

THE MANOR MONITOR

A Monthly Publication of The Vint Hill Manor Homeowners Association

June 2010

(www.VintHillManor.org)

Board of Directors' Monthly Meeting

The May 2010 meeting of the Board of Directors (BOD) of the Vint Hill Manor Homeowners Association (HOA) was held on Tuesday, the 4th, 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 newsletter.

New Trash Service

On June 1, 2010, JD Trash Service will begin collecting our trash and recyclables. The cost to the HOA is \$15.80 per household per month. The cost under the previous con-

tract with Culpeper was \$21. Fred Austin advised that ARMI would send letters to all homeowners advising the last day Culpeper would be collecting trash, etc., would be May 25, 2010, and that Culpeper would be collecting their trash containers and recycle bins that day as well. JD Trash has been asked to deliver their trash containers and recycle bins on May 26, 2010. Collection by JD will begin on June 1, 2010.

The packet from ARMI contained a letter of introduction from JD and a detailed listing of things they will and will not collect as trash, as well as a list of items eligible for recycling and examples of ineligible items. In addition there was information about services JD offers for additional charges billed directly to the homeowner.

The transition is designed to be fairly seamless; however, there was some initial reaction to seeing the above referenced detailed listings. One area, in particular, generated a number of calls to Frank; so, he requested Fred Austin get some clarification from JD.

The area in question concerned "Dirt, Sod, or Rocks".

Fred reported back that he talked to Jimmy, the manager of this account, and that Jimmy advised that as long as the materials amounted to 20 pounds or less, and were in a bag or bags in the trash container so that it could be rolled up to the truck, it would be no problem. Major excavation, such as the results of having a whole yard dug up, or a particular rock too large for a man to lift, are their main concerns and would be considered too much. Fred added that in another HOA serviced by JD, he is not aware of any problems with this aspect of the contract.

Architectural Review Committee (ARC) Activity

Steve Chronister, Chair of the ARC, reported on the action undertaken at the ARC meeting on April 27, 2010. The ARC approved three (3) Design Review Applications. One of the review applications was for a formerly unapproved awning that was observed

during the November 2009 Community Assessment. Currently, there are twelve (12) unapproved modifications throughout the community.

In another action taken at the meeting, the ARC decided to send letters to many of the homeowners that have had storm doors installed without prior ARC approval. In addition to advising the homeowner that the installation of their door is, as yet, unapproved, the letter will include a Design Review Application with a pre-filled storm door description. Instructions also will be provided to assist the homeowner in filling out the application, as well as offering the services of the ARC to facilitate the process. The homeowner will be asked to return the completed application to the ARC or to ARMI, and the letter will reiterate the ARC meeting information, i.e., at 7PM on the last Tuesday of the month at the home of the Chair of the ARC, at 6828 Averbach Ct.

The ARC is always ready and more than 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?
Call Steve at 428-1828

Common Grounds

Frank Fuerst reported on the Common Grounds Contract. He had performed an inspection and reported the grounds look better than they did last year.

Under Common Grounds Projects he reported one bid was received for \$1796 for the floodplain in relation to the wetlands. New specifications have been sent out since the one bid does not appear to do enough to correct the problem. **Bettie Pell** explained about the problem and what has been done in the past to try to correct it. She agrees with some of the plans; but does not think it will solve all the problems. The BOD will continue to check out options before proceeding. The other problem discussed concerned consideration of the contribution homeowner sump pumps may be making to the standing water in yards between Sutherland Ct and Shugart Ct. Again the BOD will check out options before proceeding with attempting to correct this problem.

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.

Programs

Mark Melancon, Manager of the Programs Work Group, reported on the status of ongoing and future programs:

Power Washing - Picking up from the work done last Fall, there were still about 8 homes to be done at the time of the meeting.

Irrigation Turn-On - This was accomplished on April 24, 2010.

Driveway Sealing - Thus far, 11 homeowners have expressed interest. Academy has the best price.

Termite Control - Thus far, about 9 homeowners have expressed interest.

Inquiries about any programs, either exiting or potential, may be addressed to **Mark at 341-4177**, or send him an e-mail at melanconmjff@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.

Board of Directors' Meeting Agenda June 1, 2010

1. Call to Order
2. Membership Comment Period
3. Minutes of Previous Meeting
4. Financial/Treasurer's Report
5. ARC Report
6. Work Group Reports
 - a. Common Grounds Contracts
 - b. Common Grounds Projects
 - c. Communications
 - d. Programs
7. New Business
 - a. Drainage Problem Correction Proposal
 - b. Trash Contract Addition of Dirt, Sod, and Rocks Consideration
8. Adjournment

Vint Hill Economic Development Authority Newsletter

With a theme advertising Vint Hill as a place where "business is a pleasure", the VHEDA launched the first issue of their e-mail 2010 *Vint Hill Economic Development Authority Newsletter* last month.

The *May Manor Monitor* carried a number of articles from their initial newsletter and some additional ones from this month's issue are below. *The Manor Monitor* will continue to carry items of interest from the *Vint Hill Economic Development Authority Newsletters*.

They are publishing the e-mail newsletters regularly to keep people informed of announcements, activities and progress at Vint Hill.

VHEDA also is on Facebook.

You can find the site and become a fan at www.facebook.com/vinthill. 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! They intend this page 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. Many of the Vint Hill businesses and organizations already can be found on Facebook.

Interim Director Appointed

- The Vint Hill Economic Development Authority Board of Commissioners appointed Edwin "Ike" Broaddus as Interim Director at their May 6, 2010 board meeting. Mr. Broaddus resigned as EDA Board Chairman at the meeting to accept the position of Interim Director. Vice Chairman Birge Watkins was elected as Chairman.

Vint Hill Pool Opens May 29

- The public outdoor pool at Vint Hill will open for the summer season Saturday May 29 at 11 am. The hours will be 11 am to 7 pm on the holiday weekend. During the week through the remainder of the school year, the pool will operate weekdays 2 pm to 7 pm and on weekends from 11 am to 7 pm. The daily cost to enjoy the pool is based upon age: 2-11 years- \$3.50; 12-59 years- \$4.50; Over 60 years- \$3.50. Questions: 347-6935

VINT HILL MANOR
HOMEOWNERS ASSOCIATION

Free Coffee at Pop Pop's

This new Deli is offering free coffee from 7 am to 10 am weekdays to all customers through June. Pop Pop's is located at 7168 Lineweaver Road in the Barns Complex. Come by for free coffee and say hello to owner Winnie Sharp. A full breakfast and lunch menu is offered. Take home ribs, chicken and other options for dinner. Telephone number is 540-341-7677

Visit From Representative Rob Wittman

- On May 4, US Congressman Rob Wittman met with several Vint Hill businesses at the offices of Virginia Systems and Technologies (VaST). Congressman Wittman was greeted by Chairman Terry Nyhouse and Vice Chairman Ray Graham of the Fauquier County Board of Supervisors, and Ike Broaddus, Interim Director of the Vint Hill EDA. In addition to VaST, Allied Associates International, Buccaneer Computer Systems & Service, CSW, LongView International Technology Solutions, Planned Systems International and STG discussed some new initiatives with the congressman, who was very receptive. He was especially supportive of creating a teleworking center for government agencies at Vint Hill. A reception at the Inn at Vint Hill followed the briefing.

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