

# THE MANOR MONITOR

September 2009

A Monthly Publication of The Vint Hill Manor Homeowners Association

www.VintHillManor.org



## Common Area Restriction Observance

With the new maintenance contract in place, complete with quality control review provisions, expectations are high for improvements in the overall appearance of entranceways and other common areas. To that end, there also has been a renewed interest in establishing clear cut lines of demarcation, with respect to Common Areas, to facilitate the ability of the contractor's personnel to perform their duties. The maintenance contractor is being held to a higher standard. Should not we, the homeowners, be held to no less of a standard? **Manor Pride!**

As a reminder, some excerpts from our Documents, pertaining to this subject, are provided here for convenience.

### Conservancy Rules and Powers for the Common Area

#### Article I - Definitions

1.26 "Owner" shall mean and refer to Commercial Owners, Retail Owners and Residential Owners.

#### Article IX, 9.01 Prohibited Uses and Nuisances

(b) No burning of any trash and no accumulation of storage of litter, lumber, scrap metals, refuse, bulk materials, waste, new or used building materials, or trash of any

The Conservancy has noted several encroachments into the Common Areas in Vint Hill Manor. Any "improvements" that have been made to the Common Areas might have to be removed. If subsequent owners should choose not to maintain the area, the Conservancy would be left with the job of restoring the area to its former condition, and that cost could then be charged to the HOA. The apparent leniency of the Conservancy, at the moment, should not be misinterpreted as approval of misuse of these areas.

kind shall be permitted on any Lot or on the Common Area.

(f) No member shall make any

private, exclusive or proprietary use of any portion of the Common Area.

(k) No person shall obstruct any of the Common Area or trails or otherwise impede the rightful access of any other Person on any portion of the Property which such Person has the right to be. No person shall place or cause or permit anything to be placed on or in any portion of the Common Area, trails, or Landscape Easement Area without the approval of the Board of Directors (of the Conservancy).

*[Short version – No dumping is allowed, and no encroachments of any kind – plants or other objects – are permitted]*

### Article XV, 15.05 Enforcement

The Conservancy and any Owner shall have the right to enforce, by any proceeding at Law...all restrictions, conditions, covenants...or other obligations or terms now or hereafter imposed by the provisions of this Declaration.

Failure by the Conservancy or by any Owner to enforce any covenant or restriction herein contained... shall in no event be deemed a waiver of the right to do so thereafter.

### Board of Directors' Monthly Meeting

The August meeting of the Board of Directors (BOD) of the Homeowners Association (HOA) was held on Tuesday, August 4, 2009, in the Conference Room at the Vint Hill Conservancy/ EDA

offices 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 this issue of the Manor Monitor.

## Chartering Documents Project

Frank Fuerst, Chair of the Chartering Documents Review Committee (CDRC) advised that Stan Manvell had completed the project of converting all of our documents into a format that enables them to be put on the website. The final product has all changes incorporated and is easier to read and understand.

Frank submitted the summary information below to help everyone appreciate what an extraordinary endeavor this was.

## Documents On Our Website

Stan Manvell has just completed several months of work. The BOD had budgeted \$1000 for a third party to convert our documents to electronic form. Stan, however, volunteered to see what he could do.

He started with the four major documents (bylaws, covenants, design standards, and amended covenants) and the many revisions to them, especially the design standards.

In the process, he:

> Discovered two pages of the Covenants were missing from the versions given out by KHOV.

> Created two Tables of Contents that were missing.

> Combined the four Tables of Contents into one.

> Converted the original Adobe files into Word format.

> Corrected all inadvertent errors resulting from that conversion.

> Integrated updates to the documents into their proper location.

> Re-numbered all of the pages so that the pages of all four documents are numbered consecutively (i.e., each page has a unique number).

> Re-numbered the Table of Contents.

> Proofread it himself four times (and Frank proofread it two times, as well)

> Made necessary changes resulting from the proof readings.

As a result of Stan's high-quality effort, the HOA now has an integrated 142-page document.

> It is more complete and accurate, and far easier to understand.

> Data is easier to find.

> Future changes can easily be integrated.

> Stan saved the Association

\$1000. (The third party could not have done as good a job because they would only have done what they were told and would not have been familiar with the documents. Stan not only had some degree of familiarity; but, he went way above and beyond and did what he discovered needed to be done as the project progressed.) **Please let Stan know that you appreciate his efforts.**

ARMI already has put these documents on their website. Go to [www.armiva.com](http://www.armiva.com), then click on Community Associations, then Vint Hill Manor, then Governing Documents. These documents also will be on our HOA website, thanks to **Don Brettle**.

### Ideas Solicited for Future Document Changes

The Documents Committee will be meeting in the near future to consider a few additional changes to the HOA documents; so, please check the Table of Contents for your area of interest, and submit

## Vint Hill Manor Homeowners' Association Board of Directors Meeting Agenda September 4, 2009

1. Call to Order
2. Membership Comment Period
3. Minutes of August BOD Meeting
4. Financial Report
5. Committee Reports
  - a. Architectural Review and Covenants
  - b. Chartering Documents Review
  - c. Common Grounds
  - d. Communications
  - e. Programs
6. Adjournment

any recommendations for consideration, in writing, to Frank at – [fafuerst@earthlink.net](mailto:fafuerst@earthlink.net)

### Available Positions Chair, Common Grounds Committee

POC, Frank Fuerst, 341-1473, or send him an e-mail at – [fafuerst@earthlink.net](mailto:fafuerst@earthlink.net). See the Common Grounds Initiatives article.

### Recording Secretary Position

The only requirement is a commitment to attend the monthly BOD and Annual Membership Meetings, record what takes place, and provide a 'draft' copy to Stan Manvell, the HOA Secretary. Stan will be responsible for developing and providing the 'official' minutes. Anyone willing to help out in this capacity, please contact Stan at 341-2886, or send him an e-mail at – [stanv@comcast.net](mailto:stanv@comcast.net).

## 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).

## Architectural Review Committee Activity

Steve Chronister, ARC Chair, reported on the July ARC meeting. Steve advised that the committee reviewed and approved applications from four homeowners. There are still 5 lots (6 unapproved modifications) that are in a non-compliant status. The committee has completed guidelines for homeowner requests to install rain barrels. The guidelines address such requirements as: a top cover to prevent mosquito development, the location to be at the rear corner(s) of a home, screening relative to the style, color, and overall appearance, and the use of an overflow control device. The committee expects to have the proposed guidelines prepared for submission to the BOD for approval at the September 2009 meeting.

Steve also noted that Stan Manvell had updated the "Mailboxes" section of the Covenants to reflect exactly what posts, newspaper boxes, and mailboxes are installed throughout the community. A copy of this standard has been added to the ARG Guidelines as "Section Z".

The ARC meetings are usually held on the last Tuesday of the month and, like the BOD meetings, are open to the members of the community. The location of the next

meeting is determined at each current monthly meeting. The August ARC meeting was scheduled for the 25th, at 7:00PM, at the home of Steve Chronister, 6828 Averbach Court.

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 properties. In a spirit of cooperation, please help the ARC reach its goal of Complete Compliance! **Manor Pride!**

**Planning some changes – give Steve a call at 428-1828**



## Common Grounds Committee Initiatives

**Frank Fuerst**, CGC Acting Chair, reported that the committee is focusing on three areas of concern:

The wetlands behind Averbach Ct. A tour of the area has been postponed until Autumn due to the concerns about mosquitoes and ticks in the tall grass.

The outfall from the concrete culvert in this area. A modification is planned for this year to improve the water flow and eliminate the siltation at the end.

Other areas of concern in common areas adjacent to member homes. The CGC is evaluating a number of methods to handle homeowner complaints and get the deficiencies resolved.

**Anyone interested in finding out more about the CGC Chair position is encouraged to give Frank a call at 341-1473.**

## Blue Flags in Common Grounds Areas

In response to a number of inquiries, Frank Fuerst, contacted the Conservancy contractor, Ruppert Landscape. Justin Gibson, Area Manager for Ruppert, advised that the flags are placed by a sub contractor that does spraying. The signs on the flags typically reflect a period of 72 hours because they are used in a wide range of applications; however, by safety standards, the grass is safe to be on almost immediately. The main reason people are asked to stay off the grass is to give the chemicals a chance to dry completely in order to achieve uniform coverage and color, and to facilitate more effective weed eradication.

## Peace and Quiet

For many of the residents of Vint Hill Manor, that phrase represents the goal they were seeking when they moved out here. Almost all of us, to varying degrees, have some memories of the hectic days during the construction period with all the noisy equipment. How we all looked forward to quitting time every afternoon when the magic transformation would take place and we got to experience the peace and quiet we had sought. Well, the major construction is long over and, for the most part, the only noise now is the result of subsequent individual projects.

As a courtesy to our neighbors, we should endeavor to have noisy outside construction projects limited to the normal, regular workday timeframe – not too early, especially on weekends, and not extending into the evening hours.

## Tree Down

"Who ya gonna call?"

No, not Ghost Busters! If a fallen tree is blocking any part of a street or roadway, call the Virginia Department of Transportation (VDOT) immediately at **347-3017**. **Do not attempt to do anything yourself.**

## Proposed Programs Update

An article in the August Manor Monitor advised that two programs were being considered, **Cleaning of Gutters and Power Washing of Homes**. Anyone interested was advised to contact **Mark Melancon**, Program Committee Chair, by August 15, 2009. Due to lack of any significant interest, the Cleaning of Gutters program will not be pursued at this time. In view of the interest expressed in the Power Washing program, Mark will be making some contacts with prospective contractors in order to get a competitive price, and will be back in touch with those who have expressed interest for a commitment. Anyone interested in having their home power washed, and missed the earlier deadline, may still contact Mark at **341-4177**, or send him an email at [melanconmjff@comcast.net](mailto:melanconmjff@comcast.net).

A call will go out in the next Manor Monitor to determine the level of interest in the Fall Turnoff of our Irrigations Systems, which will be aimed at the latter part of October, 2009.

## Little Bit of History

Have you ever wondered about the names assigned to our Drives and Courts? Some of us have heard some of this before; but, **Stan Manvell** did some research and turned up the following:

**Cray Drive** – is named after Seymour Roger Cray (1925-1996), a US electrical engineer and supercomputer architect, who designed a series of “supercomputers” that were the fastest in the world for many years. Called “the father of supercomputing”, he has been credited with creating the supercomputer industry. His name was assigned to one of the world’s first supercomputers.

**Osborne Drive** – is named after Adam Osborne (1939-2003) who invented in 1980 what we now know as the portable computer. The Osborne I featured a 5 inch, 52 column display, two floppy disk drives, 64k of ram, and could fit under an airline seat. The introduction price was \$1795, and included an extensive software bundle. The Osborne Computer Corp, under heavy competition from Kaypro, Compaq, IBM, and others went out of business in 1983.

**Mauchly Court** – is named after John William Mauchly (1907-1980), an American physicist, who was co-inventor of ENIAC, the first general purpose electronic digital computer, UNIVAC-1, the first commercial computer made in the US, and several other computer systems.

**Shugart Court** – is named after Alan Field Shugart (1930-2006), a computer engineer, who was widely considered a pioneer in the development of the computer disk drive.

## Recognitions

Tom Daily, Chair of the Communications Committee, would like to acknowledge, to a broader audience than those who regularly attend the BOD meetings, the great contributions that **Bob McNahy** continues to make to this newsletter. He takes a raw ‘word document’ and converts it into the format for the newsletter and adds color and other flourishes to make it a quality product.

Another member of our community who continues to work behind the scenes is **Don Brettle**. Don has done a wonderful job of maintaining our website. He periodically checks on the contents to update information, remove dated, obsolete items, etc. He will be the one we rely upon to upload the Documents project that **Stan Manvell** recently completed, as reported elsewhere in this issue. Our community is very blessed with the time and effort of these fine folks, along with a number of others who serve on the BOD, various BOD committees, and those who run and help with the September Club. Vint Hill Manor truly is a great place to live.

VINT HILL MANOR  
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### DIRECTORS/ASSOCIATION OFFICERS

President	<b>Frank Fuerst</b> ..... 540 341-1473 <a href="mailto:fafuerst@earthlink.net">fafuerst@earthlink.net</a>
Vice-Pres	<b>Tom Daily</b> ..... 540-341-7606 <a href="mailto:tomrdee@comcast.net">tomrdee@comcast.net</a>
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### COMMITTEE CHAIRS

Architectural Review	<b>Steve Chronister</b> ..... 540-428-1828
Chartering Documents	<b>Frank Fuerst</b> ..... 540-341-1473
Communications	<b>Tom Daily</b> ..... 540-341-7606
Common Grounds	<b>VACANT</b> .....
Programs	<b>Mark Melancon</b> ..... 540-341-4177

### ADMINISTRATIVE MANAGEMENT

AUSTIN REALTY MANAGEMENT & INVESTMENTS, INC	
President	<b>FRED AUSTIN</b> ..... 540-347-1901
Assistant	<b>JUDY PECORA</b> ..... 540-347-1901

**Sutherland Court** – is named after Ivan Edward Sutherland (1938-\_\_\_\_), an American computer scientist and Internet pioneer. He received the Turing Award in 1988 for the invention of “Sketchpad”, an early predecessor to the sort of graphical user interface used in today’s personal computers.

**Turing Drive** – is named after Alan Turing (1912-1954), a British mathematician, logician, cryptanalyst, and computer scientist. He often is considered to be the father of modern computer science. He provided an influential formalization of the concept of the algorithm and computation with the Turing Machine. Later, in 1948, he worked on the Manchester Mark I, one of the world’s earliest true computers.

**Averbach Court** – The only reference Stan could find is to an E. Averbach, an early pioneer in visual short term memory storage. It does not appear, on the surface, that Averbach has the same kind of direct connection to computers as do the other names of our other Drives and Courts.