

# **THE MANOR MONITOR**

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

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

The June 2011 meeting of the Board of Directors (BOD) of the Vint Hill Manor Homeowners Association (HOA) was held, as advertised, on Tuesday, the 7<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.

## **From the President**

There are things going on in the overall Vint Hill area of which all members should be aware:

- \* **Proposed Revised Standard for Awnings** – see the ARC Report below and the Insert for details.
- \* **VHEDA plans for development of Vint Hill.** See the article below “What’s Happening at Vint Hill” and attend the *VHEDA meeting on 6/27, at the Inn at Vint Hill, at 7PM.*
- \* **Meeting at Buckland Farm,** per flyer distributed by John DePerro. A summary of the info on the Flyer also is included in this issue, on the Insert, with dates and times of those related meetings.

The Newsletter is being distributed a bit earlier than usual this month primarily in order to allow the members to review the Proposed Revised Standard for Awnings and submit comments if desired.

In addition, the early distribution serves as a timely reminder of the meeting this *Wednesday, 6/22, at 7PM, at Buckland Farms.*

## **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 May 30, 2011. He advised that the ARC had approved five (5) Design Review Applications that had been on the unapproved list, thus reducing the list to one (1), which is the non-complying black post light. This will be discussed at the next ARC meeting.

Stan also advised that the ARC had finalized and approved the revised standard for awnings. The revised standard was presented to the BOD for review. The BOD is expected to vote on the standard at their next meeting on July 5, 2011.

**Information regarding the Proposed Revised Standard for awnings is included on the insert in this issue of the Manor Monitor. Member comments may be addressed to any member of the BOD or to ARMI.**

The next ARC meeting is scheduled for **7PM, on June 28, 2011, at 3596 Sutherland 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!**

**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) .**

### **Programs – Second Notice**

Mark Melancon, Manager of the Programs Workgroup is organizing the following programs, and has advised there is still time to express your interest and be included:

- \* Driveway Sealing for July,
- \* Power Washing of Homes for sometime this Summer, and
- \* AARP Driving Safety Course for early Fall

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 – [melanconmjjf@comcast.net](mailto:melanconmjjf@comcast.net)

### **What's Happening at Vint Hill – Everyone Needs to be Informed**

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. Go to [www.vinthill.com](http://www.vinthill.com) . In the heading, click on News. The first item is “Vint Hill Village Plan Submitted”. Click on the PDF link under that title to view the Plan. A presentation is being arranged by the VHEDA at the *Inn at Vint Hill, on 6/27, at 7PM*. Anyone interested in attending the presentation, which will be followed by a short Q&A period, is asked to *send an RSVP*

to [holly@vinthill.com](mailto:holly@vinthill.com) . To help our members be informed, below is a summary of the narrative concerning the Plan.

**“VINT HILL VILLAGE PLAN”** VHEDA has submitted a request to the Planning Commission for a *rezoning* that would allow for the development of approximately a 100 acre Village site. The Village will feature 300,000 square feet of commercial space and *500 residential units*, including cottages, patio homes, condos, duplexes, triplexes and apartments. Aiken Drive will serve as Main Street and the ‘downtown area’ will be anchored by the Inn at Vint Hill and the Theatre.

There will be some street-front retail along with a Conference Center/Hotel planned adjacent to the Inn. About 40 acres of the 100 acres will be dedicated to a college campus, which would be a welcome addition to Vint Hill.

The Village Center would be home to a bus station that would provide service between Vint Hill and the VRE near Manassas. This would be a walkable community with the *majority of the housing to be apartments, condos and cottages*. Vint Hill’s Village Plan will be the jewel of New Baltimore, creating a ‘real town’ atmosphere.

**Vint Hill Manor Homeowners’ Association  
Board of Directors’ Meeting Agenda  
July 05, 2011**

- 1. Call to Order**
- 2. Membership Comment Period**
- 3. Minutes of Previous BOD Meeting**
- 4. Financial/Treasurer’s Reports**
- 5. ARC Report**
- 6. Workgroup Reports**
- 7. Unfinished Business**
  - a. Pocket Park Maintenance Status**
  - b. Entranceway Signage Relocation**
  - c. Proposed Revised Standard for Awnings**
  - d. Revised Web Site Status**
  - e. BOD Vacant Position Status**
- 8. New Business**
  - a. OLM Contract**
- 9. Adjournment**

## **BOD Vacancy**

As noted in the Flyer on the subject that was distributed recently, there is a position open on the BOD. Anyone interested is asked to submit an application with his/her name and a brief resume, to include any previous HOA experience and/or other related qualifications. It should be noted that previous HOA experience is NOT a requirement for the position.

The application may be submitted via e-mail, or a hard copy may be given to any current member of the BOD. Information regarding e-mail addresses of the members of the BOD is provided further below.

## **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 HOMEOWNERS ASSOCIATION DIRECTORS/ASSOCIATION OFFICERS**

President **Tom Daily**.....540-341-7606

tomrdee@comcast.net

Vice-Pres **Ken Williamson**...540-347-5845

clwldt@comcast.net

Secretary **Stan Manvell** ..... 540-341-2886

stanvell@comcast.net

Treasurer **Frank Fuerst** .....540-341-1473

[fafuerst@earthlink.net](mailto:fafuerst@earthlink.net)

**John Callaway**.....540-347-7242

JLCallaway@email.com

### **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

## **EXISTING STANDARD:**

### **B. Awnings**

Awnings may be appropriate for rear yard patios and decks. Awnings must have a straightforward design, without decorative features such as scallops or fringes, and be consistent with the architectural style and scale of the building to which they will be attached. The color of the fabric must be compatible with the existing colors of the house and must be replaced as color fades or material becomes weathered. Solid colors should be used rather than stripes or patterns. Metal or plastic fabric shade material is prohibited. Any exposed frames must be painted to match the trim of the dominant color of the building. Frames must be removed if the awning is removed.

## **PROPOSED REVISED STANDARD:**

### **B. Awnings**

#### **1. Rear Yards and Decks:**

*Retractable awnings may be appropriate for rear yard patios and decks. Awnings must have a straightforward design and be consistent with the architectural style and scale of the building to which they will be attached. Decorative edge features such as scallops or dentils may be acceptable, however fringes shall be prohibited. The color of the fabric must be compatible with the existing colors of the house and must be replaced as color fades or material becomes weathered. Solid colors shall be used rather than stripes or patterns. Awning fabric shall be either woven acrylic awning fabric or laminated, heavy duty 100% waterproof, 5-layer awning fabric. Metal or plastic fabric shade material is prohibited.*

*Any exposed awning housings and frames must be painted to match the trim of the dominant color of the building. Housings and frames must be removed if the awning is removed.*

#### **2. Rear and Side Windows:**

*Retractable awnings may be appropriate for rear and side yard windows, never in front. Awnings shall be retractable fabric, without side panels, and must have a straightforward design. Decorative edge features such as scallops or dentils may be acceptable, however fringes shall be prohibited. Awnings shall be consistent with the architectural style and scale of the building to which they will be attached. The color of the fabric must be compatible with the existing colors of the house and must be replaced as color fades or material becomes weathered. Solid colors shall be used rather than stripes or patterns. Awning fabric shall be either woven acrylic awning fabric or laminated, heavy duty 100% waterproof, 5-layer awning fabric. Metal or plastic fabric shade material is prohibited.*

*Exposed frames, brackets, and/or mounting boxes must be of an unobtrusive color. Housings and frames must be removed if the awning is removed.*

*Specific guidelines, policies and procedures exist to insure harmonious living and high aesthetic standards in our community. Awnings will have a significant visual impact on individual homes and the overall community, this is particularly true of awnings that face a street or are visible from a side street. To ensure a fair and informed consideration of this, or any other, exterior modification, close adherence to these guidelines is expected. With this in mind the ARC reserves the right to individually review awning requests with respect to the overall impact on the neighborhood, however, the ARC will subjectively consider documented requests for deviations from the published specifications. To ensure a fair and informed consideration of this or any other exterior modification, the ARC reminds all homeowners of the long-standing requirement to submit a complete Design Review Application for approval in advance of the project. The Architectural Review Committee and the Association Board of Directors will enforce this Design Standard in accordance with the requirements of our Declaration of Covenants, Conditions, and Restrictions.*



### **Meeting at Buckland Farms**

A meeting of interested residents of the area will be held at *the main farmhouse on Wednesday, June 22, 2011, at 7PM*. The prime topic will be the effort to put 400 more acres at Buckland Farm into Conservation. The National Park Service (NPS) can act to make the Buckland Farm (and vicinity) battlefield a prototype case to preserve a battlefield without the government owning the site. NPS envisions Vint Hill Rd with split rail fences and historic pull offs.

In the past year, owners of 200 acres of key tracts of land around Buckland Farm and the village of Buckland, some of which border on Rtes 29 and 15, have been placed into permanent historic preservation easements.

Other topics, mentioned in the Flyer, are the VDOT studies regarding the development of Rte 29, the VHEDA Village Plan for Vint Hill, and the impact of the impending change of possession of the COSTCO project land (near the Shell Station on Rte 29).

Interested/concerned residents also are encouraged to attend the upcoming *Fauquier County Transportation Board Meeting, scheduled for Wednesday, June 29, 2011, at 7PM, at the Green Building in downtown Warrenton.*

For additional info, contact John DePerro, 3641 Osborne Dr, 540-341-8383, or [osborne2000@comcast.net](mailto:osborne2000@comcast.net) .