

THE MANOR MONITOR

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

Envelopes for Payment of HOA Assessments

For those members who have not yet replenished their supply for the upcoming year, please contact **Tom Daily** at – tomrdee@comcast.net or **540-341-7606**. Be sure to include your name, address, and the number of envelopes you will need. Tom will deliver them to the receptacle beneath your mail box within a few days of ordering them. Deliveries have already been made to those who have requested them. If you did notify Tom and do not yet have your envelopes, please contact Tom again.

Board of Directors' Monthly Meeting

* The November 2011 meeting of the Board of Directors (BOD) of the Vint Hill Manor Homeowners Association (HOA) was held on Tuesday, the 1st, 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 ARC meeting scheduled for Tuesday, October 25, 2011, was cancelled as a result of no applications having been received.

* The next meeting, scheduled for 7PM, on Tuesday, November 29, 2011, also was cancelled as a result of no applications having been received. Due to the close proximity of the date of the December meeting to Christmas, it will not be scheduled. **The next scheduled ARC meeting will be on January 31, 2012, 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 .**

Programs

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

* **Power Washing** – 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 – melanconmjf@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

Ken Williamson, Manager of the Common Grounds Contracts Workgroup, advised that the work on the hill had been completed. At the time of the BOD meeting, there was a small washout in one section and a couple of places that needed a little touch-up. Subsequent to the meeting, Ruppert's crew came back and addressed the problems. They did a little more grading and included a couple pieces of sod, as well, and then covered it back up with the Curlex fibre netting.

The cleanup work on the two culvert areas also was completed, and payment of the invoice was authorized.

HOA Budget for 2012 (copy included in this issue)

The proposed Budget for 2012, prepared by Frank Fuerst, HOA Treasurer, and the Budget Workgroup, was initially presented at the October BOD meeting. In the discussion that ensued, some refinements were suggested. The revised Budget for 2012 was presented at the November BOD meeting, and, following a Motion for approval, as submitted, and a Second, the Motion passed unanimously.

Authorized Vehicle Signage

As reported in previous issues of the Manor Monitor, complaints, regarding improper use of the trails system by various inappropriate vehicles, was reported to the EDA/ Conservancy, and attention was drawn to the lack of applicable deterrent signage. The EDA recently acquired "Authorized Vehicles Only" signage and initiated installation at various entry points along the trail system. However, it soon became apparent that the lack, on the part of the EDA, of previous notification and coordination with the two HOAs, as concerns placement of the signs, contributed to an initial rejection of the signage by some homeowners. The EDA, in response, removed all signs and expressed the need for coordination of the whole concept and location of the signs by the two HOAs before any installation is resumed. All homeowners, on both sides of each of the three proposed locations of the signs within the Vint Hill Manor community, have been contacted and agreed to specific locations for the signs. This information was conveyed to the EDA. Understandably, the EDA will not go forward without coordination and similar input from the other HOA.

Vint Hill Conservancy Annual Meeting

The Annual Meeting of the Vint Hill Conservancy was held, as advertised, on Monday, November 7, 2011, at the Inn at Vint Hill, from 5PM to 6:30PM. It was much more

sparsely attended than previous Annual Meetings. When the minutes are approved, additional details concerning the meeting will be reported.

It's Beginning to Look a Lot Like Christmas...

As the result of efforts by some of our residents, our Community has a festive look about it. As we all have noticed, the Entranceway has been very tastefully decorated in Holiday Style, as have our two Pocket Parks. On behalf of the Community, a very sincere and heartfelt expression of appreciation to **Anava Grabowski**, who decorated the Entranceway / to **Mary and Pat Gibbons**, who decorated the Pocket Park on Osborne / and to **Mike and Sherry Moore** who decorated the Pocket Park on Turing.

Problems with Vector Security System

* **George Mendez** (3661 Osborne Dr) advised some problems he started having recently with his "Vector Security System". He suggested publishing what he went through to see if others are having or have had similar problems. He also agreed to be the focal point in collecting info on similar or other problems being experienced.

* George has the original Vector System installed by KHov. He opted out of paying the monthly fee and just retained the basic system. One morning not long ago, at around 3AM, the system started beeping. It was 5 beeps every minute vs the usual 1 or 2 for opening or closing doors or windows. The beeps were coming from the keypad (he only has one). His initial thought was to remove the keypad from the wall; but, since it was 'hardwired', he replaced it. A message "LoBat" was displayed; so he assumed it was the backup battery located in his basement. He went there, unscrewed the door and removed the battery. Then he returned to the keypad and hit the *# keys, which appeared to reset the system.

* He went online trying to find an answer, including the 'Vector Security Site'; but to no avail. The site stated that Vector would not provide any assistance without a service call costing about \$120 plus time. George even printed out part of the 'service manual' – also to no avail. In discussing the situation with his next door neighbor, who had called Vector, it was confirmed that they would provide no help without the aforementioned 'service call'.

* The next morning, again at 3AM, the system started beeping, and George had to reset it. That day, he went to "Batteries Plus" (next to Costco in Manassas) and purchased an 'exact match' replacement battery (\$35+tax). His neighbor had purchased a replacement battery at "Radio Shack" (about \$18+), which, while smaller, provided the same output.

* Thus far, over the past several days, George has not had any further problems. His neighbor, however, advised that he has recurring problems about every 6 weeks or so.

* If anyone else is having or has had similar problems with the "Vector Security System", please contact George. Perhaps, someone did place a 'Service Call' or resolved the problem in some other way that could be shared with the Community.

* **George Mendez can be reached at 341-8386 or at – ramage011@comcast.net .**

Vint Hill Manor Homeowners' Association Board of Directors' Meeting Agenda December 06, 2011

1. Call to Order
2. Vacant BOD Position Selection
3. Membership Comment Period
4. Minutes of Previous BOD Meeting
5. Financial/Treasurer's Report
6. ARC Report
7. Workgroup Reports
8. Unfinished Business
 - a. Hill and Culvert Projects
9. New Business
10. Adjournment

BOD Vacancy

Advance Notice: Three (3) positions 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 HOMEOWNERS ASSOCIATION DIRECTORS/ASSOCIATION OFFICERS

President **Tom Daily**..... 540-341-7606
tomrdee@comcast.net
Vice-Pres **Ken Williamson**.. 540-347-5845
clwld@comcast.net
Secretary **Stan Manvell** 540-341-2886
stanvell@comcast.net
Treasurer **Frank Fuerst**540-341-1473
fafuerst@earthlink.net
John Callaway.....540-347-7242
JLCallaway@email.com

ARCHITECTURAL REVIEW COMMITTEE CHAIR

(Vacant)

WORKGROUPS & MANAGERS

Chartering Documents
Frank Fuerst540-341-1473
Common Grounds Contracts
Ken Williamson540-347-5845
Common Grounds Projects
John Callaway.....540-347-7242
Communications
Tom Daily540-341-7606
Programs
Mark Melancon540-341-4177