

# THE MANOR MONITOR

A Monthly Publication of The Vint Hill Manor Homeowners Association  
February 2008

## Annual HOA Membership Meeting Advance Information

The Annual Meeting will be held at the Vint Hill Inn on Tuesday, March 4, 2008, at 7PM. Official Notices have been mailed to each homeowner. Efforts are being made to identify members who have served on committees and working groups and those who otherwise served the com-

*See Annual Meeting on page 2*

## Clarification of Proxy Form

The announcement of the annual meeting we received by mail has raised a question as a result of the description given relating to the proxy form. The only requirement for having an independent witness' signature is if you are assigning a proxy by name on the first blank line on the form. If you are not assigning a designated proxy by name, there is no reason to have a witness to your signature on the form. If you only want your name counted to establish quorum requirements you do not need to designate a proxy by name. Simply return the form, signed at the bottom as described. ✧

## Name Our Community – Ongoing Contest

This contest was initially announced in the November *Manor Monitor*. Entrant suggestions must be submitted by February 14 to Anne Grabowski in writing at 3601 Mauchley Court, or

*See Name on page 2*

## Review of the HOA Chartering Documents

The working group that had been formed to review the chartering documents of the Vint Hill Manor HOA and submitting to the BOD for review recommendations for any additions, deletions, or other modifications it deemed appropriate presented it's report.

The report was reviewed, and since that concluded the working group's effort it was ended and was converted to a standing committee under

*See Review on page 2*

## Corrugated Stainless Steel Tubing A Hazard?

John DePerro briefed the BOD on the potential hazard related to lightning strikes near the iron pipe gas lines which feed the inside plumbing on our houses. Our inside plumbing is made of flexible corrugated stainless steel tubing covered by the yellow vinyl jacket which we find in our basements. He continues to research the subject and will provide a more comprehensive report which will include recommended remedies and associated costs. The potential hazard occurs when lightning strikes close to the house and the electrical bolt is picked up by the iron pipe being fed into the distribution manifold inside the house which is then distributed throughout the house in the yellow jacketed lines. Evidence has indicated that these thin-walled lines are easily penetrated by the bolt as it seeks a ground. The rup-

*See Gas Lines on page 2*

## January Board of Directors' Meeting

As advised in the previous Newsletter, in observance of New Years Day, the January meeting of the Board of Directors (BOD) of the Homeowners Association (HOA) was held on Wednesday, the 2nd, at 7PM, in the Conservancy Conference Room at 4263 Aiken Drive. Topics discussed and actions taken at the meeting are covered throughout this newsletter.

## Help Us Find A Webmaster

We are looking for someone to join the Communications Committee and assume the responsibility of maintaining and updating the outstanding web site that our late friend and neighbor John Pincosy built. If you have any experience with web site development and maintenance and wish to donate your services on behalf of our community, please contact Bob McConahy, chair of the Communications Committee. ✧

## How To Contact Your HOA

As part of its service under contract to the Vint Hill Manor HOA, the Austin Realty Management and Investment Company (ARMI) is positioned to serve as a liaison between the community and the BOD and/or the ARC members. Fred Austin, owner of ARMI, advises that direct contact with his company results in all BOD and ARC members, as the case may dictate, being advised. A record of the call is noted, and it is documented on the call-ins

*See Quickest Service on page 2*

## **Name** (from Page 1)

by e-mail to: grabo.anno@comcast.net. Nominated names will appear in the March *Manor Monitor*. The winning name will be chosen by vote at the membership meeting on March 11, 2008, and a prize will be awarded to the winning entrant. As a matter of clarification the BOD announced at its January meeting that this name will be used on the sign only. It cannot change the official name of the community, i.e., Vint Hill Manor, which is recorded on the Deed Books and referenced in the By-Laws and other documents. ✨

## **Annual Meeting** (from page 1)

At the March meeting the HOA will be electing a member to fill the one Director's seat whose term on the Board of Directors of the Association will be expiring. The term of the open position will be for three years. Anyone considering service to our community by working on the Board is eligible to be nominated. The nominee should include a bio sketch and a statement of intent as to their contribution to the Board and the Association. To submit another's name, please have the nominee's approval before submission and have them include the requested information. Nominations may be submitted to any Board member or to ARMI. At last year's meeting the members were in general agreement that the bio sketches and qualifications information should be provided in the March Manor Monitor. Information submitted to Bob McConahy after February 14 cannot be included in the March *Manor Monitor*. ✨

## **Architectural Review Committee (ARC)**

George Mendez, Chair of the ARC, advised there were two applications approved at the committee's December meeting, and that there are still fifty modifications to homes for which there are no requests or approvals on record. As reported in the January *Manor Monitor*, some of these items include major modifications such as decks and patios. The ARC would be happy to meet with any homeowner to provide guidance and assistance with the necessary application(s) required for exterior modifications to our homes. REMEMBER: WHEN IN DOUBT, CHECK IT OUT – GIVE GEORGE A SHOUT at 341-8386.

George also advised there would be at least one vacancy on the ARC in the spring. Anyone interested in serving on the ARC should provide George with a short bio sketch and qualifications.

The January meeting of the ARC will be held on the 29th, at 3661 Osborne Drive, at 7PM. Like the BOD meetings, the ARC meetings are open and community members are invited to attend. ✨

## **Tour of FAA Facility**

The proposed tour of the FAA facilities on Vint Hill Farms is still being planned by the Programs Committee, but bureaucratic clearance procedures have delayed this visit of the Friday Luncheon Series. John dePerro, chair of the committee and organizer of this successful series is still hopeful of being able to surmount the roadblocks, to permit our visit at some point. ✨

## **Gas Lines** (from page 1)

ture leaks gas which then explodes. John is examining the matter further to determine the options available to lessen the potential hazard. ✨

## **February 5 Board of Directors Meeting Agenda 7pm**

1. Call to Order
2. Membership Comment Period
3. Minutes of Previous BOD Meeting 1/02/2008
4. Financial/Treasurer's Report
5. Committee Reports
  - a. Architectural Review and Covenants
  - b. Program
  - c. Communications
  - d. Chartering Documents
6. Unfinished Business
  - a. Status Reports:
    - 1.) Engineering survey letter requesting as-built drawings
    - 2.) Additional Signage
    - 3.) Landscaping around raised manhole covers
    - 4.) Signs at entrance / Community Name
    - 5.) Actions concerning lots not complaint with ARC
7. New Business
8. Adjournment ✨

## **Quickest Service** (from page 1)

sheet distributed at the following board meeting. The follow-up is prompt. ARMI's address, where our monthly HOA assessments are sent, is: PO Box 3413, Warrenton, VA 20188. Phone: 540-347-1901 Fax: 540-347-1900. The Website: www.ARMIVA.com. ✨

## **Review** (from page 1)

the VA Property Owners Association Act, whose only purpose is to review the subject chartering documents to determine if any actions are appropriate, and if so to submit them to the BOD for review. ✨

NEWSLETTER STAFF

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## Looking Ahead to Spring

We have had questions as to when and what we should be doing to prepare our lawns for the spring season. It's not too early to start reading and thinking about it, especially since some lawns have slipped over this past dry summer. We need to be prepared to get ahead of the germination period for weeds and undesirable grasses. The local home improvement stores have books and pamphlets available with guidance for complete re-conditioning. The county fall lawn care clinic we had at the pocket park on Osborne Drive at the end of the summer was excellent, but too sparsely attended.

The county had some excellent

## THE LISTENING POST



*As always, your thoughts are welcome for this column.*

suggestions beginning with the soil sample kits they distributed. Our soils are not all the same since fill dirt and top soils came from different sources throughout the construction period. We are planning to have another such session in the near future for the spring

season. If it can't be scheduled we will have information available from the county and soil sample kits information. In the interest of overall community appearance, an appeal is again being made to all homeowners to take appropriate actions to maintain their lawns in accordance with Item 6.12 of the Declaration of Covenants, Conditions and Restrictions and the Vint Hill Manor HOA Design Standards, pages 19, 28 and 29. Homeowners, whose lawns are deemed to not be in compliance, will be notified via a letter in May and uncorrected, will be subject to remedies available under the covenants, as necessary. We trust we won't need to resort to that step.

### VINT HILL MANOR HOMEOWNERS ASSOCIATION

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#### CONTACT LIST

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