

Board of Directors:

Matt Milstead, 644-9317  
Joni Thompson, 451-5481  
Al Havinga, 451-2399 (Term expires August 16, 1986)

# KMV HOA IV

August 8, 1986

P.O. Box 767  
Springfield, VA 22150-0767

WELCOME TO KMV HOA IV!

Over the summer months we have had a big turnover in the neighborhood. Welcome to all you newcomers. We hope we can be of service to you and your family. Any questions or comments on what we are doing or could do are certainly welcome. We are trying to make Keene Millage Village HOA IV a nice/desirable place to live. Any help you can provide would be greatly appreciated.

## KMV HOA IV IMPROVEMENTS.

Since our last newsletter, several improvements have taken place:

- o We have hired a Bookkeeper (Robert Baine) to handle all the billings and payments. So far this has been the best move we could have ever made. We have been able to collect on past due billings and also keep the new billings up-to-date. Additionally, the delinquency rate for quarterly assessments has improved considerably.
- o A fence has been built to keep motor cyclists from cutting through Tiffany Park Court to the power lines. Hopefully, this will help.
- o Landscaping has been done to the hill on Alexis Lane. Additional seeding will be done as the weather becomes cooler and wetter.
- o Parking spaces have been numbered with owner's lot numbers and also the first section's parking spaces have been lined.
- o The basketball net and pole were moved to the other end of the all-purpose court. Landscaping will be done as the weather becomes cooler and wetter.
- o The tot lot is being landscaped and additional equipment for the tot lot has been ordered.

These improvements are helping to shape up the neighborhood. As money is available, we will continue to make improvements and make our community one of the nicest ones around. If you have any suggestions/comments or ideas, please telephone either Ms. Joni Thompson, 451-5487, or Mr. Matt Milstead, 644-9317.

## PARKING ASSIGNMENTS

As cited in the covenants, each homeowner is entitled to two spaces. Based on this and the consensus of the community, we elected to have reserved parking for each and every homeowner. Lot numbers were thus painted on all of the spaces. Please note that each court yard contains only enough parking spaces for tenant parking. (A list of lot numbers which corresponds with your home addresses is attached.) Effective immediately, you should be parking in only those spaces marked with your lot number. Guests should be asked to park at the curb side if neither of your spaces is available. Signs stating "RESERVED PARKING RESIDENTS ONLY" have been posted at each of the entrances into KMV HOA IV. Any cars illegally parked will be towed. Please be advised that arrangements have been made with BELTWAY TOWING AND STORAGE, INC of Springfield.

## VACANCIES

We are accepting names of interested persons willing to offer their assistance and time to serve on the Keene Mill Village HOA IV Board of Directors. We have two vacancies left open by the departure of Dan Zogran and Jim Ramey and would very much like to fill them. Effective August 16, 1986, a third vacancy will occur with the departure of Al Havinga. If you are interested, please call Matt Milstead or Joni Thompson. (Special thanks go to Al Havinga for his help in getting the Board of Directors organized.)

## CLEANUP

We (Matt, Joni, and Al) have personally picked up trash in and around the community. If you care about your community as we do, please help keep the trash picked up. A little reminder to your children about using trash cans would be greatly appreciated. Also, please do not let children carry glass containers to the tot lot.

## PET OWNERS

Please try to cleanup after your dog or at least walk your dog far enough away from the sidewalk. It's frustrating when you have to watch your every step while walking or while your children are playing. Be considerate of your neighbors and friends and cleanup or at least walk your dog far enough away from the sidewalks or play areas.

## PAYMENT OF HOMEOWNER'S DUES

The delinquency rate for payment of homeowners dues has improved significantly. We appreciate your efforts in making this happen. For those of you who are new to KMV HOA IV, as of July 1, 1986 the following procedures were enacted:

- o Assessments are mailed out 30 days prior to the beginning of the quarter (March 1, June 1, September 1, and December 1).
- o All Assessments will be due on the first day of the quarter (January 1, April 1, July 1, and October 1).
- o Any Assessments not received by the 15th day of the quarter (January 15, April 15, July 15, and October 15) will be assessed a 10% penalty of the amount due plus 8% interest for past due accounts.
- o After proper notification, a lien will be placed against any homeowners who have not paid association dues. This is done quarterly. (Liens have been placed on 2 homes to date.)

## TRASH COLLECTION

Trash collection occurs twice a week, Tuesday and Friday. Please do not set trash out before Monday and Thursday evenings.

Anyone with large, bulky items can make arrangements with Mason Refuse (280-4759) for special pickups.

## ARCHITECTURAL COMMITTEE

A Committee exists to review and approve any proposed structural changes you wish to make to the exterior area of your home, e.g., decks, fences, awnings. If you wish to make any changes, please present your plans to Don Thompson, 451-2589, before proceeding.

HOUSE ADDRESSES & LOT NUMBERS

<u>Address</u>	<u>Lot</u>	<u>Address</u>	<u>Lot</u>
6501 Field Master	12	6514 Alexis Lane	21
6503	11	6516	20
6505	10	6518	19
6507	9	6520	18
6509	8	6522	17
6511	7	6524	16
		6526	15
6515 Field Master	6	6528	14
6517	5	6530	13
6519	4		
6521	3	9070 Tiffany Park Ct	16
6523	2	9072	17
6525	1	9074	18
9000 Alexis Court	34	9076	19
9002	33	9078	20
9004	32	9080	21
9006	31	9082	22
9008	30	9084	23
9010	29	9086	24
		9088	25
6401 Chaney Court	9	9090	26
6403	8	9092	27
6405	7	9094	28
6407	6	9096	29
6409	5		
6411	4	9099 Tiffany Park Ct	30
6413	3	9097	31
6415	2	9095	32
6417	1	9093	33
6410 Chaney Court	15	9100 Tiffany Park Ct	65
6408	14	9102	66
6406	13	9104	67
6404	12	9106	68
6402	11	9108	69
6400	10		
		9118 Tiffany Park Ct	70
6500 Alexis Lane	28	9116	71
6502	27	9114	72
6504	26	9112	73
6506	25	9110	74
6508	24		
6510	23		
6512	22		

Continued

<u>Address</u>	<u>Lot</u>	<u>Address</u>	<u>Lot</u>
9071 Tiffany Park	34	9077 Tiffany Park	41
9089	35	9075	42
9087	36	9073	43
9085	37	9071	44
9083	38	9069	45
9081	39		
9079	40		
9067 Tiffany Park	46	9050 Tiffany Park	55
9065	47	9052	56
9063	48	9054	57
9061	49	9056	58
9059	50	9058	59
9057	51	9060	60
9055	52	9062	61
9053	53	9064	62
9051	54	9066	63
		9068	64