

Frequently Asked Questions

What is the current annual HOA assessment? *The annual HOA assessment is \$200 per year per home. Assessments are emailed to homeowners at the beginning of each calendar year.*

How do I obtain a resale certificate? *Please see the [Seller, Realtor & Buyer Documents](#) portion of our website for more information. Requests for a resale certificate need to be made using the [Contact Us](#) page of the HOA's website.*

Does the HOA pay for trash collection? *No, the HOA does not cover trash collection. There are many private contractors that residents use throughout the neighborhood (such as [RCS Waste Services](#) & [Evolution Disposal](#)). Additionally, a [Frederick County citizens convenience center](#) located on Greenwood Road next to the Greenwood Road Fire and Rescue Department is available free of charge.*

Does the HOA pay for Snow Removal? *No, the HOA assessment does not cover snow removal as the neighborhood roads are maintained by VDOT. Homeowners are responsible for making sure their driveways and sidewalks are cleared of all snow and ice.*

What are the restrictions on types, heights, and location of fences? *The HOA Covenants govern the installation of fences. Please refer to the [Architectural Review Committee Documents](#) for details on these restrictions.*

What are the restrictions on types and locations of sheds? *The HOA Covenants govern the installation of sheds. Please refer to the [Architectural Review Committee Documents](#) for details on these restrictions.*

Are there restrictions on parking mobile homes, boats, campers, recreational vehicles, and trailers? *Yes, Article VI, Section 3 of the [Abrams Pointe HOA - Covenants - Corrected Deed of Subdivision, Dedication, Easement, And Declaration](#) restricts the types of vehicles and location of those vehicles. Additionally, the Board's interpretation of these restrictions is below:*

The Board acknowledges that many lot owners within the HOA own trailers, campers, RV's, boats, and other recreational vehicles and recognizes the convenience of temporarily parking these recreational vehicles within the HOA to load/unload, clean, and perform routine maintenance on them. As approved in the October 18, 2022 Board Meeting and further modified in the January 14, 2025 Board Meeting (based on additional input received at the November 5, 2025 Annual Meeting), the Board has interpreted the restriction set by the covenant above as follows:

- Recreational vehicles may only be parked/stored in a driveway or on the street. They cannot be located elsewhere on a lot.
- Recreational vehicles may only remain parked/stored in the driveway or street for up to five consecutive days after which they must be removed for a minimum of two days before returning for up to another five consecutive day period.
- Recreational vehicles may only be parked/stored in a driveway or on the street for up to a maximum of ten days per month.
- These restrictions are only applicable to recreational vehicles that are within public view and do not apply to recreational vehicles that are stored within a garage.