

THE MANOR MONITOR

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

REMINDER: 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 February 2011 meeting of the Board of Directors (BOD) of the Vint Hill Manor Homeowners Association (HOA) was held, as advertised, on Tuesday, the 1st, 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, Committee Chair, reported that the ARC met on January 25th, at which time they approved one Design Review Application and carried over three Standards violations.

Steve also reported that, in January, he and two BOD members completed the annual drive-around assessment of home exteriors to note or verify Architectural Standards violations and unapproved modifications. Adding the findings from this assessment to the carryover violations from 2010 results in the following: three Standards violations (unscreened trashcans) and nine unapproved modifications (storm doors, railings, a trashcan screen, a small patio, and a non-standard yard lamp replacement). The ARC will develop appropriate notices and utilize the Management Company's (ARMI) services to notify these homeowners.

The ARC also reviewed and discussed all available documents including proposed Standards language that relate to potentially allowing awnings on the sides of homes in the Community. Steve will refine the potential new Standard for discussion at the March ARC meeting.

Steve also respectfully reminded the BOD that he will be leaving following the ARC Meeting in March. The ARC recommended the community be solicited for one or more new members. **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 .**

The February ARC meeting was scheduled, as usual, for the last Tuesday of the month, i.e., the 22nd, at 7PM, 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

Annual Meeting Topic

In the Unfinished Business portion of the meeting, a general discussion was held about the forthcoming subject meeting. As of the night of the BOD meeting, a total of 53 homeowners had returned their ballots. Members of the BOD advised they would continue to encourage those homeowners who had not yet returned their ballots to do so. At last count, the total had risen to 87. This is a remarkable number of returns and a tribute to our membership and the contact efforts of the BOD and others helping out.

Vint Hill Manor Homeowner's Association

Annual Meeting Agenda

March 1, 2011

- 1. Call to Order**
- 2. Minutes of 2010 Annual Meeting**
- 3. Presentation of Ballot Proposals and Q & A**
- 4. Summary of Proposals and Vote**
- 5. Financial/Treasurer's Report for 2010**
- 6. President's Report for 2010**
- 7. Membership Comment Period**
- 8. Proposals Voting Results**
- 9. Election of One Director**
- 10. Adjournment**

Candidate for Open Board Position



Biography of John Callaway

I am originally from Georgia. I attended Clemson University where I met my wife Sara. Upon graduation in 1972, I was commissioned as a second Lieutenant in the U. S. Army. Sara and I were married after her graduation and we moved to my first duty station, Vint Hill Farms. We had assignments in Germany, Arizona, Texas, and England with a smattering of career courses and a masters degree from Troy University thrown in. My last assignment was again at Vint Hills Farm Station, where I retired after 20 years of service. I have worked since then as a systems engineer for Northrop Grumman until joining TASC last summer. I have a son and a daughter, both married, both living in the area. I have a Grandson and expecting a Granddaughter, my daughter's first, in March. Sara and I moved to Vint Hill once again in 2006, taking one of the last three lots. Sara and I run a business, xPress It!, Inc. with our son, and enjoy working crafts together. I am a Deacon at Manassas Baptist Church and am on the leadership team for preschool and children's ministry as well as the leadership team for Family Ministry. I am a coordinator for Preschool and Children's Bible Study and, along with Sara, help with the church's food closet. I also coach and play on one of the Church's adult softball teams. My reason for seeking a position on our Board of Director's is that Sara and I have enjoyed the hard work of others here at Vint Hill and I feel it is time to give back. I would strive to keep up our quality of life here and to be of service to all our members.

Sincerely,
John L. Callaway

Vint Hill Manor Homeowners' Association Board of Directors' Meeting Agenda March 1, 2011

- 1. Call to Order**
- 2. Election of HOA Officers**
- 3. Minutes of Previous BOD Meeting**
- 4. Financial/Treasurer's Report**
- 5. Adjournment**

Vint Hill Economic Development Authority Information

The Vint Hill EDA has a very interesting and informative web site. In addition to some basics, such as Mission and Vision Statements and a listing of the Commissioners and members of the Management Team, the site contains the latest on business development, including a directory of all the businesses, and a review of the various amenities on the property. One of the latest features is a map that shows not only the residential developments but also where all the businesses and amenities are located. Check out the site – www.vinthill.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.

VINT HILL MANOR HOMEOWNERS ASSOCIATION DIRECTORS/ASSOCIATION OFFICERS

President **Frank Fuerst** 540 341-1473
fafuerst@earthlink.net
Vice-Pres **Tom Daily** 540-341-7606
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Secretary **Stan Manvell** 540-341-2886
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Treasurer **Ed Ortiz** 540-347-5927
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Ken Williamson 540-347-5845
clwltd@comcast.net

ARCHITECTURAL REVIEW COMMITTEE CHAIR

Steve Chronister540-428-1828

WORKGROUPS & MANAGERS

Chartering Documents
Frank Fuerst ...540-341-1473
Common Grounds Contracts
Ken Williamson .540-347-5845
Common Grounds Projects
Frank Fuerst 540-341-1473
Communications
Tom Daily ...540-341-7606
Programs
Mark Melancon .540-341-4177

**Vint Hill Manor Homeowners' Association
2011 Budget**

Income Budget Year	2011
Assessments Income \$40.00/mth.	48,000.00
Interest Income	4,200.00
Reserve Funds Transfer	
Miscellaneous Income	
Total	52,200.00

Expenses Budget Year	2011
Communications	
Newsletter	750.00
Website	200.00
Committies/BOD	
ARC	200.00
Documents	1,000.00
Grounds - Maintenance	1,000.00
Grounds - New Projects	6,500.00
Programs	200.00
Trash Removal	18,960.00
Conservancy	
Ruppert	8,361.00
OLM	480.00
Management	
Accounting	350.00
Annual/Special Meetings	300.00
Insurance	900.00
Legal Fees	350.00
License Fees	130.00
Management Fees	8,136.00
Miscellaneous/Pubs.	300.00
Postage	300.00
Printing	0.00
Taxes	1,700.00
Contingencies	0.00
Total	50,117.00