

THE MANOR MONITOR

A Monthly Publication of The Vint Hill Manor Homeowners Association

May 2008

www.vinthillmanor.org

Board of Directors' Monthly Meetings

The April meeting of the Board of Directors (BOD) of the Homeowners Association (HOA) was held on Tuesday, the 1st, 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 Web Site

— www.vinthillmanor.org
We have a wonderful web site for our community. If you haven't checked it out ever, or lately, you should. You will be impressed with the overall design, the pictures, and the amount of information it provides. Be sure to mention our site to your friends and family – you never know, along the way, who might become intrigued and want to visit and eventually live here. Hopefully, we are all pleased with, and proud of, our community and want to share this feeling. The web site can be a lure to others, as well as a source of information to ourselves. By keeping up the appearances of our homes, and

continuing to foster the spirit of community, the 'reality' will live up to the pictures, and contribute to the enchantment of visitors and prospective buyers. Not everyone in our demographic wants all the amenities that other 55+ developments offer, along with the significantly higher monthly HOA assessments. We have a niche market and we should be capitalizing on it and spreading the word. Wouldn't it be great if it got to the point where Vint Hill Manor was a buzz word among realtors and we had, in effect, a waiting list of prospective buyers!

Trash Collection and Recycling

The BOD is in the process of considering a number of options connected with the renewal of the trash collection contract with the current contractor, Culpepper Trash Services. In response to a number of inquiries, some of the options being considered include the addition of the collection of recyclable materials, such as: newspapers and magazines, aluminum, glass, and plastics (codes 1 thru 6). As the contract period has already begun, the options are limited to those offered by the current contractor. The contract will be for a two year period and whatever option is selected will apply community wide. Culpepper Trash has advised that they are flexible and would be amenable to change if whatever option decided upon at this time ends up not working

out in the best interests of our community. There will be no change in our current monthly assessments; however, the decision could impact future possible reductions. If the collection of recyclables is added, Culpepper Trash, as indicated above, will provide all homes with a special container for those above mentioned recyclable materials and they will collect them on a separate run, on Tuesdays, with separate equipment (a specially designed trailer).

Currently, homeowners who wish to participate in the recycling program have to make trips on their own to remote centers. It is anticipated that having these materials picked up at our homes will result in an increased participation in the program. It also means having an extra container and an additional collection vehicle going through the community on Tuesdays if Option #1 on the enclosed survey is selected.

Participating in the recycling program by placing recyclable materials in their special container can/should significantly reduce the amount of 'trash' generated, which could influence a preference for Option #2. The choice of Option #4 may present the least cost; but, the amount of trash accumulated could exceed the capacity of the container. Overflow or extra bags left outside could draw animals and/or lead to refuse blowing around the community.

It should be noted that the collection of recyclables is only done on Tuesdays. Trash collection is done on

Tuesdays and Fridays, or on either Tuesday or Friday if either Option 2 or 4 is selected (one trash collection per week).

An informal poll produced mixed results, therefore, the BOD has decided to attempt to get entire community input to assist in making an informed decision. Included in this Newsletter is a separate SURVEY FORM with the full range of options and their related costs. Overall interest in participating in recycling will be indicated by the number of selections for either #1 or #2. PLEASE take time to review the various options and make your preference known – BY MAY 4TH as indicated at the end of the ENCLOSED survey.

SURVEY FORM OPTIONS:

#1 Three Pickups – Two Trash (Tue & Fri) and One Recyclables (Tue) @ \$24 per lot per month.

#2 Two Pickups – One Trash (Tue or Fri) and One Recyclables (Tue) @ \$21 per lot per month.

#3 Two Pickups – Two Trash (Tue & Fri) and No Recyclables, which would continue our current contractual arrangement at the same cost, \$19 per lot per month.

#4 One Pickup – One Trash (Tue or Fri) and No Recyclables @ \$16 per lot per month.

To register your option choice, Please Mark The Enclosed Survey Form And Return It As Indicated.

Thank You For Your Participation.

Status of the Proposals:

The four revised proposals that were distributed the night of the Annual Membership meeting were forwarded to the attorney for

Vint Hill Manor Homeowners' Association Board of Directors' Meeting Agenda May 6, 2008

1. Call to Order
2. Executive Session
3. Introduction of New Directors
4. Membership Comment Period
5. Minutes of Previous BOD Meeting
6. Financial/Treasurer's Report
7. Election of Vice-President
8. Election of Treasurer
9. Committee Reports
 - a. Architectural Review and Covenants
 - b. Program
 - c. Communications
 - d. HOA Chartering Documents Review Committee
10. 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 Returned from Legal
 - e. Tabled Motions
11. New Business
 - a. Schedule BOD Community Walkaround
12. Adjournment

legalistic wordsmithing. When presented at the April BOD meeting, discussion ensued regarding the impact that concerns expressed by the attorney could have on the proposals. Frank Fuerst, Chair of the HOA Chartering Documents Review Committee, offered to review the wording of the documents, in light of the attorney's findings, and present his findings at the May BOD meeting. Fred Austin, ARMI, raised the need for approval of the proposals by the Economic Development Authority (EDA) before they are submitted to the membership for a vote.

Vacant Board Positions

As explained in the Special Notice, dated April 03, 2008, delivered to each home, our community has lost/will lose the direct services

of THREE members of the BOD. In addition to Bob McConahy, whose resignation was reported in the April Newsletter, Anava Grabowski announced her resignation at the April BOD meeting. Following the April BOD meeting, Lynne Pincosy also advised her intent to resign with an effective date subsequent to the meeting that was held on Thursday, April 17, 2008, to fill the TWO vacant positions. Lynne's position will be filled in an Executive Session that will be held during the upcoming May BOD meeting.

Anava Grabowski was selected to fill the vacant position on the BOD created by the passing of her husband, Norbert. Anava's introspective approach always guaranteed in-depth and sufficient

consideration was given to every issue dealt with by the BOD. She personally saw to the arrangements for the last two Annual Membership Meetings, and led the effort to take cautionary measures to preserve the components of our two pocket parks.

Lynne Pincosy, elected to the BOD at the 2007 Annual Membership Meeting, was very instrumental, along with her recently deceased husband, John, in getting our community web site (www.vinthillmanor.org) up and running. She also did a lot of 'behind the scenes' work in obtaining "as built" engineering documents/drawings for the storm water management system in our development, for review. Lynne's passion for landscaping led her to do a lot of research which ended in the contractual arrangements for the improvements at the entranceway off Rogues Road, and for the landscaping that will be done around the raised manholes.

Once again, our community has suffered significant losses. We offer our sincere thanks for the contributions that Anava and Lynne made and hope they will consider some level of continued or future service.

Architectural Review Committee (ARC)

Stan Manvell made his debut appearance, as the newly installed Chair of the ARC, at the April BOD meeting. He announced that a complete review of all the ARC records is underway, comparing the listing of unapproved modifications with actual conditions existing on the lots in question. The numbers reported at the April BOD meeting were 43 unapproved modifications distributed among 24 lots.

The ARC meetings are held on the last Tuesday of the month and, like

the BOD meetings, are open to the members of the community. The meetings are now being rotated among the homes of the members of the ARC. April's ARC meeting will be held at 7PM, on the 29th, at the home of George Mendez, 3661 Osborne Drive.

The ARC continues to be more than ready and willing to meet with any homeowner to provide guidance and/or assistance with the necessary application(s) which are required for exterior modifications to our homes.

When you need a plan,

Stan's the man

give him a call at 341-2886.

FROM THE PRESIDENT'S PEN

Our Community

As noted elsewhere in this newsletter, the BOD has suffered the resignation of three very qualified and hard working members over the last month or so. Although I regret their decisions to leave, I respect their rights to do so and offer my sincere and heartfelt thanks to Bob, Anava, and Lynne for their time, effort and service during their terms on the BOD. I hope they continue to be active and share their respected ideas and opinions on how to improve our already exceptional community.

At the meeting on April 17, 2008, as advertised in the Special Notice, the BOD selected Don Simmons and Tom Daily to fill two of the vacant positions and, as planned, will fill the third vacant position by the end of the May meeting. I am glad our HOA, unlike others that we hear about, has enough concerned members volunteer to serve our community.

The names, phone numbers, and e-mail addresses of ALL the new

Directors will be published in the next Newsletter. Please feel free to contact me at pepc1@comcast.net, or any other of the members listed with your concerns, ideas and suggestions.

Don Brettle

ARMI

The Austin Realty Management and Investment Company (ARMI), as part of its service under contract to the Vint Hill Manor HOA, 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.

Reminders

A number of incidents have been reported of vehicles going through our community at what appear to be speeds higher than the posted 25 MPH. Also noted were a number of what are commonly referred to as 'California Rolls', which equate to nothing more than a 'slow down' at STOP signs. Odds are that, at least, some of these drivers are members of our community. PLEASE be mindful of your speed as you drive around in our community, and come to a complete STOP, as required. If we note commercial vehicles ignoring these common sense and legal requirements, and are able to get a phone number, perhaps a call to their office may produce some results. Finally, it wouldn't hurt to remind our visitors that we take SPEED LIMIT and STOP signs seriously in our community, and ask them, as a courtesy, to do the same.

THE LISTENING POST

Solicitors in the Community

This information is being reprinted as a reminder and a 'heads-up'.

As the weather gets nicer, flowers are not the only things that blossom and make their appearance. As advised in a "Summer Update" newsletter



As always, your thoughts are welcome for this column.

from ARMI in 2007, solicitors are NOT PERMITTED to be aggressive and/or badger homeowners. If any homeowner is confronted with a vendor who is going door-to-door and will not take 'NO' for an answer, the homeowner has only to 'Call the Fauquier County Sheriff's office at 540-347-3300'. An officer will be dispatched to the scene.

Also noted recently were a number of lamp posts that were dark. Please check your lamp post and ensure that the light is working. If it isn't, please take corrective action as soon as it is reasonably possible. Since these are the only lights in our community – by design – it is important that they are all working.

Officers of Election

In a letter dated April 21, 2008, Ms Lenore Plissner, Secretary, Fauquier County Electoral Board, acknowledged that this is anticipated to be a huge election year as we elect a new President to guide our country and that there is a need for more Officers of Election than usual. This is a great opportunity to get involved in a civic activity, meet some nice people, and get paid for it, as well.

All it takes is a phone call to the General Register's Office @ 540-347-6972, to get more information and to get signed up. Applicants will be provided a packet of information and necessary training, which is NOT very detailed or technical.

Locally, we have a Chief Officer of Election right here in our community, Bob McConahy. Bob has advised that he would be more than happy to answer any questions

about what it takes to be an Officer of Election. Give him a call at 540-347-1464.

Warrenton Spring Festival

On Saturday, May 17th, Old Town Warrenton will celebrate the 30th Anniversary of its Annual Spring Festival, from 9AM to 4PM. This FREE

ADMISSION extra large craft show (over 250 artisans and crafters) closes Main Street and even spills over onto side streets with food, live music and entertainment, and a number of children's activities, such as riding the kiddie-barrel train, courtesy of the Town of Warrenton Police Department. Many vendors appear in costume and period dress adding to the unique Southern

flavor. This has been designated "A Southeast Tourism Top 20 Event" every year it has been nominated. For more information, contact the Fauquier County Chamber of Commerce at 540- 347-4414, or mailbox@fauquierchamber.org , or visit the web site at www.fauquierchamber.org .

VINT HILL MANOR HOMEOWNERS ASSOCIATION P.O. Box 3413 WARRENTON, VA 20188

CONTACT INFORMATION

Don Brettle	Chair BOD, President HOA	540-428-2782
Tom Daily	Director,	540-341-7606
Frank Fuerst	Director	540-341-1473
Don Simmons	Director	540-341-4117
Vacant	Director,	
Kathryn Brettle	Secretary HOA.....	540-428-2782

COMMITTEES

Stan Manvell	Architecture Review.....	540-341-2886
Vacant	Programs	
Vacant	Communications.....	

ADMINISTRATIVE MANAGEMENT

Austin Realty Management & Investments, Inc.		
Fred Austin	540-347-1901
Judy Pecora	540-347-1901

Trash and Recycling Survey Form

As indicated in the article on page 1, the BOD is considering a number of options connected with the renewal of the trash collection contract, including the addition of the collection of recyclable materials.

The BOD is attempting to get the entire community's input to assist in making an informed decision.

Please indicate your preference below with an **X** in the space provided.

_____ #1 Three pickups - two trash and one recyclables (\$24 per home per month)

_____ #2 Two pickups - one trash and one recyclables (\$21 per home per month)
Trash – Tuesday _____ or Friday _____

_____ #3 Two trash pickups: (**Current plan** - \$19 per home per month)

_____ #4 One pickup - trash only (\$16 per home per month)
Tuesday _____ or Friday _____

Print name

Please advise Frank Fuerst of your preference by:

* Returning this form to his home @ 3588 Osborne Drive, or

* Emailing your choice to fafuerst@earthlink.net or

* Calling Frank at 341-1473

Please Reply by May 4th