

# THE MANOR MONITOR

A Monthly Publication of The Vint Hill Manor Homeowners Association  
March 2007

## Annual Membership Meeting and Election of Director

By now, all homeowners should have received, in the mail from ARMI, the "Official Notice" of the upcoming Annual Membership Meeting which will be held at the Inn at Vint Hill on Tuesday, March 6, 2007, at 7:45 PM. This will be a busy night as we will be attempting to accomplish a number of things. In view of this ambitious schedule of events, the doors will open at 6:30 PM to allow for early registration, hopefully, to enable the meeting to start on time. Hors d'oeuvres will be served starting at 7:00 PM.

Listed here are a number of items relating to the Annual Meeting to help you prepare:

- **Location:** The meeting will be held at the Inn at Vint Hill which is located at 4200 Aiken Drive.
- **Proxy:** Enclosed with the Notice was a General Proxy form. The most common use of the proxy is to enable someone to vote for you if you will not be attending the meeting; however, it is important to return this form even if you are planning to attend. The Bylaws require a quorum to be present at this Annual Meeting in order to conduct business, and the returned proxy counts toward achieving the quorum if, for some reason, you are unable to attend.

*See Meeting on page 2*

## History of Vint Hill Farms

*This is the third in a series of articles about the origins of Vint Hill Farms and its military history as Vint Hill Farms Station. This month's offering is taken from accounts written about 1975. At the time Vint Hill Farms Station was a Class II installation of the U.S. Army Security Agency, and was engaged in communications intelligence activities. As such it was one of the service cryptologic installations and provided intelligence support to the National Security Agency as well as the entire army. Vint Hill Farms Station was the first field station of the Army Security Agency.*

Vint Hill Farms Station is composed of buildings of both permanent and temporary construction with most of the temporary construction accomplished during the years

*See Army on page 2*

## Drainage Issues:

Information on two of the areas of concern was obtained from the KHov Community Management Office, specifically, Mr Frank Richardson. KT Enterprises has been awarded a contract to construct a two foot wall in the staked out space behind the homes on Mauchley Court whose backs face Cray Drive. Regarding the area between Mauchley Court and Shugart Court, plans are under way to extend the current wall another 30 to 40 feet. With the usual estimated timeframes for such things as engineering drawings, county review, obtaining necessary permits, etc., the projected start date is a good three months away.

Regarding the wetland areas behind the homes on Averbach Court, arrangements were made with a representative from the Corps of

*See Water on page 2*

## Board Meeting

The February meeting of the Board of Directors (BOD) of the Vint Hill Manor Homeowners' Association (HOA) was held on the 6th of the month at 7 PM, in the Conservancy Conference Room at 4263 Aiken Drive. Topics discussed and actions taken at the meeting are covered throughout this newsletter.

The March meeting is to be held the sixth at the Vint Hill Inn following the General Membership meeting there that evening. The directors will welcome the new

*See Directors on page 2*

## Fauquier Government 101

Most of us voted in Fauquier County in the November 2006 elections. The trip to our polling place gave us a tour of rural Virginia. Our voter card told us we were in the Cedar Run District but little else about the workings of county government and the officials who represent us. A short primer will help understand how the county works and the impact it can have on our lives.

Fauquier County is divided into 5 districts. Each district elects a supervisor who serves a 4-year term. Vint Hill is in the Cedar Run District. The district is a mostly rural district that occupies the eastern side of the county and runs from route 17 in the south to a boundary north of Vint Hill. The supervisor for Cedar Run is Ray Graham. Ray is the chairman for the Board of Supervisors.

The Board of Supervisors meets monthly, usually on the second Thursday of the month, in the Warren Green building which is behind the old courthouse. The agenda for the meetings is posted to the county web site usually two weeks before

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## Directors *(from page 1)*

director who will have been elected at the membership meeting to fill the three-year term of the board member, Tom Daily, whose term expires on March 6. The new board will then elect officers for the 2007/2008 year.

The Board is indebted to Tom for his service as the first Chairman of the Board. His initiatives, leadership skills and his unlimited dedication to the task he so ably accomplished in organizing the workflow of the board in its first year of service to the Association have been responsible for our many successes this year. He leaves an excellent model for us to follow in assuring that fairness and personal attention prevail in our concern for the members of our community as we deliberate each issue that comes before the board. ✨

## Water *(from page 1)*

Engineers, and an on-site inspection was conducted. Mr Fred Austin will review the findings with Mr Dennis Hunsberger of the Conservancy. Nothing is allowed to be done to alter the "watercourse"; however, debris and manmade obstructions may be removed. Natural obstacles, such as fallen trees, may be relocated to allow resumption of the natural flow. Any confirmed problems related to the culvert installations will be pursued with Miller and Smith. ✨

## Army *(from page 1)*

1942-1945. The temporary facilities are presently in fair condition as they have received continued maintenance. Buildings of this type consist of a one story wood frame, with wood and/or concrete floors and composition roofs. Foundations are concrete or wood piers. There are several buildings of temporary type construction similar to those described above that were originally farm buildings purchased with the other real estate. Permanent buildings are one and two story

## Meeting *(from page 1)*

• Election: One seat on the Board of Directors is up for election. One of the more important functions that will be accomplished at the meeting will be the election by the membership of someone to fill that seat. Normally, terms are for three years; but in order to provide continuity by staggering vacancies in ensuing years, the first Board "drew straws" to select one person to serve for just one year, and another for two years. The other three people on the Board are serving the full three year term.

These are the current board members and their terms of service:

Don Brette, March 2006–March 2009

Anava Grabowski, March 2006–March 2009

Bob McConahy, March 2006–March 2009

John DePerro, March 2006–March 2008

Tom Daily, March 2006–March 2007

• Verification of 55+ Residency Status: Also in the mail, all residents should have received another letter from ARMI that explains our need to accrue this information in order to comply with the legal requirements of the *Housing for Older Persons Act of 1995 (HOPA)* and thereby protect our status as an "age restricted community". We really NEED to do this and the Board, and all our residents, will appreciate quick and complete compliance with the request for this information to help protect our status. As mentioned, this can be accomplished at the meeting, or the information can be submitted directly to ARMI.

• Photos: This is a separate initiative. It is purely voluntary and is not related to the 55+ verification process discussed above. As mentioned in the Vision Statement, which was hand delivered to each home, the Board is planning to develop a directory of the whole community, and one of the options is to have photos of our residents to help us recognize one another. A photographer will be on hand at the meeting to take pictures of those who wish to have their photos included. So comb your hair and put on a smile if you wish to participate. Also, regarding the Vision Statement, please take time to review the survey, fill it out and return it to John DePerro at 3641 Osborne Drive, by February 28, 2007. We would like to be able to provide a summary of the feedback at the Annual Meeting.

\* Eats: As noted earlier, hors d'oeuvres will be served, starting at 7:00 PM. In order to have an idea of how much food to order, please advise Anava Grabowski if you are planning to attend. Anava's number is 540-341-8203, or you can send her an e-mail at [grabo.anno@comcast.net](mailto:grabo.anno@comcast.net) - (formerly [@adelphia.net](mailto:@adelphia.net)). ✨

structures of brick, concrete, concrete masonry, or wood frame with floors of wood or concrete. When the army arrived in 1942, the main buildings on the farm consisted of the main brick house, now the Officers' Club, three tenant houses, (buildings 151, 218 and 219) now NCO family housing and building 225, the Post Commander Quarters. The carriage house (building 240) is now the telephone exchange building and ICM offices. The lower section was used for carriage and vehicle storage, the top floor consisted of butlers' and maids'

quarters. The horses were housed in a barn just east of building 247 along with the vegetable cellar (still located behind the Officers' Club). The barn was made of hard cedar lumber which was torn down to make way for utility lines and a Mess Hall. There were four different mess areas on post: one east of Building 247, one in Building T222, one at the hospital and one in the WAC Barracks. The housing of troops and dependants began to change in 1946.

*See Army on page 4*



## THE LISTENING POST

Our question this month pertains to the snow removal from the ice storm: What is the policy on snow removal and who is responsible now.?

At the moment, the state still has not accepted the streets and sidewalks in our community, so the Conservancy is still responsible for clearing the streets. The Conservancy has a contract for all of the "private" streets in Vint Hill, and we are billed a pro-rata share of the total cost of each removal and treatment operation.

In this storm, the problem was that by the time the crew could get back to our area for their second pass, it was late. With the temperatures being so low, the snow deposits left at the bottoms of our driveways and in front of our mailboxes by the more thorough clearing of the streets, was frozen solid by morning. Phone calls to Dennis Hunsberger at the Conservancy and to Fred Austin at ARMI resulted in a separate contract arranged by the Board that called for



three crews to come back and clear out the bottom of each driveway and in front of the mailboxes.

The Board wishes to express its appreciation to both Dennis Hunsberger and Fred Austin for the parts they played in helping make the cleanup possible. We also appreciate the extra effort taken by the mail delivery people to get out of their vehicles the first couple of days to ensure our

mail was delivered when the snow was piled up in front of the mailboxes. Finally, the Board wishes to recognize and express our appreciation to Marge Dumas and the members of the September Club who used their phone tree resources to get the word out that relief was on the way.

The cleanup effort, led by Hansford Conner and his son, started at 8 AM on Saturday morning and went through 7 PM. They even came back Sunday to remove a large pile of snow that was left at the top of Osborne Drive.

The Board empathizes with the frustrations experienced by everyone and appreciates the patience and understanding expressed by many. In light of these recent developments, the Board will be exploring contingency plans for future events of this nature.

As always, your thoughts are welcome in this column.

### Fauquier *(from Page 1)*

the meeting. The meetings are video taped and are replayed several times on the public access channel on cable television.

The board meetings start at 6:30 p.m. and usually have around 50 agenda items. Thus while there is a period at the opening where citizens can voice any concern to the board, and while public comment is allowed for some issues, the meeting moves at a rapid pace.

Because of the rapid pace of the evening sessions the board meets at 11 :00 a.m. the morning of the meeting to hear information presentations by the county professional staffs. The board members ask questions and discuss among themselves the issues and their concerns. Often they will indicate how they plan to vote. These sessions are useful to understand the thinking of the county professional staffs and the individual board members. The evening sessions often are quick, no discussion, voting sessions. No public comment is allowed at the morning session but the supervisors do stand around in the hallway during breaks.

Fauquier County has a long history of controlling and focusing development. 41 % of the acres in the county are already in some sort of conservancy. In this situation landowners were paid a fee to surrender the development rights to their land. The land would thus be restricted to only farming use. Several thousand acres more are going into conservancy in the next few weeks in response to the proposal to build a power line with 150- foot towers across the county.

Understanding that the force of development cannot be forever stopped, the county has created five "service districts" into which most development occurs. In the last five years 80% of new construction has occurred in the service districts. Five years ago Vint Hill was added to the New Baltimore Service district. The inclusion of Vint Hill into the service district resulted in a less than logical situation. Until the inclusion of Vint Hill, the service district was completely in the Scott District represented by supervisor Bill Downey. Bill is an engineer who has offices on Vint Hill. The result is that Vint Hill land

use issues are being addressed by the Scott District leadership rather than the Cedar Run leadership. The Fauquier County Comprehensive Plan includes a chapter on the New Baltimore Service District. The plan mostly deals with land use issues and the resulting plans for water and sewage treatment. The service district is bounded by Lee Road (route 29/15), Dumfries Road (route 605), Rogues Road (route 602, and the Vint Hill eastern boundary. The service district currently is home to 9,000 citizens with 14,000 expected at build out. This is down from the 40,000 citizens the plan anticipated ten years ago.

The New Baltimore Service District chapter to the county plan is currently undergoing revision. The revision has been the subject of significant public discussion. Much of the discussion has come from our neighborhood. The latest version of the plan received significant modification after the members of our community realized the plan was going to recommend several land uses that were not in the interest of the Vint Hill community.



**Army** (from page 2)

Buildings 110 thru 122 were constructed in 1944-1945. Each duplex housed four NCO families: two on the top floor and two on the lower floor with a stairway on the outside. These were remodeled in 1952, and are now serving as Field Grade Officer Quarters. Troops' facilities improved with the construction of Building 160 in 1949, and 162 in 1969. These 10 facilities can house 1,135 enlisted men and included a mess facility for 1,000 men. Family Quarters 411-418 were completed in 1948-1950. Then Buildings 316-317-318-319 were remodeled from school buildings to living quarters (the school moved to Ft. Devens). Buildings 420-425 were completed during the years 1950-1952. The main changes in Vint Hill Farms from 1950 to the present have been the constant building going on to improve the post's facilities. During 1950, while the post was under the

command of LTC Burnis M. Kelly, five sets of brick living quarters, now the NCO quarters in the area behind the chapel, were completed. For summer recreation the enlisted men's and officers' swimming pools were built in 1949 and 1950. The schools were also converted into the Officers' Quarters across from the chapel adjacent to the main gate in that year. Post Headquarters moved down to the present location of the Signal Office on a trial basis, but was moved back to its former location two years later. In 1951, the T-shaped section on the east side of the kitchen was added onto the brick barracks to accommodate all the personnel on post. From March 1943, until September 1951, Building T-270 was the location of the theater. When the theater moved, work was begun to remodel the building for use as the Service Club. Remodeling was completed on May 1, 1952, and on that date the club was opened. It wasn't until 1959 that the club moved to its present location in Building T-165. Presently

Building T-270 is being utilized as the Post Exchange. The existing Service Club, Library, and NCO Club were built in 1959. The OOM has been completely renovated three times and had the addition of VIP Quarters. The building housing the Four Season Shop and Bowling Alley was built in 1956; prior to that, the Bowling Alley had been located in Building T270 (Main PX), and earlier in Building T-305, which is in the old motor pool complex. *(To be Continued)* ✨

**Good Neighbors**

It was heartwarming to see the number of good neighbors we have who were out after the Sunday snowfall clearing neighborhood sidewalks and driveways with their snowblowers. The good neighbor on Shugart Court cleared the entire court and continued up Osborne. There were others who were assisting some of the less able among us with sidewalks and cars. What a wonderful place to live!

Our thanks to Pat White at the Vint Hill Economic Development Authority for her assistance in providing the resource information for the Vint Hill historical information and photographs.

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