

# **THE MANOR MONITOR**

A Monthly Publication of The Vint Hill Manor Homeowners Association  
July 2010 ([www.vinthillmanor.org](http://www.vinthillmanor.org))

## **Board of Directors' Monthly Meeting**

\* The June 2010 meeting of the Board of Directors (BOD) of the Vint Hill Manor Homeowners Association (HOA) was held on Tuesday, the 1<sup>st</sup>, 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.

## **Architectural Review Committee (ARC) Activity**

**Steve Chronister**, Chair of the ARC, reported on the action undertaken at the ARC meeting on May 25, 2010. The ARC approved five (5) Design Review Applications. One of the review applications was submitted on behalf of a homeowner that was on the unapproved list with two (2) unreported modifications. Another entry on the unapproved list was removed after a determination was made that the storm door had been approved earlier as part of an extensive application; but had not been entered on the Modification Spreadsheet. Two new violations were noted during May; consequently, the unapproved modification list now stands at 11, reduced from 12 at the end of April.

\* In another action taken at the meeting, the ARC reviewed and approved the text of a contact letter that will be sent to those homeowners that have storm doors for which there is no application on file, and, thus, have never been officially approved. The letter will:

1. provide a Design Review Application with a pre-filled storm door description,
2. advise how to complete the Application, and
3. advise that assistance in completing the form is available from the ARC.

The homeowner will be asked to please return the completed Application to the ARC, and the letter will advise that the ARC meets on the last Tuesday of the month.

\* 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 before exterior modifications are made 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**

## **Common Grounds**

**Contracts – Ken Williamson** reported he had met with Ruppert and the Conservancy, including the new Interim Director, Edwin 'Ike' Broaddus. Some homeowners on Shugart have asked not to have the common areas mowed behind their lots. Another homeowner on Averbach reported being unhappy with the height at which the grass is being cut. The area between Mauchley and Shugart also was the topic of a conversation

with a homeowner, i.e., that the wall was not built long enough. Original plans by the builder, KHovnanian, to do this never materialized, and, in the interim, procedures utilized to perform regular maintenance on this area have been causing erosion. Ken advised he would be coordinating with Ruppert to explore possible solutions / alternative maintenance techniques.

**Projects – Frank Fuerst** reported that he had been in contact with a couple of residents on Averbach regarding a storm drain problem behind their homes (Lots 56 and 57). He advised that any action on the problem was being tabled until they either jointly signified their endorsement of the current proposal submitted by Ruppert, or come up with an alternative recommendation. On another project, concerning drainage improvement in association with Lot 26, Frank advised he added a condition to the proposed contract with Ruppert, namely that the work would be done at a mutually agreeable time. This is so the work will be done at a time when involved residents can properly water the sod for a two-week period.

Later in the meeting, the motion to approve the above referenced contract was passed. The pop-up emitter will be removed and replaced with a PVC cleanout. A 150' drain pipe will be installed and attached to previously installed pipe and the PVC cleanout.

#### **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](mailto:fafuerst@earthlink.net).

#### **Communications**

**Tom Daily** advised the June newsletter had been distributed. He also mentioned he was exploring possibly posting the newsletter on line in the future with hard copies being delivered only to those homeowners requesting it.

#### **Programs**

**Mark Melancon** reported the driveway sealing project was completed on May 8, 2010. He advised, however, that he had two more homeowners, in the interim, contact him and request their driveways be sealed. He currently is researching the termite business to determine if there is any type of insurance/contracts with these companies that would be of interest to homeowners.

#### **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).

**Vint Hill Manor Homeowner's Association  
Board of Directors' Meeting Agenda  
July 06, 2010**

- 1. Call to Order**
- 2. Membership Comment Period**
- 3. Minutes of Previous BOD Meeting**
- 4. Financial/Treasurer's Report - June**
- 5. Architectural Review Committee Report**
- 6. Work Group Reports**
  - a. Common Grounds Contracts**
  - b. Common Grounds Projects**
  - c. Programs**
- 7. New Business**
  - a. Common Grounds Projects Guidelines**
- 8. Adjournment**

**Vint Hill Economic Development Authority Newsletter**

As previously reported, VHEDA has launched a Vint Hill Newsletter with a theme advertising Vint Hill as a place where "business is a pleasure". Below are some articles of interest from their latest issue.

\* [Park and Ride Lot Now Open](#) – Approved at the VHEDA BOD meeting in June, the lot, at Kennedy Road and Aiken Drive, is now open to commuter day parking and can accommodate approximately 50 cars. An official ribbon cutting ceremony will be held when the signage is erected sometime this July. According to the Rappahannock Rapidan Regional Planning Commission, the lot at Vint Hill is the first new commuter lot in Fauquier in many years.

\* [New Waterline and Well Under Construction](#)

VHEDA owns the water system that serves Vint Hill. It is operated by the Fauquier Water and Sanitation Authority (WSA). The new well and water line will provide additional water capacity for future development. When completed, the system will consist of four (4) active wells. The new pump house building, enclosing the well and treatment equipment, has been designed to compliment the rural architecture of the area.

**Maintenance Tip**

**Stan Manvel** suggested that residents look outside their homes where the utility lines (Air Conditioner, Electric, Telephone, Gas, TV Cable, etc.) penetrate the wall and note the condition of the material sealing around the pipes and wires. On many homes, it will be found that the sealant has dried out and fallen to the ground, leaving openings large enough for insects and/or vermin to enter the basement with ease. In those cases where the sealant has failed, it should be replaced with a clay-like product named "Duck Seal", which is available at most hardware stores. A small 'brick' of this material will only cost about \$2.50 to \$3.00. It is easily applied, and one brick should be sufficient to re-seal all of the penetrations on a house.

\* Stan further volunteered that, in those instances where a resident is unable to perform the examination (infirm, wheelchair bound, etc.), or is not sure how to go about performing the re-sealing, he would be willing to look at the house and, if re-sealing is called for, he would do it for the cost of the material. Anyone needing Stan's assistance can call him at 703-508-1609, or e-mail him at [stanvell@comcast.net](mailto:stanvell@comcast.net).

## Summer Watering

**Bettie Pell** is on the Meadow Farms mailing list and shared some information she recently received on the subject that was in their June 2010 Landscape Newsletter. The recent string of ninety degree temperatures, and little rainfall, has left the ground parched and plants begging for moisture. Here are some tips for maintaining landscapes through Summer's worst:

1. Thunderstorms often drop a lot of rain in a short period with most running off and not seeping into the ground. Do not depend on brief heavy showers for plant watering.
2. Mature trees and shrubs and most plants installed prior to this Spring should be able to survive without much supplemental watering. Newly installed plants, trees, shrubs, or perennials will need additional watering throughout the Summer.
3. Hydrangeas and newly planted perennials will often wilt in the heat of the day if the ground is not sufficiently moist. If not watered **THAT DAY**, permanent damage could result.
4. Watering twice a week, **BUT DEEPLY**, so that water seeps into the ground, is more beneficial than more frequent, shallow watering. For **LAWNS**, it is recommended to provide **AN INCH** of water **EACH WEEK**. The simplest way to measure is to set out a container (e.g., a tuna fish can) to capture water from the sprinkler. If the lawn is not watered during the Summer, it is likely to go dormant and turn brown; but, it should green up with more regular rains and cooler temperatures in September. Plants are less forgiving. If showing signs of stress, they could be within a day or two of dying, and must be watered immediately.
5. Items planted in the Summer should be watered at least every other day for the first couple of weeks, then at least twice a week until temperatures cool off and soaking rains return.
6. The **MOST CRITICAL** watering is the one **IMMEDIATELY AFTER PLANTING**, and then two days later. When planting, two to three inches of mulch to help retain moisture is important.
7. **WATER EARLY IN THE DAY** so that evaporation is minimized. Try to **AVOID WATERING IN THE EVENING** to prevent black spot, powdery mildew, and other fungal diseases. However, it's better to water than not at all.
8. Watering is **MOST EFFICIENT** with **SOAKER HOSES** or **DRIP IRRIGATION**. Watering plant to plant with a hose is efficient; but the tendency is to move too quickly and under-water. Newly planted trees are best watered with a hose, and just a trickle of water is needed for a half hour to an hour so that water soaks in and doesn't run off. As an alternative, use a Gator Bag, or similar watering container, that slowly releases water over many hours.
9. Lawns, and large landscaped bed areas can be watered with a sprinkler; but **TRY NOT TO WATER IN THE AFTERNOON** when more water is lost to evaporation. Impact sprinklers that break droplets into a fine mist **WILL LOSE MORE WATER** to evaporation than those with larger droplets.

For questions about watering, or specific plants in a given landscape, the number for Meadow Farms is 703-327-5050, or their e-mail address is – [www.MeadowFarms.com](http://www.MeadowFarms.com) . For the record, this does not constitute an endorsement.