

THE MANOR MONITOR

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

Annual HOA Membership Meeting

Venue – The Annual Meeting was held at the Vint Hill Inn on Tuesday, March 4, 2008, at 7PM. The Inn is located at 4200 Aiken Drive, and the doors opened at 6:30PM for registration. A very nice array of light refreshments was served. Compliments to the Vint Hill Inn and a special thanks to Anava Grabowski for her efforts in making all the arrangements. Compliments also to our whole community for the excellent turnout in the way of attendance at the meeting and the decorum of the vast majority, which helped keep the agenda on target on a difficult night. Community input is always appreciated and noted.

Opening Comments – Don Brettle, Chairman of the BOD and President of the HOA, presided at the meeting, which featured a very full agenda. Following the ‘Call to Order’, an opening prayer was offered by Bernie Ragan. Afterward, Don did a ‘Year in Review’, during which he acknowledged the contributions of many of our community and cited some of the significant accomplishments. We are indeed fortunate and blessed to have so many wonderful residents who are willing to give of their talents and time.

Reports – Following the formality of the acceptance of the minutes of last year’s Annual Meeting, came the Treasurer’s Report and the various Committee Reports, given by the respective BOD and other community members who chaired

these committees: Bob McConahy, Treasurer and Communications; George Mendez, Architectural Review; John DePerro, Programs and Community Relations.

Election Result – Next came the election to fill one seat on the BOD vacated by term. Congratulations to Frank Fuerst who won the election for a three year term. Frank has had 40 years of experience in HOAs, two of which are in Virginia. Frank served on the work group that helped draft the Vint Hill Manor HOA budget for 2007, and voted to reduce the annual assessment to its current level. Most recently, Frank led the effort to recommend changes to the Vint Hill Manor HOA Bylaws which resulted in the proposals voted on at the Annual Meeting.

Proposals Status – Following the election was the presentation and vote on the proposals. Don Brettle made a motion to withdraw the original seven proposals to change the Bylaws of the HOA, which had been distributed to the membership as part of the package that included the reminder for the Annual Meeting, and replace them with the four revised proposals that were distributed the night of the meeting. Frank Fuerst seconded the motion and it passed. The discussion period included input from the HOA attorney. The four proposals were approved by the membership and have been forwarded to the attorney for legalistic wordsmithing, if/as necessary. When finalized, they will be sent by mail for all members to vote on.

Board of Directors’ Monthly Meetings –

A very short meeting of the Board of Directors (BOD) of the Homeowners Association (HOA) was held immediately following the Annual Membership Meeting. The main purpose for this meeting was to enable the members of the BOD to elect the Officer positions of the HOA for the next year.

Congratulations to: Don Brettle, who was elected to reprise his role as the President of the HOA, and, thus, the Chairman of the BOD; Lynne Pincosy, who was elected to be the Vice President of the HOA; Bob McConahy who was elected to reprise his role as the Treasurer; and Kathryn Brettle who was elected to reprise her role as the HOA Secretary.

The next BOD meeting will be held on Tuesday, April 1st - (no foolin’) at 7PM, in the Conservancy Conference Room at 4263 Aiken Drive.

The regular, monthly BOD meetings are open and all members are invited to attend.

* At the beginning of each monthly meeting, there is an opportunity for members to make comments and/or present questions for the BOD’s consideration, as well as advise concerns, or offer ideas. Minutes of the previous meeting, as well as current financial statements, are made available to all attendees. Significant items addressed at the meeting are covered in the Newsletter.

Vint Hill Manor Homeowners' Association Board of Directors' Meeting Agenda April 1, 2008

1. **Call to Order**
2. **Membership Comment Period**
3. **Minutes of Previous BOD Meeting**
4. **Financial/Treasurer's Report**
5. **Committee Reports**
 - a. **Architectural Review and Covenants**
 - b. **Program**
 - c. **Communications**
 - d. **HOA Chartering Documents Review Committee**
6. **Unfinished Business**
 - a. **Status of Landscaping around raised manholes**
 - b. **Signs at Entrance / Community Name**
 - c. **Status of Actions concerning lots not compliant with ARC**
 - d. **Status of Proposals forwarded to legal**
 - e. **Tabled Motions**
7. **New Business**
 - a. **Board Vacancy**
 - b. **Service Recognition**
 - c. **Annual Meeting - Review**
8. **Adjournment**

Architectural Review Committee (ARC)

George Mendez, outgoing Chair of the ARC, addressed the assembly at the Membership Meeting, and provided a review of the accomplishments of the ARC under his leadership. George recognized the members of the ARC: Deannie Thomas, Nancy Britton, Don Owen and Ralph Polk, and expressed his appreciation for the time and effort they expended over the past two years. During that period, the ARC approved over 330 requests while rejecting only a handful. George also introduced a new member of the ARC, Stan Manvell, who will be taking over as the ARC Chair effective April, '08. There are still near 47 modifications to homes for which there are no requests or approvals on record. Some of these

include such major modifications as decks and patios. The ARC would be happy to meet with any homeowner to provide guidance and assistance with the necessary application(s) which are required for exterior modifications to our homes.

For the remainder of March,
**WHEN IN DOUBT
GIVE GEORGE A SHOUT
at 341-8386.**

Starting in April,
**STAN'S YOUR MAN
at 341 2886.**

CONTACTS	
Don Brettle	Chair BOD, Pres. HOA 540-428-2782
Lynne Pincosy	Director, V-Pres. HOA 540-341-4955
VACANT	Director, Treas HOA.....
Anava Grabowski	Director 540-341-8203
Frank Fuerst	Director 540-341-1473
Kathryn Brettle	Secretary HOA 540-428-2782
COMMITTEES	
George Mendez	Architecture Review..... 540-341-8386
VACANT	Programs
VACANT	Communications
VACANT	Community Service

ARMI

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. 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/Website: www.ARMIVA.com.

Web Master Position

Another appeal for someone to volunteer to serve as webmaster was heard at the annual meeting. This will be the final call for a volunteer. The Association will proceed with a search for a vendor who can meet our expectations to update and maintain this vital resource for our community..

Board Vacancy

The recent resignation of Bob McConahy, which occurred the day following the March BOD meeting, has created a vacancy on the BOD. Our Bylaws, in Article IV, Sect. 4.07 Vacancies and Removal state that "In the event of death, resignation, or removal of a director, his successor shall be selected by the remaining members of the Board of Directors and shall serve for the unexpired term of his predecessor...". If you would like to be considered for this position, please provide your name and a brief bio sketch of your qualifications to one of the BOD members or to ARMI before Tuesday, April 15, 2008 (same day taxes are due!). In that there is one year remaining in this term, the person will serve until the election

at the Annual Membership Meeting in March, 2009. The results of the selection process will be officially announced at the May BOD meeting.

Warrenton Combines Fire and Rescue

A recent article in the Manassas Journal Messenger (March 06, 2008) cited Warrenton as "...a successful example..." of how to merge Fire and Rescue Departments. Warrenton started merging its volunteer squads in 2005 and today serves as "... a shining example for every jurisdiction to follow...". The City of Manassas is currently in the process of merging its Fire and Rescue Departments.

According to Warrenton Fire and Rescue Chief, Scott Taylor, it took about 13 months to get both sides on the same page. Key was the realization that the merge was "... first and foremost, for the residents of the town." Before the merger, the Fire Department would have to wait to see who would respond on an EMS call because it wasn't known who or how many people were stationed at the Rescue Station. This slowed response time by several minutes on some occasions. Due to a significant dropoff in volunteers, there were times when no one, or just one person, would be manning the Rescue Station. Now that they are one unit, it is now known who is manning what Station and, thus, response can be immediate. The ultimate outcome of the merger has led to more cost-effective, efficient and single-minded emergency services.

The Warrenton Fire and Rescue Department has around 60 active volunteers and between 110 and 120 volunteer members in total. It responds to approximately 4,600 emergency calls a year in a 96-square mile first-response area.

Fire at Vint Hill

A grass fire broke out in the wetlands between Sutherland Drive and the Federal Aviation Agency Center on March 3, 2008, at about 4PM. Volunteer firefighters (12) responded within minutes with Engine 10 and a Brushfire Truck from the New Baltimore Volunteer Company, Engine 1 from the Warrenton Volunteer Company, Engine 4 from The Plains Volunteer Company, and Engine 7 from the Catlett Volunteer Company. Fed by gusty, variable high winds, the fire quickly burned several acres in the wetlands before the firefighters could bring the fire under control. Prompt action by the firefighters and a wind shift stopped the 10-foot high flames at the edge of land bay G. A Vint Hill Manor homeowner was told by the firemen operating a fire hose behind Sutherland Drive that if the winds had shifted back toward land bay G major damage would have occurred. The Fauquier Sheriff's Department went door to door and directed the evacuation of about 6 homes in the path of the fire. At least one homeowner was seen watering down fences as the fire reached his property line.

Witnesses heard fireworks being fired just before the fire started. The Vint Hill Economic Development Authority indicated that the burned area had been planted to create a wetland. A wetland consultant has been engaged to determine the extent of the damage and determine the cost of the restoring the wetland to its function as a water quality asset.

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NEWSLETTER STAFF
EDITOR: TOM DAILY
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FROM THE PRESIDENT'S PEN

Our Community

I received many positive comments about the message published last month; but the bulk of the credit must be shared with Lynne Pincosy and John DePerro for their input and sharing their feelings. We are lucky to have them as friends and neighbors.

I am not going to review the results of the election and status of the proposals, because you can find them elsewhere in this newsletter. The large attendance at the Annual Meeting proved once again we are an 'active' adult community. I know the lack of air conditioning on an unseasonably warm evening made the meeting seem even longer than usual and thank you for 'hanging in there'.

We want to thank everyone who participated for doing so in a professional and respectful manner. I also appreciate those who pointed out when I deviated from the agenda and helped us get back on track. We encourage those who feel they were not allotted time to ask questions or be heard to contact me or any other member of the BOD. By the time you read this, Spring will have arrived. The warmer temperatures and rains bring forth color and growth everywhere we look.

Now also is the time for us to grow – to revive past relationships that may have become dormant due to the stress of this Winter's events, and to plant new seeds of friendship throughout the community. Fertilize them with understanding and respect; water them with a caring and a helping hand. Our budding friendships will blossom into a community we can all cherish.

Don Brettle

Real Estate Tax Relief?

THE LISTENING POST

Recently, the Commissioner of Revenue for Fauquier County, Ross W. D'Urso, addressed the local chapter of the National Active and Retired Federal Employees Association (NARFE) luncheon at the Vint Hill Inn. One of the main topics he discussed had to do with Real Estate Tax Relief for the Elderly and Disabled. The program covers your principle dwelling and up to five acres. As might be expected, there are requirements relative to age (65) and income (\$58,000). Now these are only the highlights and, as expressed, are overly simplified. To get all the details, you can go to the web site which not only provides narrative information, it also provides an opportunity to download the necessary form. Go to www.fauquiercounty.gov



As always, your thoughts are welcome for this column.

When that site comes up, click on 'Government'. Then click on the box that says 'Departments'. When the listing drops down, go to 'Commissioner of the Revenue' and click on it. When that site comes up, go to the left column and go to the bottom and click on 'Real Estate Tax Relief for

the Elderly – Requirements for Exemption. You can then read all the details, and, as mentioned, download the printable form "Real Estate Exemption for Elderly and Disabled". If you do not have computer capability, you can reach the Office of the Commissioner of Revenue at (540) 347-8622, Mon to Fri, 8AM to 4:30PM.

If you are a current or retired federal employee, or a surviving spouse, you can contact **Bob McConahy at 347-1464 for information about NARFE.** The Fauquier/Warrenton chapter's luncheon meetings feature speakers or programs of interest to seniors or soon-to-retire federal employees once a month, on the second Tuesday, and are held at the Vint Hill Inn.

Personnel Changes on the BOD

Two recent actions, an unsuccessful bid for re-election and a resignation, have resulted in significant losses to the BOD, and to our HOA and community, in general. The two men, respectively, as concerns the aforementioned reasons, are John DePerro and Bob McConahy. Both of these individuals served our community faithfully and tirelessly as members of the first BOD of our HOA. They each brought to the BOD their own special talents and experiences. Initial plans to do separate articles gave way to doing a joint article, since both men served together and contributed so much. A combined article precludes redundant praise and reduces comparisons of space allocations.

John's bio, contained in the previous issue of the Newsletter, was an exhaustive read, and only hinted at the inordinate amount of time and effort he put into the affairs of our HOA, as an organization, and the interests and concerns of each of us, as individual homeowners.

John was the Vice President of the HOA and Chair of the Programs and Community Relations Committees. As we go to get our mail each day, we can't help but check the box underneath to see if there's an envelope from John with information about another way to help us improve and/or safeguard our homes. The programs that John arranged were interesting, informative, and often helpful in various aspects of our lives. John also often was, to many, the source of information on what was going on in the areas just outside of our community and the potential impacts of those activities.

Bob's contributions, perhaps, were not always as evident; nonetheless, they were as important and varied. Bob was the Treasurer of the HOA and Chair of the Communications Committee. Attending the financial matters of an organization, such as an HOA, is a daunting responsibility which Bob handled with a calm confidence. Bob's previous HOA experiences and flawless attention to detail served us all well in this area. He was instrumental in exploring and pro-

moting the concept of having a Vint Hill Manor website, and assisted in developing its early stages. Bob's abilities and attention to detail also came to light in the publication of our Newsletter. He spent countless hours contributing material on his own, editing material from others, and arranging the final version to give the product a professional appearance. He saw to the printing and distribution of the Newsletter, as well. Either on his bike, alone, or with a couple of helpers, or walking around the community, guiding his grandchildren, he always made sure the Newsletter got delivered to each home.

As a community, we express our sincere appreciation to John and Bob for all they contributed, and can only hope that each of these men will find it in their hearts to seriously consider some kind of continued or future service to our community.

THANK YOU
AND GOD BLESS YOU BOTH!