA is bankrupt the State of Virginia would be required to take over the association and assign a professional management company to operate the association. It is likely that the dues would then increase dramatically.

Q: Why is there a ballot and a proxy?
A: Residents have a choice on how to participate in the vote. A resident can vote on their ballot OR they can use the proxy to allow someone else (like the Board) vote for them. A resident should only submit one or the other. Either option counts for the purpose of determining quorum, and the vote on the ballot or by proxy determines whether it is counted as yes, no or abstain.