

THE MANOR MONITOR

A Monthly Publication of The Vint Hill Manor Homeowners Association
April 2012 www.vinthillmanor.org

Two Meetings in March

*** Annual Membership Meeting**

As advertised, the Annual Membership Meeting of the Vint Hill Manor Homeowners Association (HOA) was held on Tuesday, March 13, 2012, at the Greenville Elementary School. With a quorum of the membership having been achieved – 29 present and 13 by proxy – the meeting was called to order by the HOA President, **Tom Daily**, at 7:00PM. The minutes from the 2011 Annual Membership Meeting were approved.

As the outgoing President, **Tom Daily** expressed his appreciation to the Board of Directors (BOD) for their devoted service to the membership. He introduced each member of the BOD and advised what other positions they fill as well. **Ken Williamson**, the HOA Vice President, also is the Manager of the Contracts Division of the Common Grounds Workgroup. **Stan Manvell**, the HOA Secretary, also serves as the non-voting representative from the BOD on the Architectural Review and Covenants Committee (ARC) and is currently Acting Chairman. **Frank Fuerst**, the HOA Treasurer, also is the Manager of the Chartering Documents Workgroup. **John Callaway** also serves as the Manager of the Special Projects Division of the Common Grounds Workgroup. **Tom** also serves as the Manager of the Communication Workgroup which encompasses both The Manor Monitor and the Website.

Recognition and appreciation were extended to the members of the ARC and the various Workgroups, as well, and to some other individuals. The ARC members include: **Stephen Chronister, Gary Hutchinson, Ralph Polk, Lee Radar and Jenny Snellings**. As a member of the Communication Workgroup, **Don Brettle** was cited for his diligent efforts in maintaining the website – www.vinthillmanor.org. **Frank Fuerst** was recognized for volunteering to undertake an update/refresh of the website. **Mark Mellancon**, as Manager of the Programs Workgroup, was recognized for the work he has done to make a variety of programs available to the membership such as irrigation system seasonal ‘turn-on’ and ‘turn-off’, pressure washing, AARP Driver Safety Course, and driveway sealing.

The contributions made by two members of the community, who alternated as Recording Secretary, i.e., **Brian Desmond and Margaret Jones**, should also be recognized.

(Ed. Note: It was pointed out to Tom, after the Annual Meeting, that he had failed to properly acknowledge the contribution by Margaret Jones, for which he apologized at the brief BOD meeting which followed the Annual Meeting)

Other individuals recognized were: **Don Owen**, for his repair and repainting contract work on the two Pocket Parks / **Mary and Pat Gibbons**, for their Christmas decorating of the Osborne Pocket Park / **Michael and Sherry Moore**, for their Christmas decorating of the Turing Pocket Park / and **Ann Grabowski**, for her Christmas decorating of the entranceway.

Some items of interest in the surrounding area also were mentioned:

* **Frank Fuerst** has been trying to get the County Board of Transportation(CBT) to add Rogues Rd to their Six-Year Road Plan. *In an e-mail, subsequent to the meeting, Frank advised that, with the help of 21 homeowners from both Vint Hill HOA's, a 14 page request was prepared and presented, and that it made the difference. The CBT added Rogues Rd to the Plan and VDOT agreed.* In addition, it was mentioned that Frank has been appointed to a Citizens Committee that will be making recommendations on the Transportation Objectives within the New Baltimore Service District.

* The future of the development of Vint Hill will include new/additional residential units. Initially, 850 units were planned; but, that number has now been reduced to 500.

* Plans are in the works for the sale of the remaining assets of Vint Hill. The EDA and the Conservancy have been requested to offer briefings for HOA members before final decisions are made by the County Board of Supervisors.

* In the near future, there will be some construction on some of the roads in the Vint Hill area.

Election of Three Directors

The announcement by the Secretary, **Stan Manvell**, that there were no write-in votes on the ballots, coupled with no responses to the three mandatory oral requests for 'nominations from the floor', led **Tom** to make a motion that the three members on the ballot, namely, **Frank Fuerst, Margaret Jones and Stan Manvell**, be elected by acclamation. The motion was seconded and passed unanimously. *Congratulations to Frank, Margaret, and Stan and, on behalf of the membership, THANK YOU!!!*

Financial/Treasurer's Report for 2011

Frank Fuerst gave the financial report for 2011, pointing out the CD balance of \$147,000 and a checking account balance of \$23,000 for a total of \$170,000 in reserves. He also gave the total expenditures for 2011 at around \$41,000 versus a budget of \$50,000. He stated we are in fantastic shape. Copies of the budget were made available to the membership as an enclosure in the December 2011 issue of the Manor Monitor.

Membership Comment Period

Kathryn Brettle inquired about the future of the hill between Mauchley and Shugart Cts. **Ken Williamson** provided an overview of the plan, citing the decision last year to let the hill go for one season without mowing. In the late Fall, the hill was cut to determine the areas needing attention. The hill was seeded, compro was installed and Curlex netting was overlaid on the treated areas. The plan for this year is to limit mowing so as to encourage growth; but, it will be kept trim and neat. **Ken Britton** suggested zoysia grass be considered and **Jim Daniels** agreed with this suggestion. No further actions will be entertained until the results of last year's efforts can be evaluated.

Deanie Thomas commented on the erosion between the rear of her home and the wooded area. **Ken Williamson** advised he would check it out.

*** Board of Directors' Monthly Meeting**

Immediately following the Annual Meeting, the BOD held its regular, monthly meeting, albeit with a brief agenda. The main objective customarily for this BOD meeting, that follows the Annual Meeting, is for the BOD to elect the Officers of the HOA. **Frank Fuerst** was elected HOA President and, as such, becomes the BOD Chair. **Ken Williamson and Stan Manvell** were elected to reprise their roles as HOA Vice President and Secretary respectively. **John Callaway** was elected HOA Treasurer.

Following the approval of the February BOD meeting minutes and Treasurer's Report, a motion made by **Frank Fuerst**, was seconded, and unanimously approved that the BOD adopt the following:

Resolution

The Vint Hill Manor Board of Directors request that the County Board of Transportation place the following items in their Six-Year Plan.

- Make various safety changes on Route 602 (Rogues Road) including, but not limited to shoulder widening, vertical improvements, and improving the sight-line at the curve just to the left as one exits Cray Drive.
- We support the #1 position of Route 215 (Vint Hill Road) on the County's Six-Year Plan. As details of the plan are added, we would like the opportunity to provide additional information.

BOD meetings are regularly scheduled for the first Tuesday of the month and are normally held in the Conference Room at the Vint Hill Conservancy/VHEDA offices at 4263 Aiken Drive. They are open and all members are invited to attend.

Architectural Review Committee (ARC) Activity

* ARC meetings are regularly scheduled for the last Tuesday of the month. The March meeting was canceled as there were no Design Review Applications (DRAs) to consider. The meeting for April is scheduled for the 26th, at 7PM, at 3596 Sutherland Ct.

* 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!**

Vint Hill Manor Homeowners' Association Board of Directors' Meeting Agenda April 03, 2012

- 1. Call to Order**
- 2. Membership Comment Period**
- 3. Minutes of Previous BOD Meeting**
- 4. Financial/Treasurer's Report**
- 5. ARC Report**
- 6. Workgroup Reports**

- 7. New Business**
 - a. Life after the EDA**
 - b. Acceptance of the Treasurer's Report**
 - c. Reducing the Paper We Generate**
- 8. Executive Session**
 - a. Member Request**
- 9. Adjournment**

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.

Sprinkler Systems – Spring Inspection and Turn-on

Mike Pincosy will be in our community April 11, 12 and 13. **Lynne Pincosy** (*Mike's Mom – 3604 Sutherland Ct*) is contacting previous clients to schedule appointments. If you haven't been contacted by the 9th, or are a new client, contact Lynne @ **540-341-4955** to schedule an appointment.

Trash and Recyclables

In consideration of our members and the community, in general, please take time to properly secure the trash and recyclable items put out for collection. Now that we have containers for both, please try to ensure the materials are sufficiently compressed inside so that the lids can close completely. This will help to preclude littering when it is windy.

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

President **Frank Fuerst**.....540-341-1473
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 Vice-Pres **Ken Williamson**...540-347-5845
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 Secretary **Stan Manvell** 540-341-2886
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 Treasurer **John Callaway**540-347-7242
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**ARCHITECTURAL REVIEW
 COMMITTEE CHAIR**

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 Chartering Documents
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 Common Grounds Contracts
Ken Williamson540-347-5845
 Common Grounds Projects
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