

## **THE MANOR MONITOR**

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

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### **Reminder – WSA Flushing Schedule for Vint Hill: Thursday, October 6**

As noted in the article in the September issue of the Manor Monitor, flushing normally takes six hours to complete, during which time homeowners may experience low water pressure, air bubbles in their service lines and/or some discoloration in the water. This *temporary* water condition is *not harmful* and will clear quickly if the tap is allowed to run for several minutes. While flushing is occurring, it is recommended to *not* do any laundry or bathing. Low water pressure also may be experienced when other nearby neighborhoods are being flushed.

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### **New Development Regarding Monthly HOA Assessments**

**The timeframe for when a fee will be assessed, as a result of a late submission of the monthly HOA assessment, has been changed to the 26<sup>th</sup> day of the month** in order to enable ARMI to prepare timely and accurate financial reports for the monthly BOD meetings on a consistent basis.

- \* In 2006, the BOD set a late fee of \$10 to be charged if the assessment was not paid on time. The deadline originally was 10 days after the due date (the first of the month).
- \* In 2009, the BOD changed the late fee to \$5 if the payment was not received by the last day of the month.

The wording at the bottom of the ARMI statement will now read as follows:

**The HOA monthly assessment is due and payable on the first day of each month.**

**The assessment must be received no later than the 25<sup>th</sup> of each month.**

**A late fee of \$5.00 will be applied if the payment is not received by the 25<sup>th</sup>.**

**A payment received after the 25<sup>th</sup> will be credited to the account with the next month's transactions.**

**Please make checks payable to "Vint Hill Manor Homeowners' Association" or VHM HOA"**

**Thank You!**

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

The September 2011 meeting of the Board of Directors (BOD) of the Vint Hill Manor Homeowners Association (HOA) was held on Tuesday, the 6<sup>th</sup>, at 7PM, 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 meeting scheduled for August 30, 2011, was cancelled as a result of no applications having been received.

The unapproved modifications count remains at 1.

The next meeting was scheduled for 7PM, on Tuesday, September 27, 2011, at 3596 Sutherland Ct. ARC meetings are regularly scheduled for the last Tuesday of the month.

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**

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

\* **Power Washing of Homes** – Arrangements are being made with Hydro-teck. They use heated water with cleaner and usually bring the water that they use. Anyone still interested can contact Mark at 341-4177 or send him an e-mail at – [melanconmjf@comcast.net](mailto:melanconmjf@comcast.net)

\* **AARP Driver Safety Course** – Fauquier Hospital anticipates hosting the course in the January 2012 timeframe. Information will be made available to the community as soon as the course is definitely scheduled.

\* **Sprinkler System Turnoff** – **Mike Pincosy** will again be handling this at a cost of \$55. Previous customers are being contacted and appointments are being scheduled. Anyone not contacted yet, but interested, can call **Lynne Pincosy** (Mike's Mom), at 341-4955 or send her an e-mail at – [gp3604@comcast.net](mailto:gp3604@comcast.net) .

### **Common Grounds Issue and Culvert Cleanup**

\* **The Hill Between Mauchley and Shugart Cts** – As reported in the September issue of the Manor Monitor, plans for further reclamation of the hill, to include addressing erosion control and appearance, are being formulated. On-site meetings that included **John Callaway, Ken Williamson, Tom Daily, and Frank Fuerst**, have been held with two

contractors; however, these were very preliminary because the fairly consistently rainy weather has hampered the ability to get the grass on the hill cut. An initial approach, implemented previously, was to not cut the hill at all for a period of time to give it an opportunity to establish some growth and root systems. For awhile, due to an internal breakdown in communications in the Ruppert organization, the top of the hill had been not cut, as well. That has since been rectified.

Once the weather permits, the plan is to use special equipment to cut up part way from the bottom of the hill as well as down part way from the top of the hill. The main thing is to keep the riding equipment off the main slope of the hill, which is what had contributed to the earlier problems. The middle part of the hill is to be 'string cut' to a height of about 4 inches. Cut grass is to be raked and removed. This will enable a better assessment to be made as to the overall condition of the hill and what needs to be done to stabilize it. It is hoped that the cutting and assessments will be done in a timely manner to allow for bids to be received in enough time for reviews to be done and a decision to be made at the October BOD meeting.

\* **The Culvert Behind the Cul-De-Sac on Averbach Ct** – On-site meetings also were held to discuss approaches to clearing out the silt accumulation and addressing the conditions that cause/contribute to the blockage of the flow to the wetlands. It is anticipated that bids on this project definitely will be available for review in a timely manner to allow for a decision to be made at the October BOD meeting. Any silt clean-up also will include the culvert between Lots 56 and 57 on Averbach Ct.

**Vint Hill Manor Homeowners' Association  
Board of Directors' Meeting Agenda  
October 04, 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**
  - b. Hill and Culvert Projects**
  - c. Guest Motor Home Temporary Parking**
- 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](http://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".

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

President **Tom Daily**..... 540-341-7606  
tomrdee@comcast.net  
Vice-Pres **Ken Williamson**.. 540-347-5845  
clwltd@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