

# **THE MANOR MONITOR**

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

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

The May 2011 meeting of the Board of Directors (BOD) of the Vint Hill Manor Homeowners Association (HOA) was held, as advertised, on Tuesday, the 3<sup>rd</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.

## **From the President**

The information below is in response to a couple of questions/suggestions that were raised/made recently concerning the [collection of our recyclables](#) and [the timeframes for trash to be put out](#).

\* One suggestion was to provide another listing of the materials eligible for the recyclables collection program. That has been done as the insert page of this month's Manor Monitor. This will make it easy to keep on hand for occasional reference purposes.

When I spoke with our contractor, he was very complimentary of the high degree of participation in recycling in our community. As a rough estimate, he felt that our contributions, in a month's time, would account for the elimination from the landfill of about one ton's worth of material. When I mentioned that I was going to provide another copy of the eligible materials, he expressed appreciation. While he does not get paid anything for the recyclable materials, due to the depressed market conditions, he would be charged for any inappropriate materials that he would bring in. He recounted a story of such a situation, i.e., someone included used motor oil and it contaminated all the other materials he had deposited and he was charged accordingly.

\* One question had to do with the blue container we were provided, and the question was if there were any alternatives, perhaps, somewhat similar to the trash container, i.e., with wheels. There are times when that container can get considerably heavy, especially if full of paper and bottles, etc.

The blue container is the only option available from our contractor. While this becomes an immediate concern for us, when extra heavy, it also creates a potential problem for the collection crew. When the 'trash' containers are loaded and heavy, there is provision for them to be mechanically lifted and emptied; but, not so for the recyclables containers. Each one has to be manually handled; so, the size of the container was taken into account

by the contractor, to avoid undue burdens for his crew. The size of the blue container is fairly common in the business.

One option suggested by the contractor was the use of a luggage cart to facilitate getting the recyclables container to the curb. These were very popular before luggage started being made with wheels built in. However, they are still available and, more than likely, one in the range of about \$20 to \$30 would be adequate. I went on-line and Googled “luggage carts” and found quite an array of these products. One source, aside from ordering on-line, was Staples. I would assume other similar places would have them as well. I found a luggage cart that we had and have started using it to see how it works and it does fine. I have included a couple of luggage cart pictures on the reverse side of the above referenced listing of eligible recyclable materials.

\* Concern has been expressed about the number of instances of trash bags full of grass clippings being left at the curb over the weekend. While on the one hand, the grounds may look nice; but the overall effect is mitigated by the appearance of the trash bags with the grass clippings sitting at the curb over the weekend, which can also tend to negatively impact the whole community. Please remember that our Governing Documents require that trash and recycling containers (*which would include plastic bags*) are to be stored out of view at all times, except on scheduled pickup days. **“Containers are to be placed at curbside early in the morning on pickup days, or after dark the evening before. Containers are to be promptly removed from curbside by the end of the day of pickup.”**

**Manor Pride!**

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

**Stan Manvel**, acting Chair of the ARC, and serving as the non-voting representative from the BOD, reported that the ARC met on April 26, 2011. He advised that there remain seven Standards violations including: two storm doors installed without ARC review; two trash receptacles stored outside without screens (one has approval but the screen has not yet been installed); and one exterior light fixture replacement has been installed without approval. An effort will be made to contact all homeowners in violation to attempt to resolve the issues prior to the next ARC meeting.

Stan also advised that the ARC had reviewed and approved four new applications.

The ARC is finalizing the specifications for window awnings on the rear and sides of homes for an update to Standards Guidelines B-Awnings. A draft will be presented at the June BOD meeting for consideration to be voted on at the July BOD meeting.

**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!**

#### **Post Mounted Exterior Light Fixtures**

The referenced light fixtures in front of our homes are beginning to show signs of corrosion and, in some cases, probably need to be replaced. Replacement in kind (or similar) does not require ARC approval.

Our Governing Documents require that such *replacements be in keeping with the style and finish of the original fixtures.* The existing lights are either Progress #P5430 or Sea Gull # 8209 which are available on the internet in the \$70.00 (plus shipping) price range. Alternatively, homeowners can opt for a more expensive brass light fixture, such as have been installed at 6855, 6851, and 6845 Averbach Court. Whichever you choose, please remember that the replacement must be *bright brass finish.* Anything else (white, black, silver, copper, etc.) would be in conflict with the requirements of the ARC.

#### **Programs**

Mark Melancon, Manager of the Programs Workgroup, has advised that he will be organizing the following programs:

- \* Driveway Sealing for late Spring/early Summer,
- \* Power Washing of Homes for late Spring/early Summer, and
- \* AARP Driving Safety Course for early Fall

As is our custom, before embarking on any Program, we canvas the community to determine the level of interest. If you are interested in any of the above referenced programs, please give Mark a call at 540-341-4177, or send him an e-mail at – [melanconmjf@comcast.net](mailto:melanconmjf@comcast.net)

#### **Mischievous Children**

It has been brought to our attention that an incident in one of the adjacent communities, i.e., noises on their deck around midnight, prompted a call to the Sheriff. The Sheriff did advise that “...kids are targeting neighborhoods and knocking on doors, ringing doorbells, and other stuff in the middle of the night.” Just a ‘heads up’/warning, especially to our residents in perimeter homes.

#### **What’s Happening at Vint Hill**

The VHEDA/Conservancy web site – [www.vinthill.com](http://www.vinthill.com) has a wealth of information about what is current at Vint Hill and what is being planned. Their recent Nwsltr, dated May 11, 2011, has information about the status of the Cold War Museum, information about various businesses/services available on Vint Hill, and plans for rezoning that would allow for the development of an approximately 100 acre Village site that would allow for 300,000 square feet of commercial space and 500 residential units, including cottages, patio homes, condos, duplexes, triplexes, and apartments. Check out the site for more details and other happenings at Vint Hill.

**Vint Hill Manor Homeowners' Association**  
**Board of Directors' Meeting Agenda**  
**June 07, 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**
  - a. Alternate Container for Recyclables**
  - b. Entranceway Signage**
- 8. New Business**
  - a. Pocket Park Maintenance**
- 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).

**VINT HILL MANOR  
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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

## RECYCLING GUIDELINES

Basically, the *RECYCLABLE* materials that are eligible for *COLLECTION* fall into three main categories:

- 1. Glass and Plastic Jars and Bottles**
- 2. Aluminum and Steel Cans**
- 3. Mixed Paper and Cardboard**

Below, for each category, are some Preparation Guidelines, where applicable, and related items that are *NOT TO BE INCLUDED*.

### **Glass and Plastic Jars and Bottles (Any Color)**

#### **Preparation:**

- \* Make sure the containers are Empty and Rinsed
- \* Discard Caps and Lids; but Labels and Rings may remain on the items.

#### **DO NOT Include:**

- \* Dishes and Ceramics
- \* Drinking Glasses
- \* Window Glass
- \* Light Bulbs
- \* Mirrors

### **Aluminum and Steel Food and Beverage Cans**

#### **Preparation:**

- \* Make sure the containers are Empty and Rinsed
- \* Labels may remain

#### **DO NOT include:**

- \* Aluminum Foil
- \* Aluminum Trays
- \* Lawn Chairs
- \* Pots, Pans, or other Scrap Metal

### **Paper, including Newspapers with glossy inserts, and Cardboard**

#### **Preparation:**

- \* Please secure loose Newspapers, especially on windy days

#### **DO NOT include:**

- \* Plastic Bags or Wrappers
- \* Milk or Juice Containers
- \* Paper Towels or Tissues
- \* Paper laminated with plastic, wax, or metal
- \* Pizza Boxes
- \* Waxed Cardboard

**WHEN IN DOUBT, TOSS IT OUT! Better the item(s) be in the trash than corrupt/contaminate the other recyclable materials being collected.**



