

THE MANOR MONITOR

A Monthly Publication of The Vint Hill Manor Homeowners Association
January 2011 www.vinthillmanor.org

REMINDER: The HOA Monthly Assessment has been lowered to \$40, effective January 1, 2011.

ADVANCE NOTICE: The Annual Meeting on March 1, 2011, will be at the Greenville Elementary School. Registration will begin at 6:30pm and the meeting will start at 7:00pm.

Board of Directors' Monthly Meeting

* The December 2010 meeting of the Board of Directors (BOD) of the Vint Hill Manor Homeowners Association (HOA) was held, as advertised, 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.

President's Message

Our annual meeting is coming up fast. We will elect one new Board member to replace me and vote on three recommended changes to our Covenants. If you are interested in running for the Board, please submit a short resume or statement. You may submit it via email or hand deliver it to any Board member. To pass the changes to the Covenants will require an affirmative vote of 67 members. The Board meeting on January 4 will be devoted mostly to these changes. Please come to learn about the three changes. You will also have an opportunity to ask questions.

Frank Fuerst 540-341-1473 fafuerst@earthlink.net

Envelopes

* Distribution was made by **Tom Daily** to those who had requested them. Any members who did not get their requested envelopes, or have not already made their requirements known, can get envelopes by sending an e-mail to – tomrdee@comcast.net – or by calling (540)341-7606. Please provide your name, address, and the number of envelopes you require for 2011.

* Special THANKS to those who volunteered excess envelopes they had on hand. If they have not yet been collected, they will be in the near future. Telephone contact will be made to coordinate a mutually convenient pick up time.

Stop Signs and Speed Limits

Over the years, there have been a number of complaints about vehicles not properly obeying the Stop Signs and posted Speed Limits in our community. In most cases, the ignoring of these traffic signs is attributed to commercial vehicles and other non-residents. **A suggestion was made recently that it might be a good idea to remind our own residents that the Speed Limit and Stop Signs apply to us, as well!!!**

Architectural Review Committee (ARC) Activity

* **Steve Chronister**, Committee Chair, reported on the November meeting of the ARC. He advised that ARMI had previously been requested to send letters to two homeowners, who have addresses outside the community, regarding unreported modifications to their properties. Included in each letter was a prefilled Design Request Application (DRA). The need for compliance with the ARC requirements was explained to one of the homeowners in a phone call. Neither of the homeowners returned the DRAs, nor were there any other DRAs submitted; therefore, the count of unreported/unapproved modifications remains at four (4). Efforts will continue to inform and assist homeowners to lower this number.

* Discussions continued on the subject of awning installation on side windows. Three ARC members will draft guideline changes that will be required if side awnings are found to be appropriate. It is felt that this endeavor should help clarify the concept of side awnings and facilitate any decision making process regarding whether or not to allow side awnings in the community.

* Steve also respectfully notified the BOD that he will not be on the ARC beyond the upcoming Annual Meeting. The efforts put forth by the ARC are appreciated by the BOD and the members of the community. **Anyone interested in serving on the ARC is encouraged to contact Steve at 428-1823 or – allsc43@yahoo.com . An alternative poc is Stan Manvell, BOD Liaison to the ARC. Stan can be reached at 341-2886 or – stanvell@comcast.net .**

* As has been the practice, the ARC meets on the last Tuesday of the month. The meeting for December 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

Work Group Reports

* Chartering Documents

Frank Fuerst reported that the Work Group met and recommended the BOD use a maximum HOA annual assessment of \$1080, which equates to \$90 per month. Later in the BOD meeting, a Motion was made that the amount of \$5000, which is the current maximum annual amount in the governing documents, be reduced to \$1080 upon

approval by the membership of the HOA at the upcoming Annual Meeting in March 2011. The Motion passed unanimously.

*** Common Grounds**

Contracts – **Ken Williamson** reported that Ruppert completed the last fertilization of the year on November 19, 2010. Nothing further will be done until Spring 2011. Ken recommended consideration be given to using a different company for seeding and fertilizing in the next contract period.

Projects – **Frank Fuerst** reported that the project to correct the drainage problem between Lots 40 and 41 had been completed in a satisfactory manner by a contractor other than Ruppert. The amount of \$40 for the work was approved.

*** Programs**

Mark Melancon reported that there is no program activity for this time of the year, and thus there will be no further reports until Spring 2011.

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 January 04, 2011

- 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. Chartering Documents – Open Discussion of 3 Proposed Changes**
- 7. New Business**
 - a. Annual Meeting Topics**
 - Guest Speaker / Proxies / Open Session on Increasing Voting**
- 8. Adjournment**

Year End Reports

On the agenda for the upcoming Annual Meeting in March 2011, as mentioned above, there will be three proposed changes to the Covenants. In order to be able to focus on the proposed changes in January and February, Frank requested year end Committee and Work Group reports be included in this issue, as opposed to the March issue, with the exception of The Financial/Treasurer's report which will be presented at the Annual Meeting.

Committee

Architectural Review and Covenants Committee (ARC) – Stephen Chronister

After the March, 2010 ARC meeting, 17 homes in the Community had a total of 17 unapproved modifications. More unapproved modifications were noted from time to time during the rest of the calendar year. However, thanks to dedicated Members, the ARC approved 17 new modifications and reduced the unapproved list to 4 homes with 4 unapproved modifications by December 31st. ARC approval activity will continue in 2011 with outreach to those homeowners who have unapproved modifications. The traditional Board of Directors Walk-Around Assessment is postponed until 2011.

Work Groups

Chartering Documents – Frank Fuerst

The work group submitted three changes to our Covenants that were approved by the Board and legal counsel. The first will remove an onerous clause as to assessments. The second will reduce the maximum annual assessments from \$5000 to \$1080. The third will allow future changes to be done by mail and allow adequate time for ballots to be received.

Common Grounds – Contract – Ken Williamson

We will be approaching the end of the second of our three year contract with Ruppert in June of 2011. The current contract will expire in June of 2012. Year to date, the scope of work outlined in the contract has been essentially honored by Ruppert. However, there are areas in their performance that can be improved. The following examples are areas that will be addressed during the next growing season: 1) Mowing sessions need to take place in a more predictable time frame. 2) Refrain from using large (bat winged) mowing equipment in the interior of the Manor. 3) Application of fertilizer and weed control products should be done in a more consistent and uniform manner. 4) Request for hand-cutting the problematic hill must be followed.

Common Grounds – Projects – Frank Fuerst

The work group developed a set of project guidelines for all owners that were approved by the Board in July and published to the community in the August Manor Monitor. A total of four projects were completed. All corrected flooding or standing water within our community. For example, the storm water from our entire community runs into underground sewers whose openings are visible on most of our streets and in some of the common areas behind homes. These sewers empty into a floodplain that empties into the wetlands behind Averbach. Heavier than normal rains cause excessive flooding. These completed projects should ease the flooding and the standing water.

Communications – Newsletter – Tom Daily

I would like to take this opportunity to acknowledge and express my appreciation for the significant contributions that **Bob McConahy** made to the previous version of our Newsletter – the **Manor Monitor**. From its inception, Bob did all the formatting and introduced the use of color and various decorative themes and other aspects to enhance the overall aesthetics of the Newsletter. Changes to the Manor Monitor, currently in effect, began with the March 2010 issue. Content reverted to more of a focus on the reporting of significant items addressed at the most recent HOA BOD meeting. Savings were realized, primarily, in the switch away from color but also with the use of a lesser grade of paper. Starting with the July 2010 issue, the format currently being used was introduced.

Communications – Web Site – Don Brettle

Acknowledgement and many thanks, also, to Don, who does an excellent job maintaining the website – www.vinthillmanor.org .

Programs – Mark Melancon

During 2010 there was: spring irrigation system turn on, power washing of homes, driveway sealing, fall lawn aeration and fall irrigation system turn off. A member of our community, Mike Pincosy, does irrigation system work and offers the best price, so anyone who wants to have this work done next year can contact Lynne Pincosy (341-4955) to schedule it. There were requests to consider tree trimming and window replacement as program activities, but there was not enough response to warrant either.

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