

THE MANOR MONITOR

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

Board of Directors' Monthly Meeting

The August 2011 meeting of the Board of Directors (BOD) of the Vint Hill Manor Homeowners Association (HOA) was held on Tuesday, the 9th, in lieu of the 2nd, due to the lack of a quorum of BOD members for the 2nd. An advisory e-mail was sent to all known HOA addressees on July 31, 2011. The meeting was held 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 July 26, 2011, was cancelled as a result of no applications having been received. The next ARC meeting was scheduled for 7PM on Tuesday, August 30, 2011; however, at the time this newsletter was being prepared, notification was received that it too had been cancelled for the same reason.

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 .

Programs

Mark Melancon, Manager of the Programs Workgroup has advised the following:

- * **Driveway Sealing** – 23 driveways were sealed on July 27.
- * **Power Washing of Homes** – Thus far, seven homeowners have expressed interest; so Mark will be looking into pricing. There is still time to be included.
- * **Lawn Aeration** – As a result of an inquiry being made, this service is being explored to determine the level of interest.

If you are interested in having your home power washed this Summer and/or your lawn aerated this Fall, please give Mark a call at 540-341-4177, or send him an e-mail at – melanconmjf@comcast.net

Continuing Coverage of Items of Community Interest –

1. VHEDA/Conservancy Matters: **Tom Daily** has been working with the Vint Hill Economic Development Authority (EDA)/Conservancy regarding problem areas previously identified. He also has been attending, along with **Frank Fuerst**, the monthly EDA/Conservancy meetings, at which the problems are addressed. Tom reported the following status on the problems:

* **Vandalism in the Vint Hill Buildings** – There is an active Security Force and they do patrol the premises. A while back some young people were caught trespassing; but, they were not prosecuted. However, they were required to do some cleanup work. Recently, though, some other people were caught trying to steal copper piping and wiring, and they will be prosecuted.

* **The Trail System** – The EDA advised the Security Force to monitor the trails more closely in view of recent activities that had been reported. The EDA is looking into appropriate signage that will convey information about the hours the trails are open and what kind of vehicles are permitted/prohibited.

* **Golf Cart** – The EDA advised they will be in contact with the man who had been riding his golf cart on the trail system.

* **Electric Boxes** – Tom had reported two situations near the trails that required attention. In one instance, a door was ajar and in the other, a meter box apparently was ripped off the supporting bracket and left hanging. There were no exposed wires. At the time of the BOD meeting, the door that was ajar had been secured, and subsequently, Tom noticed the other problem was resolved.

* **Overall Trail Conditions** – Along the trails, in many places, there are significantly sized cracks and separations. Tom inquired as to the maintenance program for the trail system.

* **Wooden Bridges** – In concert with the above request regarding a maintenance program for the trails, Tom also made the same inquiry about the wooden bridges.

* **Fire Hydrant** – Tom had reported a fire hydrant in Vint Hill Manor that had not yet been painted. The EDA was aware of another one elsewhere on the premises, and added the one in our area to the list for their work crew to paint and the painting has since been done.

2. County Transportation Committee: **Tom** reported that the request for a traffic study on Rogues Rd, prompted by **Frank Fuerst**, had been approved; however, the extent of the study will be limited to the stretch from the Prince William County line to Eddington Rd (Brookside).

3. Vint Hill Village Plan: Another presentation was made at Auburn Middle School. A number of people attended, and it appeared those in attendance from Vint Hill Manor, in most cases, were not the same as those who attended the presentation at the Inn at Vint Hill held previously.

4. The Hill Between Mauchley and Shugart Cts – As a result of an inquiry by one of the residents at the bottom of the hill, future plans for the hill were discussed regarding erosion control and overall appearance. **John Callaway** will meet with the Ruppert

representative, Justin, to explore options. It was suggested that once the BOD has some options available, a meeting be held with the homeowners directly impacted.

Water Issues

Holly Geary, VHEDA, provided advance information regarding the upcoming periodic flushing of the system and requested feedback regarding water pressure problems.

1. WSA Flushing Schedule for Vint Hill will be October 6, 2011.

“Flushing normally takes six hours to complete, during which time you may experience low water pressure, air bubbles in your service line and/or some discoloration in the water. This temporary water condition is not harmful and will clear quickly if you let your tap run for several minutes. While flushing is occurring, we do not recommend doing any laundry or bathing. You may also experience low water pressure when other neighborhoods near you are being flushed.” **You may want to ‘mark your calendar’.**

2. Low Water Pressure

It has come to EDA attention that some Vint Hill Homeowners complain of low water pressure. Vint Hill EDA would like to get an idea of which homes experience this so that they can map it out and do some spot checks/visits to peoples’ homes to check the water in an effort to verify the low pressure.

Send e-mail responses regarding low water pressure to Holly at holly@vinthill.com. Be sure to include your address. If you do not have e-mail capability, give Holly a call at 540-347-6965.

Vint Hill Manor Homeowners’ Association Board of Directors’ Meeting Agenda September 06, 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. Monthly Assessment Timeframes**
- 8. New Business**
 - a. Guest Motor Home Temporary Parking**
 - b. Culvert Silt**
- 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.

Reminder – New District and 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".

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(Vacant)

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