

# THE MANOR MONITOR

A Monthly Publication of The Vint Hill Manor Homeowners Association  
September 2006

## September Board Meeting

The September meeting of the Board of Directors (BOD) of the Vint Hill Manor Homeowners' Association (HOA) was held on the 5th of the month, at 7 PM, in the Conservancy Conference Room, as advertised in the previous Newsletter. Various items discussed at the meeting are covered in this newsletter.

### Member Comments at Board Meeting

In the membership comments portion of the meeting, it was noted that there were some sections, particularly along the walking paths behind the cul de sac ends of Osborne Dr and Averbach Ct that were not being mowed. In a follow-up discussion with the Conservancy on this issue, the reason given was that there were some areas in that general location that were reported to be too wet and muddy. This condition may have been a result of the combination of the recent heavy rains and homeowner sprinkler systems that drain into the area. A walk-around is being planned for sometime the week of the 17th to further check these areas. If the conditions persist, the mowing crews will resort to cutting these areas on foot with weed wackers, as necessary. This is a more labor-intensive effort and used only as a last resort.

### Proposed Budget for 2007

Mr McConahy, in his role as the HOA Treasurer, convened a working group meeting on 8/1 that prepared a proposed budget, and he presented it at the BOD meeting. The BOD has the interim period until the October meeting to review the proposal and make necessary adjustments. Adoption of a final budget for 2007 is expected to take place at the October meeting.

### Steady Pace at the ARC

The Architectural Review and Covenants Committee (ARC) reported that it had processed over a dozen applications since the BOD meeting in August. Please remember, any modifications that affect the outside appearance of your home and lot require HOA/ARC approval. **WHEN IN DOUBT, CHECK IT OUT!** Give George Mendez, the Chair of the ARC, a call at 540-341-8386 or you may contact our property management contractor, the Austin Realty Management and Investment Company (ARMI) at 540-347-1901.

Mr Mendez presented to the Board a petition he had received. A notice had been received by a homeowner from the Board regarding their free-standing flagpole, and the petition asked that the letter be rescinded. This issue is the subject of this month's **Listening Post** feature on the third page.

The ARC is changing its open meeting nights to the 2nd and 4th Tuesdays of each month at 7 PM at George's home, 3661 Osborne Drive.

On another ARC related topic, the BOD resumed its visual review and recording of the exterior features of all the homes in the development on the 22nd to complete the database for the ARC. The review consisted of the participating BOD members walking around each home, making notes and taking pictures.

## Everything's Up To Date...

Given our 55+ demographic, many of us will recognize this title as the opening words to a tune in the show "Oklahoma" that makes a reference to Kansas City.

We'd like everything to be "up to date" in Vint Hill Manor, as well. This is true especially as concerns our ARC files. It would seem that most people would recognize the need to get approval for major modifications, such as the addition of decks, fences, and patios. However, it is necessary to get approval for other modifications, as well, such as landscaping, storm doors, railings, barrier screens for outdoor trash receptacle storage, generators, TV antennas and satellite dishes, awnings, walkways, sheds, fountains or small ponds, etc.

The items mentioned in the preceding paragraph were intended to provide some representative examples only, and not to be construed as a complete listing of all applicable modifications.

If you have made any kind of modification to the exterior of your home, and did not submit an application for approval, give George Mendez, the Chairman of the ARC, a call at 540-341-8386 and discuss it with him. It may be possible to accommodate multiple requests on a single application to get your property "up to date", and George would be more than willing to assist you with the whole process.

### BOD Vacancy

The BOD selected 9/20/06 as the date for an Executive Session to review the applications received and select a member to fill the current vacant position. The results will be announced officially at the BOD meeting in October.

## Care of the Common Areas

The common areas throughout our development are meant to be used and enjoyed by all residents. While the Vint Hill Economic Development Authority (VHEDA)/Conservancy has the primary responsibility for the care and maintenance of the common areas in and around the entire Vint Hill property, the homeowners in the various developments, also, have responsibilities in that regard.

One of those responsibilities has to do with NOT using these areas as dumping grounds for trash, grass clippings, dirt, rocks, and other debris. Dumping refuse is not so much a problem in the common areas between our homes; but, it is - and is becoming an even bigger problem - in the wooded common areas that form the perimeter of our development. In places, these areas come under the classification of 'wetlands' that are supposed to be left in their natural state.

Various regulations address the way these kinds of areas are to be maintained. The regulations also address the kinds of actions that the VHEDA/Conservancy is required to take when dumping infractions are discovered.

Sightings and evidence of grass clippings have been found, from time to time, in various areas in the wooded perimeter, tree-lined barrier that runs along Rogues Road. Unlike leaves, which are fairly benign when they decompose, grass has a detrimental impact.

Recently, however, a more serious problem - a dumping site, with a considerable amount of dirt - was discovered off the pathway behind the cul de sac end of the upper part of Sutherland Court, a short distance before the wooden bridge. Mr Dennis Hunsberger, VHEDA, was forced to contact and report the incident to the local enforcement authorities. Absent anyone owning up to this dumping and offering

to clean it up and restore the area, Mr Hunsberger was required to notify both the Corps of Engineers and, locally, the Department of Environmental Quality. The cost estimate to clean up this area, and efforts to restore it, is about \$1200.

These kinds of unplanned expenses could have an adverse effect on the ability of the VHEDA/Conservancy to perform other grounds keeping related services.

It's probably safe to assume that most quality, licensed contractors are aware of the proper way to dispose of waste materials; but, to be on the safe side, homeowners should advise contractors they hire of the restrictions concerning our common areas and even include language in their contracts to specify complete removal from Landbay G of any such materials.

If anyone witnesses this kind of disregard for our common areas, please notify ARMI at 540-347-1901.

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## AAA Driver Training Course

Mr DePerro has finalized the details of the first offering of the Programs Committee and has made all the arrangements; so - Ladies and Gentlemen, Start Your Engines!... And head on over to the Conference Room of the Vint Hill Economic Development Authority at 4263 Aiken Dr for 8 hours of classroom instruction spread over two days - 4 hrs on 9/27 and 4 hrs on 9/29. Get your 'entrance fee' of \$10 per person to Mr DePerro at 3641 Osborne Dr. Deadline for this 2 part session is 9/20. Questions? Flyers were left at each home, or call 341-8383.

## Pocket Parks

Noticeable work has been done on the two pocket parks, one on Osborne and the other on Turing. In addition to the structures and plantings, benches will be installed. While not as elaborate a result as some might have expected, it might be noted that this gesture was a gratuitous initiative and not required of the developer.

## Newsletter

Our publication continues to grow and change. The title, *Manor Monitor*, was chosen as a kind of tribute to the mission of Vint Hill when it was a military installation. Mr McConahy continues to make adjustments and improvements in order to raise the quality level to that of a first-class product that will provide worthwhile news and information, and look good doing it. A new feature titled "The Listening Post" also is being incorporated, and is a Vint Hill mission connection, as well. Its intent is to serve as a place in the newsletter to respond to inquiries received by the BOD in a way that all can benefit from the reply. In this issue, the subject of free standing flag poles is addressed in response to questions that have been raised.

## ARC Meeting Schedule

The ARC meetings are now scheduled for the 2nd and 4th Tuesdays of each month at 7 PM, at the home of the ARC Chair, George Mendez, 3661 Osborne Drive.

## Mailbox Replacement Project

The project has gotten off to a slow start. After a few initial installations, the project was temporarily halted while specifications were checked to ensure the proper height, which actually is a range, for the mailbox part, was being maintained. As of 9/15, the project resumed and it is hoped it will continue without further interruption. The plan is to follow the Lot number sequence, in a counter clockwise direction around the development. Following the completion of the project, the BOD will arrange for the removal of the blue newspaper boxes at no expense to the homeowners.

## October BOD Meeting

The next monthly BOD meeting will take place on Tuesday, October 3, at 7 PM, in the Conservancy Conference Room located in the office of the Vint Hill Economic Development Authority (VHEDA) at 4263 Aiken Drive.

## Free-Standing Flag Poles Questioned -

The intent of this article is to address and explain the position of the BOD on the subject, and to provide a response to the petition presented to the BOD at the September meeting. The petition contained 49 signatures, representing 42 households.

The intent of the petition was to rescind a notice from the BOD via ARMI to the residents of one of our homes, regarding the removal of their free-standing flag pole.

In the booklet we all received that contains the HOA Documents, the subject of flags is covered in the front part under "Declaration of Covenants, Conditions and Restrictions." On page 20, in paragraph 6.16 Flags., the following statement addresses the subject - "The Board of Directors is also authorized to regulate, restrict or prohibit the erection and placement of flag poles on the Property and reserves the right to do so in its sole discretion."

At the BOD meeting in May, 2006, this issue was raised and discussed. As with many matters, there is always a consideration of balancing individualism with a certain degree of uniformity in the community. After some discussion, a motion was passed in which the BOD exercised its right, as delineated above, and took action to prohibit free standing flag poles.

On the September Club website recently, H.R.42, which is the "Freedom to Display the American Flag Act of 2005", was posted. The gist of this Act, as it pertains locally, is that the HOA cannot prevent residents from displaying the American Flag.

The action taken by the BOD, i.e., to prohibit free standing flag poles, conflicts neither with the letter of the above cited Act, nor its spirit. It also is consistent with the way this subject is handled in other local developments in our 55+



demographic.

Sec.4. "Limitations", of the above Act, states: "Nothing in this Act shall be considered to permit any display or use that is inconsistent with-... (2) any reasonable restriction pertaining to the time, place, or manner of displaying the flag of the United States necessary to protect a substantial interest of the condominium association, cooperative association, or residential real estate management association (the HOA or ARMI)."

It was the intention that every home in the development be provided an American Flag and that it be attached to the home. If any homeowners either did not get their flags, or chose at the time not to accept them, they can still obtain one and have it appropriately mounted on their home. Ron Proctor, our local KHov Service Manager, can be contacted at 703-898-9676, to make the

## Master Plan for Vint Hill

This is a follow-up to last month's article on this subject. Pat White who is the Marketing Manager for the EDA wrote this for our newsletter in response to our question as to what they are advertising in their marketing materials. Note that this is not a new plan as was characterized by the Fauquier Democrat recently.

The Vint Hill Economic Development Authority is developing a village at Vint Hill that will become a great place to live, work and play. Three years ago, the Vint Hill EDA engaged Design Works, a world-class land-planning firm in Charleston, South Carolina, to create a new Concept Plan. The EDA wanted an attractive environment in which

## The Listening Post

Beginning with this issue, the column to the left will be a regular feature of The Manor Monitor. Questions that are raised to the Board will be identified and discussed here. We thank one of our residents for suggesting the name we are using. It was one of the entries for naming the newsletter in response to last month's request. Since it also reflects the history of this place, we thought it particularly appropriate for this type of column.

## Entranceway Plantings

The BOD has been in contact with Mr Hunsberger, of the Conservancy, to discuss some general planting/re-planting at the entranceway - not to be confused with a more detailed joint venture, in the planning stages, with the Miller & Smith development, a review of some mowing problems in the common areas, and the possibility of getting some aeration done this Fall and some fertilizing and watering next Spring/Summer.

to attract businesses and provide residents with living, shopping and recreational alternatives to the urban gridlock of northern Virginia. The result is a plan that integrates businesses, residents and retail into one seamless development, as opposed to the "suburban sprawl" and haphazard development which typifies much of the surrounding counties, and in fact, much of the nation.

The EDA is moving forward with the planning and design of a 40-acre plus park, including identification of potential recreational uses, street and foot access and landscaping. The initial park design is under way. Preliminary cost estimates for construction, adjacent roads and utilities is \$8 Million. The result will be a world class park to compliment a world class village and represents the level of quality desired in all of the new construction within the village. The Park will offer trails and paths for walking and biking, small

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natural areas for quiet enjoyment, water features, and an outdoor amphitheater for small concerts and weddings and other local events. A number of dramatic sites will overlook the new park. Built close to the streets, the buildings will frame the 2-lane, pedestrian-friendly roads bordering the park. The buildings will vary in architectural style and height, giving the impression of a natural progression of development within a village. The "Park" address will offer a very desirable location for general businesses, professional services and medical offices. A third distinctive feature of the new plan is a "Main Street" town center. As envisioned, the village will integrate retail, recreational, business and residential uses within an old fashioned streetscape of outdoor cafes, offices, residential condominiums and retail shops. Among some of the uses under consideration is a grocery store, a

state-of-the art sports facility and a skating rink. Restaurants, a movie theater, unique specialty stores and other amenities are also under consideration. Local businesses need these amenities to retain their key employees. More importantly, the shopping and other commercial services within the village center will provide the residents of Vint Hill and the local community an alternative retail destination and will provide dining and other amenities County residents want without enduring the arduous drive to Gainesville or Manassas. The corporate overlook sites, the village center and the park are the three best features of the new Plan and establish Vint Hill as distinctly different from the other regional commercial centers. Vint Hill's park environment blends naturally and seamlessly into the retail center, residential neighborhoods and business districts. The powerful combination of these three important

features creates the Vint Hill village, the place for living, working and playing. Please address any questions you may have to Pat White, 540.347.6965 or [pat@vinthill.com](mailto:pat@vinthill.com).



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