

# THE MANOR MONITOR

July 2008

A Monthly Publication of The Vint Hill Manor Homeowners Association

[www.vinhillmanor.org](http://www.vinhillmanor.org)

## **Board of Directors' Monthly Meetings**

The June meeting of the Board of Directors (BOD) of the Homeowners Association (HOA) was held on Tuesday, the 3<sup>rd</sup>, 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.

## **Monthly Assessment Reduced To \$57 -**

Effective July 1, 2008, the monthly assessment has been reduced from \$68 to \$57. At the June meeting, the Treasurer, Frank Fuerst, proposed a new budget for 2008. After some modifications, the BOD approved a budget of \$68,400 (down from \$81,600). This enabled the BOD to reduce the monthly assessment to \$57, effective July 1, 2008.

As time goes by, more accurate estimates of expected costs and necessary contingencies are

able to be determined, which, in turn, enables the BOD to reassess and make prudent, conservative adjustments to the annual budget and the level of assessments necessary to maintain it.

## **What's Happening in Warrenton -**

**Fourth of July Annual Children and Pet Parade -** Starting at 10AM at 5th and Main Streets. The Community Band will entertain from the Court House steps.

**Warrenton Farmer's Market -** 2008 Season - For homegrown veggies, cut flowers, homemade baked goods, fresh herbs, and more...". Wednesdays, 7AM-1PM, through October 29, at the Branch Drive entrance to the Warrenton Shopping Center, and Saturdays, 7AM-12NOON, through November 29, at the Municipal Parking Lot at 5<sup>th</sup> and Lee Streets. More Info: Mickey Rhoades 347-6267.

**Bluemont Concert Series** - Every Saturday evening through the Summer, at 7:30PM, on the grass at Shadowland on Culpeper Street. More Info: 349-8606.

## **Groundskeeping - Homeowner Property**

- On average, if you have an established lawn and want to keep it green, it requires about

1 inch of water per week. One way to measure how much water your lawn is getting is to set out a couple of empty tuna fish cans. At the end of a week, check the level of water in the cans and adjust your watering accordingly. Problems associated with not enough water are fairly obvious; however, too much watering can create unwanted disease and fungus problems. The morning is the best time to water, and the best watering technique is via a sprinkler system, which allows for a more even distribution. If you have any new bushes and/or trees, they need 'deep watering', which is accomplished by taking a hose and allowing the water to trickle onto the base of the bush/tree for several minutes until the ground is well saturated. This is recommended once or twice a week for the first year. It is NOT recommended to water the leaves, as the sun will magnify through the water and burn them.

**Common Areas** - The company that is responsible for the common areas, WardCo, has requested all homeowners in the Vint Hill area to refrain from mowing in the common areas. This tends to create confusion for the WardCo crews as to where the

common areas end and private ownership begins. Also, in some instances, it has been reported that homeowners have been getting in the way of mowing, which is a potentially dangerous situation. So, please do NOT mow in the common areas and steer clear when the crews are in the area. Thank You!

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

Stan Manvell, ARC Chair, advised that the committee had processed 4 requests affecting 4 homes during the month of May. Stan also advised that the current count of unapproved modifications remains at 29 affecting 16 homes.

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. June's ARC meeting will be held at 7PM, on the 24<sup>th</sup>, at the home of Deanie Thomas, 3603 Mauchley Ct. July's ARC meeting will be held at 7PM, on the 29<sup>th</sup>, at the home of Ralph Polk, 3569 Sutherland Ct.

The ARC is always 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. In fact, the ARC has pre-printed applications for a number of common modifications, such as: Wrought Iron Railing, Satellite Dish Antenna, Storm Door, Landscaping, and Street Trees.

## **Vint Hill Manor Homeowners' Association Board of Directors' Meeting Agenda July 1, 2008**

- 1. Call to Order**
- 2. Membership Comment Period**
- 3. Minutes of Previous BOD Meeting**
- 4. Financial/Treasurer's Report**
  - a. Status of Internal Review
  - b. Status of External Review by Accredited Accounting Firm (Including Recommended Categories and Reserve Amounts)
- 5. Committee Reports**
  - a. Architectural Review and Covenants
  - b. Communications
  - c. HOA Chartering Documents Review
  - d. Program
- 6. Unfinished Business**
  - a. Status of Bond Release
  - b. Status of Landscaping Around Raised Manholes
  - c. Status of Tree Removal Requests
  - d. Feedback on Trash/Recycling
- 7. New Business**
  - a. Establish 2009 Budget Workgroup
  - b. Schedule Special Membersip Meeting
- 8. Executive Session**
- 9. Adjournment**

In other words, these forms have generic descriptions for these kinds of modifications already filled in.

Here are some helpful hints when you are planning modifications to the exterior of your home:

\* It's easier to check before you change, than change after you build.

\* When building above ground be aware of property buildout line restrictions. Only fences, decks, and patios can be built past this line.

\* If a Fauquier County building

permit is required for your project, secure an approval letter from the Homeowners Association prior to applying for the permit. The County will not issue a permit without the HOA approval letter attached to the permit application.

\* Protect your home investment - always submit a design change application when making a change. Failure to do so can cause problems or delay settlement when your property is sold in the future, as HUD requires a clearance from the HOA's Property Management Company prior to allowing the

home to be sold.

\* Always include a property plat showing the changes to be made to the property.

\* Don't forget to obtain neighbors' signatures on the Design Review Application forms.

\* Blank Design Change Requests may be obtained from the Vint Hill website or Stan Manvell 341-2886.

\* The EDA no longer reviews Design Change Requests, send them to either ARMI or the ARC, C/O Stan Manvell.

Here are some helpful telephone numbers:  
Fauquier County Building Inspections/Permits: 540-347-8646  
Miss Utility: 800-552-7001

**When you need a plan, Stan's the man – give him a call at 341-2886**

## **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](http://www.ARMIVA.com).

## **The Eyes Have It – Spa Treatment for Peepers**

Our eyes work nonstop for us. They help us admire everything from movie trailers to Monet. Now it's payback time. We can thank our eyes by following the three steps below. Our eyes will feel like they've had a fancy spa treatment; but, without the pricey creams and cucumber slices.

### **1. Keep Eyes Well Watered**

– Tear ducts, those tiny tubes that keep eyes moist and lubricated, need ample H2O to do their job. Keep them hydrated by drinking plenty of water.

### **2. Give Them Rest**

– Adequate pillow time is key for reviving tired eyes. Retinal membranes, like the rest of the body, need the night hours to recharge.

### **3. Stop Staring – Primarily at the computer.**

Too much screen time makes the eyes tired and achy. At minimum, take a 10-minute break every two hours. Having the flicker rate on the monitor set to 70 or above, to make the screen less harsh, is recommended. Source: RealAge Tips of the Week, June 23-25, 2008

## **Melanoma: What You Should Know**

Skin cancer is the most common type of cancer in the country, and most skin cancer occurs after age 50. Melanoma is the most serious type of skin cancer. It can appear anywhere; but often forms on the lower legs in women and on the trunk (between the shoulders and hips) in men. In dark-skinned people, it tends to occur under the fingernails or toenails, or on the palms or soles.

Melanoma begins in pigment

cells (melanocytes) and can spread to lymph nodes or other organs, such as the liver, lungs or brain.

One risk factor for melanoma that affects everyone is ultraviolet (UV) radiation from sunlight, sunlamps and tanning booths. People with fair skin that freckles or burns easily are at greater risk; but even those who tan can get melanoma. People who live in areas that get high levels of UV radiation (southern states and mountains) have a higher risk of melanoma.

You can reduce the risk of melanoma by protecting yourself from the sun and other sources of UV radiation, which is reflected by sand, water, snow and ice, and penetrates light clothing, windshields, windows and clouds. Some helpful hints include:

1. avoiding the sun from 10AM to 4PM;
2. wearing long sleeves and long pants of tightly woven fabrics, a wide-brimmed hat and sunglasses that absorb UV;
3. using broad-spectrum sunscreen (that filter both UVB and UVA rays) with a sun protection factor (SPF) of at least 15; and
4. avoiding sunlamps and tanning booths.

To Learn More (including how to do a skin self-exam): Write to the National Cancer Institute, Suite 3036A, 6116 Executive Blvd., MSC 8322, Bethesda, MD 20892 / or call 800-422-6237 (TTY 800-332-8615) / or visit the Web Site at [www.cancer.gov](http://www.cancer.gov).

Source: *NARFE* magazine, July 2008.

### How You Can Avoid the "Jailhouse Jingles" Scam

If you get a phone call someone who pretends to be a phone worker, police officer, emergency room personnel, or who appeals to your sympathy because they're having trouble reaching someone, and they request you dial \*72, 72#, or 90#, you could unwittingly become part of an expensive long distance phone scam. The above listed number sequences activate the "call forwarding" function, thereby transferring control of your phone to the person on the other end, which allows them to continue making long distance phone calls on your account after you hang up. This scam is often called "Jailhouse Jingles" because

### THE LISTENING POST



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

the calls are usually made by prison inmates in lower-security facilities with access to pay phones. The inmate first calls an outside accomplice, who then initiates a three-way call to you, thereby preventing you from hearing the recording that precedes calls from correctional facilities, stating that the call is coming from a convict at a

particular prison. Since all calls from jails and prisons are collect, the charges that appear on your next phone bill could total hundreds of dollars or more, and may included charges for 900 "sex line" numbers or calls at nearly \$1 per minute.

Bottom line: NEVER dial any of the call forwarding number sequences at the request of a stranger. If for some reason you do, you can deactivate it by dialing \*73 (on Verizon accounts). For other carriers, contact them to get deactivation guidance and instructions. Report telephone scam artists to the Federal Trade Commission at 1 877-FTC-HELP (382-4357), and to the Virginia Attorney General's office at 804-786-2071.

Source: AARP Bulletin June 2008, and Urban Legends Website - [www.urbanlegends.com](http://www.urbanlegends.com).

#### VINT HILL MANOR HOMEOWNERS ASSOCIATION

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#### COMMITTEES

Stan Manvell	Architecture Review.....	540-341-2886
Frank Fuerst	Programs & Communications.....	540-341-1473
Frank Fuerst	Chartering Documents Review.....	540-341-1473

#### ADMINISTRATIVE MANAGEMENT

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