

Welcome to the Old Trail Community! We are so happy you have chosen Old Trail as your new home. Your Disclosure Packet contains an abundance of information that is essential to your understanding the Community. We've put together this Check Sheet with certain information we hope will be helpful as you transition to your new home.

First – we have a professional property management firm – Real Property Inc – that helps us with the day-to-day operation of the Community Association. Real Property has an on-site office in the Village Center where you can find our Property Manager – Allen Billyk. To reach Allen you may send an email to allen@realpropertyinc.com or call 434.823.4408. Real Property also manages a website which holds information regarding the Community such as Financial Reports, Meeting Minutes, Calendars of Meetings and other events. You can access the website by visiting the following URL; the log in name is "rpiotca" and the password is "OTCA07":

<http://www.realpropertyinc.com/association/oldtrail/index.htm>

Real Property also collects and deposits your association dues payments. You will receive a bill each quarter to remind you when to pay – they are due on January 1st, April 1st, July 1st and October 1st. Immediately following the closing of your home purchase you should contact Real Property and instruct your closing company to send copies of legal documentation of your purchase, any funds payable to the association that were collected and your contact information. You won't receive a bill until your information is received – so make sure you do this right away.

After you've contacted RPI, what's next??? To get connected with your neighbors, please join the community website at www.oldtrailcommunity.com.

There are a few Committees that may interest you – and if you'd like to join one just contact Allen with RPI and he'll point you in the right direction. There is a Garden Committee that maintains and operates a community garden located in the Albemarle County Park (behind the soccer fields); there is a Social Committee that helps to arrange events for the Community throughout the year (if there is an event or club or activity you'd be interested in coordinating, PLEASE volunteer!); there is a Neighborhood Watch Committee that coordinates the Watch program; and, there is an Architectural Review Committee that helps to approve any exterior improvements you may wish to endeavor in the future.

One of the greatest assets of our Community is the abundance of open space and trails available for each of us to use. There are nature walking trails – including a 5K cross country trail, a playground (at the corner of Haden Lane and West End Drive), a soccer/lacrosse field on Old Trail Drive in the Albemarle County Park, a Community Garden with plots available for rent, and a vibrant Village Center with shops providing varying services and conveniences – all within walking distance of your new home!

Lastly – you'll want to make sure you're "in the know" on things related to the functions of the Association. We have a Board of Directors (elected annually in December) that is charged with the daily operation of the common space and other aspects relating to the Association. The Board meets quarterly (the dates are posted on the RPI website) and if you have any questions please direct them to the attention of our Property Manager – Allen Billyk.

We're certainly glad you've chosen Old Trail! Provided here is a Check Sheet we've put together of important information related to your new home; we sure hope it helps. We update the list regularly – so if you experience something you think would be helpful to include please let Allen know right away so it can be incorporated into future Disclosure Packets. We hope you find everything you're looking for; and we can't wait to meet you!

Sincerely,

The Old Trail Social Committee

THE OLD TRAIL NEW OWNER CHECK SHEET

Contact RPI for setup in Billing System

- o Allen Billyk – allen@realpropertyinc.com; 434.823.4408
- o Return the "Owner Information Sheet" to RPI
- o Mail all closing documents (HUD-1 Form; Pro-rated Payments, etc...):
1500 Amherst Street, Suite 3
Charlottesville, VA 22903

*Real Property also has an office located in the Village Center, conveniently located on Golf Drive in Suite 103.

Visit the Real Property Website to find important information RE: the Old Trail Community Association

- o <http://www.realpropertyinc.com/association/oldtrail/index.htm>
- o Login Name: "rpiotca"
- o Password: "OTCA07" (that's a zero-seven on the end, and it is case sensitive)

Community Website www.oldtrailcommunity.com

Utility Set up

- o Trash Service: Time Disposal Inc: www.timedisposalinc.com; 434.977.3339
 - Trash Service is included with HOA Dues; if this is new construction or you don't have a can from the previous owner you will need to call to initiate the service.
 - Trash Collection is on Wednesday – you must put your can out prior to 6 AM and remove it by 5 PM that same day.
- o Dominion Power: www.dom.com; 888.667.3000
- o Albemarle County Water & Sewer: www.acsanet.com; 434.977.4511
- o Television/Internet Companies:
 - Comcast Cable: www.comcast.com; 800.266.2278
 - Dish Network: www.dishnetwork.com; 888.825.2557
 - DirecTV: www.directv.com; 888.663.4611
 - Verizon: www.verizon.com;
 - Blue Ridge Internet Works: www.briworks.com; 434.817.0707
- o Phone Company:
 - Century Link: www.centurylink.com; 800.366.8201
- o Tiger Fuel Company: www.tigerfuel.com; 434.293.6157

Albemarle County Schools – www.k12albemarle.org (register at the school; they will assist with bus scheduling).

- o Brownsville Elementary – 5870 Rockfish Gap Turnpike; 434.823.4658
- o Henley Middle School – 5880 Rockfish Gap Turnpike; 434.823.4393
- o Western Albemarle High School – 5941 Rockfish Gap Turnpike; 434.823.8700

Old Trail Committee Contacts:

o Social Committee:

o Garden Committee:

- Bev Thierwechter – bevandjim5@comcast.net

o Neighborhood Watch Committee:

o Architectural Review Committee:

- Allen Billyk – allen@realpropertyinc.com

- If you are completing any projects that change or alter the exterior of the home you MUST get approval BEFORE you start the work – so check with Allen right away!

Village Center Merchants

o Grit Coffee: <http://www.gritcoffee.com/#southerncafe>

o Public West: <http://publicfo.com/>

o La Joya Mexican Restaurant

o FaceValue Salon: www.facevaluestudio.com

o ACAC Crozet: www.acac.com

o Real Property Inc: www.realpropertyinc.com



Utilities & Services

Dominion Virginia Power: www.dom.com or 1-888-667-3000

Albemarle County Water & Sewer**: www.acsanet.com or 1-434-977-4511 Time Disposal**: www.timedisposalinc.com or 1-434-977-3339

Comcast cable/internet: www.comcast.com or 1-800-266-2278

Dish Satellite**: www.dishnetwork.com or 1-888-825-2557

Direct TV Satellite**: www.directv.com or 1-888-663-4611

Tiger Fuel (propane)**: www.tigerfuel.com or 1-434-293-6157

Century Link(Phone): www.centurylink.com or 1-800-366-8201

Albemarle County Schools for Old Trail Residents

www.k12albemarle.org

Brownsville Elementary School: 5870 Rockfish Gap Turnpike, 1-434-823-4658 Henley Middle

School: 5880 Rockfish Gap Turnpike, 1-434-823-4393

Western Albemarle High School: 5941 Rockfish Gap Turnpike, 1-434-823-8700

Register at the school. They will assist with bus scheduling.

Local Family Activities

Old Trail Golf: www.oldtrailgolf.com or 434-823-8101

ACAC at Old Trail Village: <http://cville.acac.com/crozet.html> or 434-817-2055 Albemarle Family Magazine: www.albemarlefamily.com

Albemarle Ballet Theatre, Crozet: www.aballet.org or 434-823-8888

Old Crozet School Arts: www.oldcrozetschoolarts.org

CVille Concierge at Old Trail Village: www.cvilleconcierge.com or 434-409-0119

- CVille Concierge offers dry cleaning drop-off and pick-up in the Old Trail Village Center.

** Not required for apartments

OLD TRAIL VILLAGE

EXISTING COMMERCIAL RESTAURANTS, GYM, SALON, & HEALTHCARE

FUTURE COMMERCIAL COMING 2019

FUTURE COMMERCIAL & APARTMENTS COMING 2020

Blue Ridge Mountains
Creekside Downtown Crozet

BLOCK 7
Townhomes
Currently Available

BLOCK 35
Golf Front Lots
Currently Available

WEST VILLAGE
Villas & Single Family Homes



OLD TRAIL GOLF CLUB & RESTORATION RESTAURANT
Open to the Public

SOLD LOTS

FUTURE

THE LODGE AT OLD TRAIL

VILLAGE CENTER
Commercial & Apartments

FUTURE

SUMMIT APARTMENTS

SOLD LOTS

EAST VILLAGE
Villas & Single Family Homes
Lots Currently Available

BLOCK 11
Townhomes
Currently Available

BLOCK 12
Townhomes
Available 2019

Brookfield Model

School Connector

Charlottesville
Western Albemarle High School
Route 250

BLOCK 32
Single Family Lots
Available Early 2019

VILLAGE HIGHLANDS
Villas, Townhomes & Single Family Homes

BLOCK 22
Villas & Townhomes
Available Fall 2018