

THE MANOR MONITOR

A Monthly Publication of The Vint Hill Manor Homeowners Association
October 2010 www.vinthillmanor.org

Board of Directors' Monthly Meeting

* The September 2010 meeting of the Board of Directors (BOD) of the Vint Hill Manor Homeowners Association (HOA) was held on Tuesday, the 7th, 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

Stan Manvell, (in Steve Chronister's absence) provided the ARC report. There were five new applications that were dealt with at the ARC meeting on August 13, 2010, and all were approved.

The unreported modifications and violations list remains at six. There are three storm door modifications and three unscreened trash can violations. The ARC plans to step up efforts this month to contact these homeowners in an effort to attain resolution.

The ARC meets on the last Tuesday of the month. The meeting for September was planned for 7PM on Tuesday, the 28th, at 6828 Averbach Ct.

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

Prior to the Contracts report, **Frank Fuerst** distributed, to the members of the BOD, a brief paragraph from Meadows Farms Landscape Newsletter that addressed some problems that the record heat of this year has had on lawns, including the grass going dormant allowing weeds to creep in.

Contracts – Ken Williamson reported that, as a result of the walk through last month, a number of problems were identified:

- * manhole along the path – needed fertilizing, mulching and weeding,
- * entranceway area – needed trimming,
- * area behind Lot 62 – needs to be redone,
- * grass in various areas – got high for a couple of weeks,

- * area behind Mauchley Ct – was not cut,
- * sump pump drainage areas – some are being damaged by mowers due to the soft ground.

Projects – **Frank Fuerst**, in a discussion regarding the hill problem between Mauchley and Shugart Cts, said it will be an expensive project and the BOD needs the help of the affected homeowners regarding the solution. Frank suggested that Randall Martin, whose lot on Shugart Ct is situated at the bottom of the hill, contact the homeowner, at the top of the hill on Mauchley Ct, and that they jointly come forward with their ideas and recommendations for improvements to the hill.

Projects to improve the drainage culvert outlet for Lots 56 and 57, and the drainage problem in the common area behind Lots 24, 26 and 28 are scheduled to begin around September 20, 2010.

A new proposal to clean out the end of the drainage ditch that empties into the wooded area from the storm drain culvert behind Lots 40 and 52 was discussed. Work on this project also would be scheduled to begin around September 20, 2010.

A motion was unanimously approved for the proposal from Rupert Landscape, dated September 2, 2010, in the amount of \$1,890, to make improvements to the drainage ditch that empties into the wooded area from the storm drain culvert behind Lots 40 and 52. The motion also provided for the Treasurer to transfer an additional \$1,500 to the Grounds – Maintenance Budget, which will be deducted from another budget line at the Treasurer's discretion.

Bench on the Common Grounds Area

A request was made to the BOD to consider placing a bench on the common grounds area next to the pathway in a shady spot in the area of the wooden bridge behind Lot 72. The pros and cons of this request were discussed by the BOD. A motion was made but it died for lack of a second.

Programs

Mark Melancon advises the following on two program initiatives:

- * **Aeration** – For those who expressed interest, Mark hopes to be able to schedule it to begin sometime the first week of October, 2010.
- * **Irrigation Shut-Off** – Mark intends to schedule this initiative to begin sometime the first week of November, 2010. Anyone interested is encouraged to contact Mark at **540-341-4177**, or send him an e-mail at – melanconmjf@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.

**Vint Hill Manor Homeowner's Association
 Board of Directors' Meeting Agenda
 October 05, 2010**

- 1. Call to Order**
- 2. Membership Comment Period**
- 3. Minutes of Previous BOD Meeting**
- 4. Financial/Treasurer's Report**
- 5. Architectural Review Committee Report**
- 6. Work Group Reports**
 - a. Budget 2011**
 - b. Chartering Documents**
 - c. Common Grounds Contracts**
 - d. Common Grounds Projects**
 - e. Programs**
- 7. Unfinished Business**
 - a. Motion on Reply to Petition**
- 8. New Business**
 - a. Motion on Proposed Changes to Chartering Documents**
 - b. Motion on Legal Review of Proposed Changes**
- 9. Adjournment**

Vint Hill Economic Development Authority (EDA) News

* As part of its on-going preventative maintenance, the Fauquier Water and Sanitation Authority (WSA) will be flushing the Vint Hill water system on October 7, 2010. This takes about six hours during which time you may experience low water pressure, air bubbles, and/or some discoloration of the water. These temporary conditions are not harmful, and will clear up quickly once your tap runs for several minutes. If you have any questions, you may call the WSA at 540-349-2092.

* A two-lane extension has been approved for a portion of Vint Hill Parkway, from Kennedy Rd to the Brookside Community. The \$1.7 million project (with \$1.3 million being provided by the EDA, and \$400,000 from the State of Virginia) will be administered by Fauquier County and is expected to be completed in a year.

* The EDA and the Inn at Vint Hill scheduled a Vint Hill Business Reception, serving light refreshments, for September 29, 2010, from 5 to 7PM.

* A 520' section of the 'walking trail', from the west side of the Vint Hill Parkway along Vint Hill Rd, has been rebuilt by the EDA. Vint Hill's current 2.3 mile trail system is expected to expand as new development occurs.

* **Energized Fauquier** is now located at Vint Hill and offers a new level of expertise to businesses, homeowners and public institutions. The company works with local, regional and international business owners on energy savings, tax reductions and energy conservation. Michael Rainger, President of the company, is working with the EDA to review electrical energy consumption in EDA owned buildings. Mr. Rainger previously evaluated Fauquier County government and school buildings and his recommendations resulted in significant savings of over \$370, 000 for the County in one year.

* **Blaze Broadband** is providing high speed Internet to Vint Hill businesses using fixed wireless technology that is fast, secure, reliable, and can be installed quickly. The company does not use satellites or cellular to deliver service. With full coverage of the Vint Hill area and other parts of Fauquier County, the company offers six times the bandwidth of a T1 line at a third of the price, according to the President, Paul Conlin.

Stink Bugs

If you've been outside at all lately, you are probably aware of the presence of these insects, also known as 'shield' bugs because it looks like they're carrying shields on their backs. They are called 'stink' bugs because they have glands in their thorax between their first and second legs which produce a foul smelling liquid. The liquid is designed as a defense mechanism to deter potential predators and is sometimes released when the bugs are handled carelessly – or crushed! If they're in your house, vacuum them up and dispose of the bag. Check the outside of your home to ensure there are no easy ways in, such as the holes where pipes and lines enter. Re-caulk if/as necessary.

According to an article in the September 29, 2010, Washington Post, the current invasion is mainly from Asia. They are now in the process of moving from orchards, cornfields and gardens to suburban homes, office buildings and hotels. They are attracted to light and warmth. They are looking for nice warm places to spend the winter. In the spring, they will move outside and lay eggs on plants.

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