

THE MANOR MONITOR

A Monthly Publication of The Vint Hill Manor Homeowners Association
January/February 2007

This abbreviated issue is the result of heavy holiday schedules.
The upcoming March issue will highlight the Annual Membership meeting on the evening of March 6 at the Vint Hill Inn.
Please refer to the previous issue for points of contact on the Board. We regret any inconvenience this delay may have caused.

2007 General Assessment (HOA Dues) is \$68/month

Remember, in the December Monitor we announced that in accordance with Article IV, ¶3.05(d) the Board determined that the Annual General Assessment for each lot for 2007 shall be \$816 payable also in monthly installments of \$68 each, due on the first day of each month (Art IV, ¶4.09). ❀

Wipers On? Lights On!

Another reminder: A bill signed into law in 1995 required the use of headlights and tail lights on vehicles when the windshield wipers are on. It was effective on July 1, 1995. It is a law that was designed to increase road safety by increasing visibility of your car to other vehicles during daytime in inclement weather. We notice an increasing number of drivers in our area who are ignoring the requirement. As the AARP Stay Alive over

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Good Neighbor Policies

There's an old saying about how "... good fences make good neighbors." One way of showing respect for our neighbors' property is to be mindful of where we park our vehicles on the street. As a common courtesy, we

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Annual Meeting

A workgroup was formed at the December meeting, with Anava Grabowski as the Chair, to prepare for the Annual General Membership Meeting. The workgroup met January 17, 2007, and worked out the details for the annual meeting. It will be held on Tue, March 6, 2007, at the Vint Hill Inn (vs the Conservancy Conference Room). Each member will receive a special notice, in the mail, with all necessary details relative to the meeting, and the election to fill one vacant position on the BOD. ❀

Board Meeting

The December meeting of the Board of Directors (BOD) of the Vint Hill Manor Homeowners' Association (HOA) was held on the 2nd of the month, and the January meeting on the third, at 7 PM, in the Conservancy Conference Room at 4263 Aiken Drive. Topics discussed and actions taken at the meetings are covered throughout this newsletter. The February meeting is to be held the sixth, same time and place. ❀

Property Management Contract

The contract with Austin Realty Management and Investments, Inc. (ARMI) was renewed, as provided for in the initial contract award. A work group was established, with Don Brettle as the Chair, to not only analyze ARMI's performance, but to establish some standards by which to evaluate contract performance of this nature, in general, for future reference. Mr. Brettle was a member of the Interim Board that evaluated the initial applicants and awarded the current contract. That background will be a great asset in this endeavor.

Change in ARC Tempo

The Architectural Review and Covenants Committee (ARC) reported a slight drop in the number of applications they received and processed recently. If the rate continues to taper, they may change their meetings to only once a month. George Mendez, Chair of the ARC, reported that there are over 100 changes that are reflected in the database for which the ARC has no applications on record.

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Local Developments

A new workgroup has been established by the Board under the Program Committee that will 1) keep track of issues that governmental agencies will enact, 2) represent the community to various boards and commissions, 3) report to the community when a significant issue appears, and 4) lead the community mobilization around an issue if that is called for. We are watching the Gainesville Bypass and the COSTCO proposal. Supervisors from both Counties held a joint public meeting in January to discuss bypass options and solicit public input. We should be aware of, and informed about, matters such as these, and prepared to voice our opinions, either at meetings or at the polls, as may be

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Blocking the Thruway

An increasing number of vehicles were sighted using what is supposed to be an emergency thruway that connects the upper cul-de-sac area of Sutherland Court to the other development. A word to Dennis Hunsberger of the Vint Hill Conservancy resulted in the placement of large orange barrels at both ends of the thruway, as an immediate, interim measure. Contact has been made with the New Baltimore Fire Department to determine a more appropriate permanent barrier for this emergency access to our community. ❀

Wipers *(from page 1)*

55 Driving Course emphasized, our reaction time to emergency situations decreases as we age. To give ourselves all the protection available, we all need to remember to observe this important law. Involvement in an accident in inclement weather without the headlights having been turned on results in a fine, in addition to other possible charges. ✨

Local *(from page 1)*

the case. Hopefully, all of us are registered and vote regularly. The vote potential of our community has not gone unnoticed by local officials. If you have an interest in contributing to the *Community Relations Work Group* call John DePerro at 540-341-8383. ✨

ARC *(from page 1)*

Letters to those homeowners have been authorized. If there are any questions, remember the ARC motto - WHEN IN DOUBT, CHECK IT OUT! Give George 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. In a related development, the BOD approved adding contractor Information as a required element to the application, if a contractor is being used. In addition to the contractor's name, address and phone number, the contractor's License Number will be required. The only ARC meeting in February will be held on the 13th. The open meetings are regularly held at the home of the Chairman, George Mendez, 3661 Osborne Drive at 7PM. on the second and fourth Tuesdays. ✨

www.VintHillManor.org

Our web site is operating, and we welcome your comments and ideas for further development. John and Lynne Pincosy have been diligent in their attention to detail and maximizing functionality of the site. Be sure to reference the url (address) of this site if you are welcoming visitors to your home for the first time. I've never seen a better set of directions keyed to a custom map of the surrounding area complete with driving distances. We hope you aren't listing your home anytime soon, but if you do, be sure to include this web site, it will be a winner. And mention it the next time you want to impress your friends back in your old neighborhood.. ✨

Insulation Project

To date thirty Vint Hill Manor homeowners have signed up to increase ceiling insulation from R30 (10-12 inches) to R49 (20-24 inches). Southland Insulation, the company that insulated our homes for the builder, is performing the work. The building code required only R30 when most of our homes were built. The Department of Energy, however, recommends R49. Recent changes have pushed the building code minimum up to R38.

The project costs are reduced two ways: 1) Southland will waive their "showing up" fee of \$50 to \$100 whenever they can do two or more homes in any one trip. 2) In tax years 2006 and 2007 you can claim a tax credit for 10% of the materials part of the job. You will need an itemized bill from the installer plus an applicable product warranty. If the installer does not provide a bill with the materials itemized you will need to ask for it.

The insulation program will remain open until the last home on the project list is complete. Southland will accept a credit card payment if arranged for with the office. The men on the truck cannot process a credit card. Call John DePerro at 540-341-8383 to add your name to the list. In most cases the savings on heating and air conditioning will recoup the cost of the project in 2 to 2.5 years.

Fauquier Government 101

Next month we'll feature a primer on Fauquier County Government, how it is organized, how it operates, how it controls development and how it affects our lives here at Vint Hill. John DePerro has done an excellent presentation and will bring us up-to-date with the latest developments. ✨

Neighbors *(from Page 1)*

should avoid repetitively parking our vehicles in front of our neighbors' property. If it is necessary for some reason, it might help solve misunderstandings to discuss the matter with your neighbor, first. We hope this matter doesn't need to come to the board's attention again.

Another sign of respect for another's property is to pick up after our pets. With apologies to the vast majority of our residents who do pick up, it is necessary to, once again, remind some pet owners of that responsibility. Never leave the house without a few doggie bags in your pocket. It's not only the right thing to do, it's the law here! .

One item that might fit into this category this month is lighting. In return for not having ugly streetlights glaring at us and ruining the immediate night sky we all have post lights at the street in front of our houses. During these early dark evenings it is especially comforting to have all those lights aglow. Our lights provide protection and security for our neighbors, as well. When yours burns out, please replace it promptly. The large home supply stores have a tubular 7 watt bulb that casts the light of a 65 watt incandescent bulb, and it's a pleasant glow rather than the harsh glare of an incandescent bulb. My bulb is a *Bright Effects* model number LBP7T10 from Lowe's in Gainesville. It's an attractive mercury lamp, much thinner than the usual fluorescent lamp and it lasts many, many months.

The monthly recurring complaint in the neighbor category is the trash can that goes out Monday afternoon and doesn't come in until Wednesday afternoon or Thursday. Our covenants, if we need to refer to those again, say they go out the evening (after dark) before pickup and come in in the morning after the pick up. While trash is a fact of life, let's still try to keep our community looking attractive for as many daylight hours as we can.

Let us know if there are other neighbor-to-neighbor issues we could discuss in future newsletters. ✨