

THE MANOR MONITOR

May 2009

A Monthly Publication of The Vint Hill Manor Homeowners Association

www.VintHillManor.



Board of Directors' Monthly Meeting – New Location

The April meeting of the Board of Directors (BOD) of the Homeowners Association (HOA) was held on Tuesday, April 7, 2009, in the new location of the Conservancy Conference Room (see article below). 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 are covered in this newsletter.

New Location for BOD Meetings

As mentioned above, the BOD meetings have a new location. When driving from Vint Hill Manor towards the Post Office, turn right onto Bludau Dr (sign for Line-weaver Detour) right before you get to the entrance for the Inn at Vint Hill. About a hundred yards ahead, you will see a FOR LEASE sign on the red brick building on the right. Just as you get to the building, turn right into the parking lot and use the door in the center at that end of the building. Go through the double doors and turn right at the

hallway. The Conference Room is ahead on the left.

Post Office

Just a reminder that the hours for our local Post Office location on Vint Hill are ONLY from 10AM to 3PM, Mon thru Fri, and the last outside pickup is at 3PM. There are no hours or pickups on weekends or holidays (no more Sat 1PM pickup!).

At the Post Office in town – 53 Main St – the hours are 8:30AM to 5PM, Mon thru Fri, and 9AM to 12Noon on Sat (closed Sun and holidays).

New Chair and Members for the ARC

Steve Chronister was introduced, at the April BOD meeting, as the new Chair of the Architectural Review and Covenants (ARC) Committee. Steve thanked and commended outgoing members, Stan Manvell, Nancy Britton and Ralph Polk, for their service to our community while on the ARC. Stan, now a member of the BOD, continues on in a liaison capacity. Two new members, Jenny Snellings and Lee Radar, answered the call, and joined long standing members Deanie Thomas and George Mendez to comprise the current ARC.

Steve advised that in March, 2009, there were four homeowners who submitted requests for modifica-

tions, all of which were approved.

The April ARC meeting was held on Tue, the 28th, at 7:00 PM, at the home of the Chair, Steve Chronister, 6828 Averbach Court. The May meeting is scheduled for Tue, the 26th, at the same time and location. As with the BOD meetings, the ARC meetings are open and all members are invited to attend.

On all ARC related matters, if you have a question or need some help, give Steve a call at 540-428-1828.

Stan Manvell commended the great work of the ARC. At the February 2008 meeting there were 25 lots with 45 unapproved modifications. The Walk-Around by the BOD, in June of 2008, added 4 lots and 11 new unapproved modifications for a total of 29 lots and 56 unapproved modifications. As a result of the efforts of the dedicated members of the ARC, in pursuing, reviewing and approving numerous requests, the situation as of the BOD meeting in April 2009, is only 5 lots (6 unapproved modifications) in non-compliant status.

The community offers its congratulations and appreciation to the former and current members that serve on the ARC for all their hard work and this significant accomplishment. The goal is 100% compliance. In a spirit of cooperation, we the homeowners of this community, in working with the ARC, can make it happen.

Manor Pride !!!

Common Grounds Committee

Entranceway – The entranceway, at Cray and Rogues Rds, has experienced some pluses and minuses. In the plus department, a replacement spruce tree has been planted to replace the one that died and was removed. On the minus side, a portion of the retainer wall was reported missing. Frank Fuerst alerted the police and they made an official report of it. No word at this time on repair or replacement of the missing section.

Common Grounds – the Conservancy is currently reviewing the bids for the grounds maintenance for all of Vint Hill, and hope to make an award in the near future. In the interim, they have negotiated with the current contractor to cut the grass. There's a lot of ground on the Vint Hill complex and it takes several days to get it all cut; so the common grounds in our area should be getting cut soon. Arrangements have been made for Frank Fuerst to accompany the crew to ensure proper attention is paid to our sections of common grounds.

Driveway Sealing

A number of residents at Vint Hill Manor have received reminders from Collegiate Sealers and Paving indicating that it has been two years since a number of our driveways were last sealed and that they are now due for resealing. We also have received an offer from another company (Academy Sealers) at a considerably lower price. Mark Mellancon is in the process of trying to get a good group price as we had in the past, and as we did with getting our sprinkler systems turned on.

Knowing how many of us wish to have our driveways sealed this season will help him in obtaining reduced pricing. Remember the

Vint Hill Manor Homeowners' Association Board of Directors Meeting Agenda May 5, 2009

1. Call to Order
2. Member Comment Period
3. Minutes of Apr BOD Meeting
4. Financial Report
5. Other Reports
 - a. Architectural Review and Covenants
 - b. Communications
 - c. Programs
- 6 Unfinished Business
 - a. Homeowners Dispute with KHovnanian (Retaining Wall)
 - b. Revision of December 08 Financial Report
- 7 New Business
 - a. Delinquent Date for Monthly Assessments and Penalty Fee
8. Adjournment

discount will be greater based on the number of participants. Everyone will be notified of the bid price before having to make a final decision. Please contact Mark Melancon at melanconmjff@comcast.net, or give him a call at 540-341-4177, by May 10, if you wish to participate.

Route 29 Study

Frank Fuerst reported the following at the April BOD meeting, regarding the Route 29 informational program that he and Stan Manvell attended on March 20, 2009, at the Manassas VDOT office:

Major priorities are safety, preservation of historic areas, better access management as opposed

to more costly widening of roads, strong consideration of rail alternatives, and reduction of travel time. Representatives from many of the historic districts and the environmental groups were present.

The Piedmont Environmental Council distributed maps of all the historic areas, and announced a meeting to discuss on March 28. It will start at 8 AM and last all day.

The Journey Through Hallowed Ground group announced their Living Legacy Plan to plant 600,000 trees from Monticello to Gettysburg to commemorate the 600,000 soldiers killed in the Civil War. They also requested a special meeting in June with VDOT and all special groups (date to be determined) to which VDOT agreed.

Other represented special groups included Buckland, Beverly's Mill, and County representatives.

In response to a question, VDOT announced that Route 600 is not included in this study.

A Prince William Board member announced that no upgraded interchange is planned at Route 15.

The first draft of recommendations will be posted on the website by October 1.

Gainesville - Highway 66/Route 29 area was not discussed, but the scale model was there.

The existing Route 55 intersection with Route 29 (east of the railroad) will be eliminated and Linton Hall Road will become the new Route 55 once it crosses over Route 29 by means of a new overpass.

The railroad crossings at both Route 29 and the new Route 55 will be eliminated by new overpasses.

Residents interested in more details including progress of the Route 29 Study and the projected timelines of all the steps involved are encouraged to keep abreast of developments on the web site, www.virginiadot.org/route29

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.

Dead Tree Branches

It is likely that we will be able to convince the Conservancy to cut dead tree limbs once this year. They will probably only cut those tree limbs that are endangering a home. If you have any dead tree limbs near your home, please advise Frank Fuerst so we can have a list ready for the Conservancy. Frank's e-mail address is fafuerst@earthlink.net, or give him a call at 341-1473.

Fauquier County Recycling Fee and Tax Update

At the April BOD meeting, Tom Daily reported the following information provided to him, in response to his inquiry, by Ray Graham, Supervisor, Cedar Run District:

- ❖ The Fauquier County Board of Supervisors (BOS), at their meeting on March 31, 2009, approved a \$15 recycling fee with the following changes – no one is exempt and the fee will be removed once recycling revenue increases, and
- ❖ The BOS did not approve the recommended Personal Property Tax increase.

In his capacity as President of our HOA, Frank Fuerst, on April 15, 2009, sent an e-mail to Mr. Graham in which he questioned this decision. Frank pointed out that our HOA contracts with a private hauler to collect our recyclable materials and ship them outside Fauquier County at a cost of \$60 per homeowner. He went on to note that the *Fauquier Times-Democrat* had contained an article about a proposed waiver for businesses that ship their recyclables out of the county and inquired of Mr. Graham if we could count on him to get this same type of waiver for the private homes in his district. As yet, there has been no reply.

Speed Limit Signs

After it was brought to his attention that one of the speed limit signs in our sub-division had limited visibility, Frank Fuerst contacted VDOT and was successful in getting the sign relocated so that the second reminder of the speed limit in our area would be more visible to drivers.

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Dog Park Project

The formation of a non-profit organization dedicated to building and maintaining public off-leash recreation areas for dogs in the Piedmont Region was recently announced. These "dog parks" will serve Fauquier, Prince William, Culpeper, and the surrounding counties. The organization is named Piedmont Dogs and a 1¼ acre, partially wooded site at Vint Hill has been selected for the first park. This location was chosen because it is near the Fauquier/Prince William County border and convenient to Warrenton, Gainesville, and Manassas. It has easy road access and plenty of parking. The organization plans to open the park to the public this spring. They hope to raise \$10,000 to install a fence and the necessary amenities (e.g., trash cans, pickup bags and signage). Funding will be entirely by donations, which will be used for initial installation and upkeep, including litter removal and grounds maintenance. Staffing will be provided entirely by volunteers. Admission will be free, though donations will be accepted at the gate. All monies raised will go straight to the park(s). Donations are tax deduct-

ible. Once the 501(c)(3) paperwork is completed, the organization will send all donors a letter certifying the tax-deductible status of their donations. Donations can be sent to: Piedmont Dogs, 4263 Aiken Drive, Warrenton, VA, 20187. For more information, go to www.piedmontdogs.com, or call 540-347-6965.

In the meantime, you might want to visit the free dog park at the new Merrifield Garden Center on Wellington Road going toward Sudley Manor Drive. They have two adjoining fenced parks, a large one for big dogs and a smaller one for smaller dogs. They used about four inches of wood chips on top of the asphalt on a section of parking lot, and owners remove solid waste. There are benches inside each enclosure so owners can be immediately available if needed. There are picnic tables available outside the chain-link enclosure. Dogs are required to be licensed and have a current rabies tag. It's also a fun atmosphere where owners can socialize and brag about their dogs.

A Health Drink for The Teeth

Which is better for our teeth – orange juice or tea? It may be surprising to find that OJ ranks right up there with soda in terms of its enamel-damaging potential. Tea, on the other hand, like water, leaves enamel unscathed.

Enamel is like armor for our teeth. Once that enamel gets worn down or damaged, it can't repair itself. That's why acidic beverages – soda, citrus juice, and sports drinks are so bad for our pearly whites. They contain enamel-stripping acids (phosphoric, citric, malic, and tartaric acids, to name a few). However, green and black teas do not attack enamel, and they even have a bit of tooth-friendly fluoride to boot.

Other smart sipping strategies to save wear and tear on our teeth:

- ❖ Use a straw with acidic beverages to minimize contact with our teeth. Or swish with water afterward.
- ❖ Drink brewed tea – and drink it straight up. If we load it up with sugar and lemon, our teeth will feel it. Also, it might be a good idea to skip the milk. Researchers are not sure why; but, milk may blunt tea's heart-healthy effects. Milk proteins called caseins are possible culprits. Both black and green tea are filled with heart-healthy benefits, and, in a recent study, both appeared equally protective against fatty arterial plaque buildup.
- ❖ Snack on natural stain removers, like apples, celery, and carrots. Dates are a sweet treat that may actually be good for our teeth because they have a substance that may help strengthen tooth enamel and guard against plaque.

A few other items that may double as tooth protectors are: raisins, yogurt, and (sugarless) gum, especially if it contains vitamin C (available at health food and supplement stores).

Source: *REALAge Tips of the Week*, 2/19/2009

VDOT Overview of the Route 29 Study Project

The Route 29 Corridor Study is taking a comprehensive look at the transportation needs for the entire Route 29 Corridor as it travels through Virginia, from the North Carolina state line to Interstate 66 in Prince William County.

The goal is to create a Route 29 corridor blueprint that includes a short-term action plan, intermediate recommendations and a vision plan that identifies long-range goals, policies and recommendations.

The Route 29 corridor is a vital link in Virginia's transportation network and ensuring its long-term viability is essential to the future development of the state's economic potential.

Along with identifying the numerous local needs along this regional corridor the study will also develop a vision for the future for how to best meet those needs.

The corridor study is considering a range of mobility options and needs along the corridor, including personal and commercial vehicles, rail and public transit as well as other modes of transportation.

The results of the \$1.5 million study will be used to help establish local, regional and statewide goals for a long-range transportation blueprint that will form the basis for future projects along the Route 29 corridor.

The current calendar calls for the results of the study to be published in November 2009.

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