

THE MANOR MONITOR

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

Upcoming Election – Tue, November 8 – New Place to Vote

As has been reported in the last couple of issues of the Manor Monitor: 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”.

This will be our first time voting at the new location. A Sample Ballot has been enclosed to provide an opportunity to preview the candidates for the various offices and thereby facilitate voting. In a number of instances, the candidates are running unopposed; however, there are others where selections must be made.

Envelopes for Payment of HOA Assessments

For those members who will need to replenish their supply for the upcoming year, please advise **Tom Daily** at – tomrdee@comcast.net or **540-341-7606**. Please advise your name, address, and the number of envelopes you will need. Tom will deliver them to the receptacle beneath your mail box by early December.

Reminder: Vint Hill Conservancy Annual Meeting Notice

Per the Notice mailed to each homeowner, the annual meeting of the Vint Hill Conservancy, Inc., is scheduled to be held from 5PM to 6:30PM on Monday, November 7, 2011, at The Inn at Vint Hill, 4200 Aiken Drive. For more information, contact **Sherry Pillow** at – sherry@vinthill.com – or at **540-347-6965**.

Board of Directors’ Monthly Meeting

The October 2011 meeting of the Board of Directors (BOD) of the Vint Hill Manor Homeowners Association (HOA) was held on Tuesday, the 4th, 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 at the ARC meeting held, as scheduled, on September 27, 2011, two new Design Review Applications were approved.

In another development, the ARC made a determination that the black lamp post, previously on the unapproved modification list, was not in violation of the guidelines; thereby reducing the Unapproved Modifications count to zero.

Congratulations to the current and past members of the ARC who have worked tirelessly, from the beginning, to accomplish this task and bring our community into 100% compliance. How many other HOAs can make that statement?! **Manor Pride!**

Also, it is appropriate to express appreciation to the homeowner members of our community whose compliance and cooperation has made this accomplishment possible.

The next meeting was scheduled for 7PM, on Tuesday, October 25, 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 'maintain' 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 .

Exterior Colors

At some point in time, we may be looking to spruce up the outside appearance of our homes. The exterior colors on the houses in Vint Hill Manor are listed among the sales documents we received when we purchased our properties. The ARC has, in its files, a list of the colors K-Hov used; but there are no specifics on which house each was used.

Anyone wanting to re-paint the front door or shutters may contact the ARC and someone will stop by your house to help determine which color is appropriate. The colors listed below are taken from the standard color chart of Mid America Shutter Company (Mid America Building Supply). The Paint Store in Warrenton, among others, has the color formulas to match the original colors.

The Mid America colors are as follows: Midnight Blue / Black / Midnight Green / Bordeaux / Wedgewood Blue / Musket Brown / Tuxedo Gray.

Programs

Mark Melancon, Manager of the Programs Workgroup advises the following:

* **Power Washing** – Hydro-teck has begun contacting interested homeowners to schedule dates. If you had previously expressed interest and have not been contacted, or if you are now interested in participating, contact Mark at **341-4177** or – melanconmmjjf@comcast.net .

* **AARP Driver Safety Course** – As mentioned last month, Fauquier Hospital

anticipates hosting the course in January 2012. Information will be made available to the community as soon as the course is scheduled. Keep it in mind!

Common Grounds Issue and Culvert Cleanup

The BOD solicited bids from two contractors for the work to be done on both of these projects, i.e., the hill between Mauchley and Shugart Courts and the Culvert Cleanups, i.e., behind the cul-de-sac on Averbach Court and between Lots 56 and 57 on Averbach Court. The successful bidder for both projects was Ruppert.

* **The Hill** – When the weather finally provided an opportunity, the hill was meticulously cut and excess clippings were removed. Various areas of the hill were graded and treated with an application of ‘compro’/topsoil mix. Compro is a special compost formulation designed to encourage seed germination and root growth. It is an excellent soil conditioner to be used when over-seeding and/or repairing bald spots.

Next, the treated spots and other areas were over-seeded and then the treated spots were covered with ‘Curlex’, which is an excelsior blanket made of Aspen fibre. It is a biodegradable material that is used to prevent wind and water erosion on areas that have been seeded to enable seed germination/enhance growth.

* **The Culverts** – At the time this issue of the Manor Monitor was going to press, there was no final report on the action(s) taken on the culverts.

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. Hill and Culvert Projects**
- 8. New Business**
- 9. Adjournment**

BOD Vacancy

There *still* 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.

Advance Notice: Three (3) positions (two plus the current vacant position) will need to be filled at the Annual Membership Meeting in March 2012. Please give some thought, in the interim, to stepping up and applying for one of these positions.

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: Members will be charged a \$5 fee if the HOA assessment payment is received after the 25th day of the month.

**VINT HILL MANOR
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**ARCHITECTURAL REVIEW
COMMITTEE CHAIR**
(Vacant)
WORKGROUPS & MANAGERS
Chartering Documents
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Common Grounds Contracts
Ken Williamson540-347-5845
Common Grounds Projects
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