

THE MANOR MONITOR

A Monthly Publication of The Vint Hill Manor Homeowners Association
August 2011 (www.vinthillmanor.org)

Item of Community Interest – New Voting Place:

Following the 2010 Census, Vint Hill has been moved from the Cedar Run District to the Scott District and a new Voting Precinct has been established for Vint Hill residents at the **C. Hunter Ritchie Elementary School** (4416 Broad Run Church Rd, New Baltimore, VA, 20187) located at the corner of Broad Run Church Rd (Rt 600) and Riley Rd (Rt. 676). Source: Fauquier Times-Democrat “Guide to Fauquier 2011-2012”.

Board of Directors’ Monthly Meeting

The July 2011 meeting of the Board of Directors (BOD) of the Vint Hill Manor Homeowners Association (HOA) was held, as advertised, on Tuesday, the 5th, in the Conference Room at the Vint Hill Conservancy/VHEDA 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

Stan Manvel, acting Chair of the ARC, and serving as the non-voting representative from the BOD, reported that the scheduled meeting for June 28, 2011, was cancelled on Monday June 27th since no applications had been received. On Tuesday morning, however, a new owner, planning to move in the following Sunday, hand carried three applications and requested prompt action by the ARC. Members of ARC were contacted individually in person, by phone, & e-mail, and the requests for a deck, iron rail, and repainting the front entrance door and shutters were reviewed and approved. The unapproved modifications count remains at 1. Further review by the ARC of this modification is anticipated.

The next ARC meeting is scheduled for 7PM on Tuesday, July 28, 2011.

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 .

Awning Standards

The July issue of the Manor Monitor included Proposed Revised Standards for Awnings and offered members an opportunity to comment. A number of members took the opportunity to do so and the observations contained therein are much appreciated. As a result, the entire topic of revisions to the awning standard was tabled indefinitely and returned to the ARC for further review. The possibility was established that any further considerations in this area could be presented to the membership for a vote at the time of the next Annual Meeting in March of 2012.

Programs

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

* Driveway Sealing – Scheduled for July 27.

* Power Washing of Homes – Sometime this Summer. At this point there is still time to be included. If you are interested, please give Mark a call at 540-341-4177, or send him an e-mail at – melanconmjff@comcast.net

Other Items of Community Interest – Continuing Coverage

Efforts have been made in recent months, through various means, including articles in the Manor Monitor, e-mails and hand delivered flyers, to draw attention to/raise awareness of a number of items that are of direct interest to the community. Principle among these, perhaps, is the proposed Vint Hill Village Plan. The Vint Hill Economic Development Authority (VHEDA)/Conservancy web site – www.vinthill.com has a wealth of information about what is current at Vint Hill and *what is being planned*.

Quick Review: VHEDA is requesting *rezoning* action that would allow for the development of approximately a 100 acre Village site featuring 300,000 square feet of commercial space and *500 residential units*, including *cottages, patio homes, condos, duplexes, triplexes and apartments*. Aiken Drive would serve as Main Street and the ‘*downtown area*’ would be anchored by the Inn at Vint Hill and the Theatre. Some street-front retail is planned, along with a Conference Center/Hotel adjacent to the Inn. About 40 of the 100 acres would be dedicated to a college campus. It is envisioned that the Village Center would be a walkable community, creating a ‘*real town*’ atmosphere, and home to a bus station that would provide service between Vint Hill and the VRE near Manassas.

Community Meetings:

VHEDA Presentation at the Inn

On June 27, an overview of the proposed Vint Hill Village Plan was presented by the VHEDA Director, Ike Broadus. A number of people attended from both HOAs. A Q&A session followed the presentation.

Transportation Committee Meeting

On June 29, David Blake, Buckland Farms, spoke regarding the request he had submitted to have the speed limit, on Fauquier County’s segment of Vint Hill Rd, reduced to 25MPH. The Committee agreed to do a Study.

Frank Fuerst spoke up at this meeting and suggested the Study, to be done on Vint Hill Rd, be expanded to include Rogues Rd. He was advised that each situation/request is handled individually and was provided a form and instructions to submit the request, for a Study to be done on Rogues Rd, to the Committee.

Also, at the same meeting, a number of possible/proposed approaches to improving traffic flow along the Rt 29 corridor in Fauquier County were presented. At least four or more different approaches alone were presented for the intersection of Vint Hill Rd and Rt 29. None involved any kind of an overpass. A 'roundabout' approach was shown for the intersection of Riley Rd and Rt 29. Proposals for a variety of other intersections along Rt 29 also were addressed.

Planning Commission Meeting

On June 30, the proposed Vint Hill Village Plan was on the agenda for the Planning Commission Meeting. It was acknowledged that the information presented to the Commission was incomplete (minus some study results); but the VHEDA/Conservancy had been advised to submit what they had now in order to give the members of the Commission an exposure to the Plan. A number of people who spoke at the meeting raised concerns relative to the amount and to the kind of some of the residential units being planned. **Tom Daily** attended the meeting; but he did not speak. However, he did note on the sign-in sheet that he represented Vint Hill Manor and, predicated on comments offered at the meeting at the Inn, noted that a number of Manor residents also had expressed concerns on the housing issue. Tom spoke with **Ike Broadus**, VHEDA Director, after the meeting and advised him of the comment he made on the sign-in sheet.

VHEDA Presentation at Auburn Middle School

On July 20, at 6:30PM, in the Auditorium of Auburn Middle School, **Ike Broadus**, VHEDA Director, is scheduled to make another presentation on the Vint Hill Village Plan. It is anticipated that this presentation will be an enhanced version that will include illustrations of the kind of residential units being planned for the project.

Transportation Committee Meeting

On July 27, at 7PM, in the Green Building in Warrenton, the Transportation Committee will meet and it is anticipated that the request for a Study to be done on Rogues Rd, as requested by Frank Fuerst, will be on the agenda. It should be noted that, at the July BOD meeting of the Vint Hill Manor HOA, a motion was passed that declared support for the Study requested to be done on Rogues Rd, as well as the Study to be done on Vint Hill Rd. Both of these roads virtually are used by every resident in the Vint Hill area and anything that can be done to improve safety on them, it is felt, should be supported. Residents are encouraged to attend this meeting and show support for the request for the Study on Rogues Rd.

Vint Hill Manor Homeowners' Association Board of Directors' Meeting Agenda August 02, 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**
- 8. New Business**
- 9. Adjournment**

BOD Vacancy

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.

**VINT HILL MANOR
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**ARCHITECTURAL REVIEW
 COMMITTEE CHAIR**

(Vacant)

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