

# **THE MANOR MONITOR**

A Monthly Publication of The Vint Hill Manor Homeowners Association  
May 2011 [www.vinthillmanor.org](http://www.vinthillmanor.org)

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

The April 2011 meeting of the Board of Directors (BOD) of the Vint Hill Manor Homeowners Association (HOA) was held, as advertised, on Tuesday, the 5<sup>th</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**, departing Committee Chair, reported that the ARC met on March 30, at which time they approved four Design Review Applications. He also reported on the status of violations:

At the request of the ARC, our Management Company, ARMI, sent 'Violation Notifications' to three homeowners who have unscreened trashcans. As of the date of the HOA meeting, no Design Review Applications had been received from those homeowners; so the Standards Violations List remains at three.

The Unapproved Modifications List number is seven (3 storm doors, 3 trashcan screens, 1 railing, and 1 yard post lamp replacement).

The ARC completed the development of the proposed specifications for an update to the Standards Guidelines B (Awnings). The specifications address the approval of awnings for windows on the rear and sides of homes. The language in the new specifications will be edited and formatted into a Change Proposal for the BOD's consideration at a future date.

Steve also reported on the departure of two other members of the ARC following their long and faithful service to the ARC and so to the community: **George Mendez** (original ARC Chair) and **Lydia (Deanie) Thomas**. A Letter of Appreciation was presented to Steve at the meeting and similar letters were prepared for George and Deanie.

As reported previously, two members of the community volunteered at the Annual Meeting to work on the ARC; so, Steve took pleasure in expressing, on behalf of the ARC and the community, appreciation and a warm welcome to **Ralph Polk** and **Gary Hutchinson**.

This report to the BOD was Steve's last official act as the ARC Chair; however, Steve did indicate his willingness to stay on the ARC as a member and that is much appreciated.

Following some discussion, a couple of interim measures were taken to keep the ARC functioning and current: **Stan Manvell**, the BOD Liaison to the ARC, agreed to perform the duties of the Chair until a replacement for Steve can be found. **Tom Daily** offered his home as a venue for the ARC meetings until other arrangements can be made.

**Therefore, the next regular ARC meeting, which is held on the last Tue of the month, was held April 26<sup>th</sup>, at Tom Daily's home, 3596 Sutherland Ct, at 7PM.**

*It should be noted that neither Stan nor Tom will take part in any decisions made by the ARC in order to be able to maintain their objectivity in the event of an appeal being brought before the BOD.*

**Anyone interested in serving on the ARC, and/or willing to take on the Chair position, is encouraged to contact Stan Manvell, BOD Liaison to the ARC. Stan can be reached at 341-2886, or at – [stanvell@comcast.net](mailto:stanvell@comcast.net) .**

**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!**

### **From The President**

The members of the BOD are elected by the HOA membership and are entrusted with handling the business affairs of the Association, in a manner of speaking. Thus far, the BOD members also, for the most part, have absorbed the responsibilities of the various Officer positions of the HOA. Performing in these roles presents the potential of a fair degree of leeway as to how to enforce the rules and regulations, especially as concerns the areas dealt with by the ARC. Most would agree that either extreme is to be avoided. It can be assumed that most people would prefer to not live in a community that is run like a police state, i.e., too strict and unforgiving. On the other hand, and, at the other extreme, where everything is ignored, most would agree that there would be no reason to even have regulations. So, the goal, then, is to find that magic balance.

Folks, we are all in this together. Every one of us, I think it is safe to say, is aware of the negative impact of the housing market of the past couple of years. We all have seen some of the homes in our community sit on the market for extended periods of time. Now, at the same time, there is no doubt that each day our population gets older and that a certain segment becomes eligible and begins to think seriously about wanting to live in a 55+ community. We are then in competition with all the other similar communities in the area. Some of them offer a number of amenities; but, not everyone wants those amenities and/or can afford them. Our community can be the perfect solution for those people, and we all should strive to, in a sense, put our 'best foot forward' to attract these potential buyers. *It does not seem too difficult or farfetched to imagine a scenario where there would be a 'waiting list' to get a property in Vint Hill Manor!*

Let each of us take a look at our properties and ask ourselves if we are contributing, in a positive manner, to the overall appearance and appeal of our community – what is commonly known as ‘curbside appeal’. If we did not live here already and were in the market, so to speak, what would our impression be as we drive through Vint Hill Manor? Are there reasonable improvements that can be made to our lawns, or to the exterior of our homes, in general, such as repainting, landscaping, etc.? These are just a couple of areas. Those of us in violation of the ARC standards/requirements are implored to come into compliance, in a manner of spirited cooperation.

## **Manor Pride!**

### **Vint Hill Manor Homeowners’ Association Board of Directors’ Meeting Agenda May 03, 2011**

- 1. Call to Order**
- 2. Membership Comment Period**
- 3. Minutes of Previous BOD Meeting**
- 4. Financial/Treasurer’s Report - April**
- 5. ARC Report**
- 6. Workgroup Reports**
- 7. Unfinished Business**
- 8. New Business**
- 9. Adjournment**

### **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).

### **Leftover Sand and Dirt**

During the past Winter, VDOT, in servicing our area, deposited a fair amount of sand and dirt on our roadways to aid in our ability to get traction. Now that Spring has arrived, it is only natural that we want to get rid of the residue that has accumulated in our curb areas. Please resist the urge to just flush this material down the nearest sewer. By so doing, this material ends up being deposited in the drainage areas behind the homes on Averbach Ct. Instead, please just sweep up this material and deposit it in the trash.

## Speaking of Cleaning Up

Now that the weather is nicer, more of us are out and about, taking walks, working on our lawns, having company over, etc. Those of us that have pets are reminded that the law requires they be kept on their leashes and cleaned up after. Those of us who smoke are asked to dispose of butts in an appropriate manner. When having work done, please also remind contractors who smoke to properly dispose of their butts. A note to this regard will be forwarded to the other HOA to remind their residents, as well, especially those who walk their pets through and around our area.

## Vint Hill Manor Website

Several years ago, in the early days of our community, the late **John Pincosy** took on an onerous task and developed our website – [www.vinthillmanor.org](http://www.vinthillmanor.org) – which has served us well and contains a lot of helpful and informative material. While recognizing and respecting John’s efforts, it is time to take a serious look at updating and/or refreshing this site from both a technological perspective and from a purpose and aesthetic perspective. Given the current situation relative to the housing market these days, as alluded to elsewhere in this issue of the Newsletter, perhaps, a more marketing oriented approach would be appropriate.

Looking at this endeavor commercially could, and most likely would, be costly. Therefore, any interested members of the community, with the ability and the desire to take on this project, are encouraged to contact any BOD member and so advise. The BOD will be interested in entertaining any homegrown offers and ideas in this regard before making any final decisions and/or looking to the commercial marketplace, as to the approach to be taken to update/refresh the community web site.

Speaking of web sites, check out the **VHEDA/Conservancy** site at – [www.vinthill.com](http://www.vinthill.com) . There’s a wealth of information about Vint Hill, including the current retail offerings. Plans are being considered for future development designed to include commercial, retail and some additional residential components, as well as improved roadways.

### VINT HILL MANOR HOMEOWNERS ASSOCIATION DIRECTORS/ASSOCIATION OFFICERS

President **Tom Daily**.....540-341-7606  
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Vice-Pres **Ken Williamson**...540-347-5845  
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### ARCHITECTURAL REVIEW COMMITTEE CHAIR

(Vacant)

### WORKGROUPS & MANAGERS

Chartering Documents  
**Frank Fuerst** .....540-341-1473  
Common Grounds Contracts  
**Ken Williamson** ....540-347-5845  
Common Grounds Projects  
**John Callaway**.....540-347-7242  
Communications  
**Tom Daily** .....540-341-7606  
Programs  
**Mark Melancon** ...540-341-4177

