

THE MANOR MONITOR

A Monthly Publication of The Vint Hill Manor Homeowners Association

May 2010

(www.VintHillManor.org)

Board of Directors' Monthly Meeting

The April 2010 meeting of the Board of Directors (BOD) of the Homeowners Association (HOA) was held on Tuesday, the 6th, 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 the Newsletter.

President's Message **New trash contract**

A far more detailed letter will be coming out on this subject from Fred Austin (ARMI) in May. In the meantime, the gist of our new contract is as follows:

Effective June 1, JD Trash Service will be servicing our HOA. They serve other HOAs in our area, and they are recommended by Fred Austin. All services will remain the same. For example, trash and co-mingled recycling will be picked up on Tuesday. The new contract

is at a lower price and the terms are more desirable. For example, JD will provide a new service. For an additional charge billed directly to the requesting owner, they will pick up all furniture and other large items.

Frank Fuerst
Warrenton, VA
540-341-1473
fafuerst@earthlink.net
www.dementiacaregiving.com

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.

Committee Re-designation

In the HOA regulations, aka "The Bible", there is provision for an Architectural Review and Covenants Committee, commonly known as the ARC. If an ARC is appointed by the BOD, there are a number of requirements relative

to regularly held and open meetings and the keeping of minutes and votes taken, etc. In the time our HOA has been in existence, there have been a number of activities that have come into existence that, perhaps, for convenience, were considered and named committees. In a review and re-evaluation of these activities it was recognized that they really did not rise to the level of the ARC and its inherent requirements. In view of this determination, action was taken at the BOD meeting to dissolve all committees, with the exception of the ARC, and reinstate them as "Workgroups". The individuals who head up the various Workgroups will be referred to as Managers.

In addition, Frank Fuerst recommended that the Common Grounds Workgroup be split into two segments, Contracts and Projects. The Contracts segment would manage the quality of performance by the Common Ground Maintenance Contractor, Ruppert. The Projects segment would be responsible for initiating new projects recommended by either the Manager of the Contracts segment, individual homeowners, or the BOD. Based upon the BOD's approval of the re-designations, following are the respective Workgroups and Managers:

Chartering Documents

Frank Fuerst

Common Grounds Contracts

Ken Williamson

Common Grounds Projects

Frank Fuerst (temporary)

Communications

Tom Daily

Programs

Mark Melancon

Available Position

Anyone interested in finding out more about the Manager Position for the Common Grounds Projects Workgroup is encouraged to give Frank a call at 341-1473, or send him an e-mail at fafuerst@earthlink.net.

**Board of Directors' Meeting Agenda
May 4, 2010**

1. Call to Order
2. Membership Comment Period
3. April BOD Meeting Minutes
4. Financial/Treasurer's Report
5. ARC Report
6. Work Group Reports
 - a. Common Grounds Projects
 - b. Programs
7. Unfinished Business
 - a. Trash Contract
8. New Business
 - a. Storm Water Runoff Proposal
9. Adjournment

Architectural Review Committee (ARC) Activity

Steve Chronister, Chair of the ARC, reported on the action undertaken and being reviewed by the Committee. During their 30 March 2010 meeting, the ARC addressed 4 (four) new design requests and issued categorical approval for 4 (four) front porch railings. The ARC

will concentrate in the next month on securing design review applications for several awnings.

Steve also reported on a discussion that took place at the ARC meeting concerning what may be considered demonstrated recalcitrance on the part of some community members regarding the request and approval process. This concern was based on the large number of unreported modifications noted in the November community assessment, and after noting that many initial design requests seek approval for previously completed work.

The Committee has developed and is applying alternative review and approval methods to record past and current unreported/unapproved modifications; however, the Committee also requested the BOD review the appropriate HOA regulations with a view toward enforcement of the ARC requirements. Fred Austin provided an overview of the options available to the BOD to formally take action against homeowners that are not in compliance.

On the one hand, the BOD does not want to come across as overbearing and heavy-handed; but, on the other hand, it is unfair to those residents who do comply to allow others to disregard the legal, lawful HOA/ARC requirements that all homeowners were made aware of when they purchased homes in Vint Hill Manor. There is an HOA and there is a requirement to have all modifications to the exteriors of the homes reviewed and

approved BEFORE action is taken. Getting neighbors to sign off also is a courteous way of advising them of action planned to be taken. It'd be nice to think that a spirit of community and cooperation pervades our development and that all residents understand and appreciate the importance of complying with the ARC requirements; but, unfortunately, in some instances, it appears that it may require more in the way of enforcement.

The next ARC meeting is set for Tuesday, April 27, 2010, 7:00 PM, 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

Programs

Earlier this month Mark Melancon, Program Manager, circulated information about a variety of programs via e-mail and a paper circular for those members for whom he had no e-mail address.

**Established Programs
Power-Washing of Homes**

This is being done by Hydro-teck, Inc. They did some homes in the Fall. There are still a few to be completed; but, it may be possible to add

others at this time. Please advise Mark quickly if you wish your home power-washed.

Spring Sprinkler Turn-On This was done on Sat, the 24th of April.

Possible Programs

There have been a few other programs that have been suggested; however, as is the custom, an attempt is made to determine the level of interest before any contacts are made for group pricing, etc. Initially, there is no commitment, just an expression of interest to see if it is worthwhile making contacts to get quotes. Once initial pricing information is obtained, those who have expressed interest are contacted by Mark to determine actual participation intent. The current listing of these Possible Programs is as follows:

- AARP Driver Safety
- Auto Detailing
- Driveway Sealing
- Milky Spore Application
- Termite Treatment

If you want your home power-washed, and/or you wish to express interest in any of the above listed Possible Programs, call Mark at (540)341-4177, or send him an e-mail at melanconmjf@comcast.net.

Real Estate Assessments

The April 2010 issue of the *Manor Monitor* contained an article by Frank Fuerst about the subject that called attention to land assessments being the same for residents despite the disparity in lot sizes. Frank reported he had made a presentation to the

Board of Equalization (BOD) and requested that they recommend a sliding scale for future assessments based on actual lot size.

Prior to the BOD meeting, a resident contacted the BOD, via an e-mail, expressing concern about the perceived potential impact this action would have in lowering property values in the community. At the BOD meeting, during the Membership Comment Period, a question was raised concerning the authority of the BOD to pursue this on behalf of the residents. There also was an opinion expressed that no action should be taken on this matter until all homeowners had been further informed on the subject. A motion was made to support a policy of assessing lots on a sliding scale based on their actual size; but, the motion died for the lack of a second.

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What's New at Vint Hill

Periodically we touch base with the staff at the Vint Hill Economic Development Authority (EDA) to get some update information on new developments. Two new developments we are reporting on in this issue are: The Dog Park and Pop Pop's Deli.

Dog Park

The May 2009 issue of the *Manor Monitor* contained an article about proposed plans for a Dog Park at Vint Hill. The plans came to fruition and the Dog Park opened its gates on April 15, 2010. A formal "Grand Opening" is planned sometime in May. The Park is located at Aiken Drive and Kennedy Rd. With the Vint Hill Conservancy/EDA offices (4263 Aiken Dr) on the left, continue on Aiken Drive across Kennedy Rd and the Park is immediately on the right. It is a 1.25 acre, partially wooded, fenced in site with easy road access and plenty of parking.

Open from dawn to dusk, the Park is free to use. Funding is entirely by donations which are encouraged and can be made by visiting the Piedmont Dogs website at www.piedmontdogs.com. Full Dog Park rules also are available at the website. To stay on top of all the news and activities at the Dog Park, see the Facebook information further below.

Pop Pop's Deli

Home of Hog Wild BBQ, it is scheduled to open Wednesday, April 28, 2010, in the small deli building in the Barns Complex near the Winery. The address is 7168 Lineweaver Rd. Pop Pop's will be open from 7 am to 7 pm. For break-

fast there will be sandwiches and pastries. Lunch menus will include BBQ, ribs, subs, and other lunch sandwiches with fries, coleslaw, baked beans and potato salads. "Take Home Dinners" of Friday Fish Fry, whole chickens, or ribs will be available. Orders can be placed during the day for pick up on your way home.

You also can check out Pop Pop's daily specials on the website:
www.hogwildbestbbq.com or by calling 540-270-0530

Facebook Fan Page for Vint Hill

You can find it and become a fan at
www.facebook.com/vinthill

The EDA is pleased to announce the launch of this page which is intended to be used as a clearinghouse for news, announcements, pictures, history, and information about residents, businesses, and events. In addition, it is hoped it will become a forum for people in and around the Vint Hill community to communicate and share questions, complaints, and suggestions.

The staff of the Vint Hill EDA is looking forward to engaging the members of the community using the power of new media via *Facebook!*

Many of the Vint Hill businesses and organizations already can be found on *Facebook*:

Vint Hill HOA: <http://www.facebook.com/group.php?gid=77031042900>

Piedmont Dogs (Vint Hill Dog Park): <http://www.facebook.com/piedmontdogs>

Allegro Community School of the Arts: <http://www.facebook.com/pages/>

Allegro-Community-Music-School/45327722949

Vint Hill Academy: <http://www.facebook.com/pages/Warrenton-VA/Vint-Hill-Academy/77770839377>

Vint Hill Craft Winery: <http://www.facebook.com/group.php?gid=59232724612>

Farmer Girls: <http://www.facebook.com/pages/Catlett/Farmergirls/244412925811>

With appreciation to Pat White, Marketing Manager, Vint Hill EDA, for the above general information, and Joel Haspel, Vint Hill HOA, for information on the Dog Park.

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