

THE MANOR MONITOR

October 2009

A Monthly Publication of The Vint Hill Manor Homeowners Association

www.VintHillManor.org



Association Positions Available

* Chair, Common Grounds Committee

POC, **Frank Fuerst**, 341-1473, or send him an e-mail at – 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 – stanvell@comcast.net.

The Dog Days of...

Actually, as concerns this problem, the 'Dog Days' are not limited to any particular timeframe. Come to think of it, the problem, for the most part, is not so much about the dogs as it is about the owners who don't keep their dogs on a leash and/or do not clean up after them – with apologies, again, to the vast majority of our residents who do comply. We also recognize that not all the people who walk dogs through our community are our residents – some are not even residents of the other communities. In the long run, it is probably best to not be confrontational; thus, the BOD is looking into some signage, as reminders.

Board of Directors' Monthly Meeting

The September meeting of the Board of Directors (BOD) of the Homeowners Association (HOA) was held on Tuesday, September 1, 2009, in the Conference Room at the Vint Hill Conservancy/ EDA

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.

President's Column

Following are two comments pertaining to the common areas:
* Aeration and Overseeding – On or about Friday, September 25, our grounds contractor, Ruppert, will aerate and oversee the grassy areas of our common areas. The ground may be wet enough to take the seed; but more than likely, it will not. The labor costs of having the contractor 'water-in' the seeds is prohibitive. Therefore, we are appealing to those of you who may wish to do so, to 'water in' the seeds. If the cost of water might prevent you from doing that, please let me know so the Board may consider a plan at our meeting in October to reimburse you.

* Common Area Encroachment Reminder – The planting of trees in the common area, in addition to being a violation of the Conservancy Documents, may also eventually interfere with the 'view shed' of other homeowners. Many homeowners paid premiums for distant views of mountains, hills, and open spaces. If you have planted a tree in the common area, you may want to remove it as soon as possible before the cost increases. Thank you,
Frank Fuerst – 3588 Osborne Dr, fafuerst@earthlink.net, or 341-1473.

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 the Newsletter.

Proposed Programs

Mark Melancon, Program Committee Chair, reported on a number of proposed programs:

Gutter Cleaning – Did not receive any indication of interest and, accordingly, will not pursue.

Power Washing of Homes – Received seven notifications indicating interest and is pursuing and will get back, to those who expressed interest, with details.

Irrigation System Winterization – Anyone interested in having their irrigation system professionally turned off this Fall, contact Mark at 341-4177 by October 15, 2009. Target timeframe for the turn off is the latter part of the month of October 2009.

Neighborhood Watch – As reported in another article in this issue of *The Manor Monitor*, there have been a number of vehicle break-ins in the other communities. This has prompted the other communities to look into this program and has resurrected efforts in our community, as well. Mark will be looking into what it would take to implement such a program. The community will be kept informed.

On a side note, Mark advised that the situation regarding the algae on the pond is improving with the onset of cooler weather. Mark has contributed a significant amount of time and effort on this algae issue. He has, on his own, gone down to the pond and raked a lot of the surface algae off the pond and up onto the banks, after which the Conservancy had it removed. Calling upon his background, Mark also has offered advice to the Conservancy on how to deal with this problem.

Architectural Review Committee (ARC) Activity

Steve Chronister, ARC Chair, advised that there had been no ARC meeting in August since there was no business to conduct. He affirmed that there are still 5 lots (6 unapproved modifications) that are in a non-compliant status.

Regarding the guidelines for homeowner requests to install Rainwater Management Devices (rain barrels and other units), Steve reported that the ARC had completed their developmental work and had formalized the guidelines into a Resolution (#R01-09) to be presented to the BOD for its consideration.

Steve noted that one homeowner had completed an approved modification and requested an inspec-

tion of the work. The work was inspected, found to be in compliance with the approval, and a note to that effect was entered into the ARC lot folder.

The September ARC meeting is scheduled for the 29th, 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 homes. 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

Vint Hill Manor Homeowners' Association Board of Directors Meeting Agenda

October 6, 2009

1. Call to Order
2. Membership Comment Period
3. Minutes of Previous BOD Meeting
4. Financial/Treasurer's Report (Aug-Sep)
5. Committee Reports
 - a. Architectural Review
 - b. Common Grounds
 - c. Communications
 - d. Documents Review
 - e. Programs
6. New Business
 - a. Rescheduling November 3 Meeting (ELECTION DAY)
 - b. Move Funds from Conservancy to CGC
 - c. Reimburse for Watering Common Area
 - d. CGC Guidelines
 - e. Signage at Cray & Rogues
 - f. 2010 Budget
7. Adjournment

Chartering Documents Project

In recognition of, and appreciation for, the outstanding job **Stan Manvell** did on developing a more user-friendly set of our governing documents, Frank Fuerst, Chair of the Chartering Documents Review Committee, motioned, and the BOD approved, an award to Stan for a "dinner for two" (up to \$100). A commercial estimate to do what Stan did was about \$1000.

Rainwater Collectors

Stan Manvell, BOD Liaison to the ARC, presented BOD Resolution **R01-09** regarding the addition of **ARC Standard "AA-Rainwater Collectors"** and moved it be approved. The BOD approved the resolution and **a copy is being provided to all members as an enclosure to this issue of the Manor Monitor.** The Rainwater Collectors Design Standards also will be put on the ARMI and Vint Hill Manor websites.

Common Grounds Initiatives

Frank Fuerst, Acting Chair of the Common Grounds Committee (CGC), advised that he wanted to create an ad-hoc sub-committee to develop and refine a set of Common Grounds Management Guidelines for the CGC to use when presented with homeowner complaints about problems in the common grounds area that are impacting their properties. The guidelines will be designed to give homeowners an idea of how to approach the CGC/BOD with such a request and will provide the CGC/BOD direction on how to process such a request. **Steve Chronister and Tom Daily** volunteered to serve with Frank on this initiative.

Frank also reported on a request by a number of the homeowners on Averbach Court, that back up to the wetlands, to have the common area property behind their lots treated with fertilizer and weed control. Heretofore, there had been no grounds maintenance at all in this area. Frank had met with the current Conservancy grounds maintenance contractor, Ruppert, and the involved homeowners. They toured the properties and Ruppert submitted a proposal to accomplish the work. A motion was introduced by Frank, and approved by the BOD, to add weed control and fertilization (not mowing) for these properties to the current contract at an initial cost of \$333 for this year and then \$444 for each of the next two years.

Regarding another problem in a common area, i.e., an area of approximately 240 square feet of defective sod at the rear of Lot 62 by the path near the pond, Frank reported that, upon examination, it was determined that the subject area was apparently an old paved roadway (asphalt and concrete) that had a thin layer of soil and sod placed over it. Frank secured a proposal from Ruppert to excavate all unsuitable material, place topsoil back to the design grade elevation and re-seed the area.

Conservancy approval to do this work also was obtained. A motion to accomplish the aforementioned work, at a cost not to exceed \$1890, was introduced by Frank and approved by the BOD.

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

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Vehicle Break-ins

The August 2008 issue of the Manor Monitor had an article entitled "Recent Mischief in the Community". The article advised that some lawn/garden items had been removed and deposited elsewhere and that, at least, one vehicle had been broken into. There also were reports of some mischievous activity in the other communities, as well. We have been recently informed that the other communities, Vint Hill Estates and Silvermeade, have had a number of recent vehicle break-ins. At least two, and as many as four, homes had vehicles broken into during the week of September 14, 2009. GPS units, purses, and other items were taken. The vehicles had been left unlocked either in the driveway or on the street in front of the homes; so it appears these were crimes of opportunity versus being specifically targeted.

The police are investigating and will be stepping up patrols in the area; but, all homeowners, including those of us in Vint Hill Manor,

need to be more vigilant and diligent.

We should pay attention to any vehicles, persons or activities that may be out of the ordinary, and we need to be more security conscious in our actions.

A few things to consider include:

- * The Post Lamps in front of our homes need to be repaired and maintained. Check circuit breakers, actuation sensors, and light bulbs to ensure the lamps light up each evening.

- * Porch and Garage Lights can be used to augment the post lamps to light up normally 'hidden' areas, and can be put on timers to provide security while still being environmentally (and budget) conscious.

- * All Windows and Doors on Vehicles and the Home should be closed and locked. Valuables should be removed from vehicles if possible, or, at least, they and any Notable Accessories should be hidden from view.

- * Vehicles should be parked on the Driveways and not on the street, when possible. Vehicles on the street make easy and inviting targets.

- * Neighbors' Homes should be looked after and attention paid when they are away during the day or on vacation. Newspapers should not be allowed to accumulate, nor should trash receptacles be left at the curb for extended periods of time – a sure sign no one is home!

We should not be shy when anything looks suspicious. Criminals are brazen. There have been cases where they have driven big trucks up into driveways and pretended to be movers, and the neighbors were either oblivious or just didn't want to get involved. Be alert and communicate with your neighbors, letting them know when you are going to be away, or if anything that might seem 'out of the ordinary' will be occurring at your home.

As mentioned elsewhere in this issue, the Neighborhood Watch Program is being looked into. There are a number of ways to conduct this type of program, each with its own degree of commitment from homeowners. **Mark Melancon** is researching this and will be providing more detailed information.

Call for Help – Virginia Medical Reserve Corps Needs You

Recently, **John DePerro** circulated a flyer containing information about the potential of a serious flu outbreak, especially, the noted 'swine flu' (Swine Influenza A – H1N1), and the need for medical and non-medical volunteers to help staff mass inoculation sites, i.e., the Virginia Medical Reserve Corps (MRC). The MRC units are teams of local volunteer medical, public health professionals, and community members who contribute their skills, expertise, and time to support ongoing public health initiatives and public health emergencies in localities across Virginia. Non-medical volunteers would perform administrative and logistical duties.

During a large-scale public health event, such as a pandemic influenza outbreak or bioterrorism attack, public health staffing resources will be quickly utilized beyond their capacity. The success of the response efforts will be tied to how quickly and effectively MRC volunteers can be mobilized.

As John pointed out, a series of Federal laws require that volunteers receive training. The work is not difficult; but, because of the large numbers of volunteers, pre-planning is important.

There are some upcoming training sessions, and a couple of them are scheduled to be held at the Vint Hill Economic Development Authority Conference Room, at 4263 Aikin Drive. This is where our HOA/BOD meetings are held. If you need directions, call 540-347-6965. The two local sessions are as follows:

Friday, September 25, 2009, 9am to 1pm., and Wed, September 30, 2009, 9am to 1pm.

On Thursday, September 24, 2009, a session will be held from 6pm to 7:15pm, at the Culpepper Health Clinic, across the parking lot from the hospital emergency room. The address is 640 Laurel St, Culpepper, VA. 22071

To get more information and/or to get started, the point of contact is Ms. Claudio Vento LPN

You can reach Ms Vento via email at claudia.vento@vdh.virginia.gov or 540-829-7350, ext 132.

Here are a number of related web sites for additional information:

www.vdh.virginia.gov/mrc/ -
www.flu.gov - www.vdh.virginia.gov/PandemicFlu - www.PandemicFlu.gov – www.rrmrc.vdh.virginia.gov

Little Bit of History – Update

In the previous issue of *The Manor Monitor*, we ran an article on the background of the names of our Drives and Courts that **Stan Manvell** put together. Stan couldn't find too much on the name Auerbach. Well, thanks to an alert member, **Becky Rant**, who had developed a similar article for a past issue of the September Club Newsletter, found that the name apparently should have been Auerbach. Isaac Auerbach, was an early computer pioneer. Below is the obit info Becky found on Isaac Auerbach.

Isaac L. Auerbach Is Dead at 71; Was Early Advocate of Computers
By Seth Faison – Published: Saturday, December 26, 1992

Isaac L. Auerbach, an early advocate of computer technology, died at his home in Lower Merion, Pa. of Leukemia. Mr. Auerbach played a role in several advances in early computer technology, such as the computerization of the ballistic missile early warning system, an airline reservation system and in developing communication

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between different computers. He set up the International Federation for Information Processing in 1960 and frequently called computer experts together to explore possible cooperation and business ventures.

Mr. Auerbach began as a research engineer at Sperry Univac, a member of the team that developed the company's first computers. He joined the Burroughs Corporation in 1949 and headed its Defense, Space and Special Projects division, where he worked on the first real-time computer guidance system for the United States space program. He left Burroughs in 1957 to set up his own company, the Auerbach Corporation for Science and Technology, which spawned a dozen subsidiary companies including a computer publishing concern and international business ventures. He was chief executive of Auerbach until 1982 but remained active in various business ventures until his death. He had developed 16 patents in computer technology. during his career.