

KEENE MILL VILLAGE HOME OWNERS ASSOCIATION IV  
P.O. Box 2445  
Springfield, Va. 22152-0445

KMV HOA IV NEWSLETTER JUNE 24, 1987

HELLO! We would like to welcome new residents to the Keene Mill Village IV Home Owners Association and introduce the new Board of Directors to our new and old members.

The Board of Directors is comprised of the following members:

Dean Caldwell	6504 Alexis La.	451-3081
Steve Cantrell	6400 Chaney Ct.	451-7840
Teresa Fulp	9112 Tiffany Pk. Ct.	569-4869
Maureen Kluttz	6500 Alexis Ln.	569-6837
Stephanie Smith	6408 Chaney Ct.	866-1495
Shelby Yeakley	9055 Tiffany Pk. Ct.	866-3018

Specific responsibilities have not been clarified at this time but if you have a problem or need information that falls into one of the following categories please contact the following people:

- Architecture approval Dean Caldwell 451-3081  
Teresa Fulp 569-4869
- Budget Maureen Kluttz 569-6837
- Colonial Farms Steve Cantrell 451-7840  
(common property lawn care)
- Complaints: Dean Caldwell 451-3081
- HOA DUES PAYMENT Stephanie Smith 866-1495  
Shelby Yeakley 866-3018
- Newsletter: Teresa Fulp 569-4869
- Listing of Services Maureen Kluttz 569-6837  
Offered by KMV IV Residents(see community news)
- Recreation Committee Keith Dorman 451-9217 (7-9pm)  
[if unable to reach one of the above, call another Bd. Member]

ARCHITECTURAL COMMITTEE

Any structural changes you wish to make to the exterior area of your home (decks, fences, awning, etc.) must be submitted in writing and approved by the architectural committee prior to commencement of work. The enclosed handout of the GUIDELINES AND PROCEDURES FOR EXTERIOR ARCHITECTURAL CHANGES is furnished for your information. If you have made any unapproved changes since April 1985 please submit a request so that your changes can be approved (if they meet the guidelines). All future changes should be approved first. Please call Teresa or Dean for approval forms. THIS COMMITTEE NEEDS VOLUNTEERS--PLEASE CALL IF YOU CAN HELP!!! Before digging call "Miss Utility" to have utility lines marked. It's free and it's legally required. 1-800-257-7777 48 hr notice.

## COMMUNITY NEWS, PROJECTS, ECT.

1. CLEAN UP The spring clean up has been delayed until Fall. We will notify you of the date as soon as possible. In the mean time any help you can do in picking up trash, etc. in the common areas would be appreciated. Also encourage children (and adults) to pick up their litter. Thank you.

2. LISTING OF SERVICES OFFERED BY KEENE MILL VILLAGE IV RESIDENTS: Maureen Kluttz (phone 569-6837) would like to make a list on individuals interested in BABYSITTING or MOWING LAWNS to provide to other individuals in the community. Depending on the response we may also be able to list other services offered by residents of KMV IV. This list does not mean the individuals are endorsed or recommended by KMV HOA. The list is provided as a community service and will hopefully be helpful to everyone needing and offering these services. Individuals wishing to offer services please contact Maureen by July 30 in order to be listed in our next newsletter. Individuals 17 years or younger must send (or bring) a letter to Maureen signed by your parent giving us permission to publish your name on a community list. If you miss the July 30 deadline please contact us anyway and we will include your name in the next letter and to phone inquiries.

3. KEENE MILL VILLAGE SIGN AT THE ENTRANCES OF THE DEVELOPMENT--The price of the signs is higher than originally anticipated and the project is currently under study.

4. PAINTING THE CURBS YELLOW--The project to paint the areas of restricted parking around corners and fire hydrants is still being pursued. If you would like to volunteer your time or are interested in submitting a bid for this project please contact any board member. We hope to have the work done by fall.

5. TOT LOT Plans are underway to remulch the tot lot or put small stones (1/8 inch diameter) in it similar to the stones used at elementary schools. A cost analysis has to be done. If you have any preference or suggestions please write or call Teresa 569-4869.

## COVENANTS

All residents of Keene Mill Village are required to adhere to the covenants. We encourage you to become familiar with them and to read the enclosed copy of DO YOU KNOW THE COVENANTS? It explains the most frequently violated covenants. If you do not have a copy of the covenants please send a letter to the P.O. Box above requesting one or call any board member. SELLERS--please give your new buyers the copy of the covenants when you move. LANDLORDS--please give your tenants a copy of the covenants.

## HOMEOWNER'S ASSOCIATION DUES

Homeowner's Associations dues are DUE ON the first day of the quarter--JANUARY 1, APRIL 1, JULY 1, and OCTOBER 1. At present they are \$60 per quarter.

Bills for homeowners dues are mailed out 15 days prior to the beginning of the quarter.

HOMEOWNER'S ASSOCIATION DUES CONTINUED

Any payments not received by the, 15th day of the quarter (Jan.15, April 15, July 15, & Oct. 15) will be assessed a 10% penalty of the amount due plus 8% interest for past due accounts.

After proper notificationn, 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)

At present 10 home owners are delinquent on past dues. If payment of these dues and the accompanying charges are not received by July 15 legal action will be initiated. Before July 15, the payment must include the HOA dues & the 10% penalty/quarter. After July 15 (and for all future delinquent dues) the 8% interest will be charged retroactively. In summary, if we do not receive all of the monies due by July 15, legal action will be initiated--even if the dues themselves are paid. Delinquent payments increase the operating costs of the association and conscientious HOA members should not have to bear the burden delinquent payers necessitate. After July 15, HOA members who are delinquent for quarters previous to July 1,1987 will also be liable for attorney's fees, court fees, and other reasonable costs associated with collection.

At the present time our records show that THE FOLLOWING INDIVIDUALS ARE DELINQUENT IN PAYMENT OF KMV HOA IV DUES. If our records are incorrect please contact us as soon as possible so that we can investigate the situation. If you are delinquent please pay immediately to avoid legal action.

Delinquent Individual	Address	Quarters	Dues	Penalty	8%	<sup>overdue</sup> Total Amount Due <sup>if before 7-15</sup> <del>Due</del>
R & S Kalra	6516 Alexis Ln.	2nd	\$60	\$6		\$66
Ho Chin Lee	6520 Alexis Ln.	2nd	\$60	\$6		\$66
Chi-Chuang	6522 Alexis Ln.	2nd	\$0	\$6		\$6
Wm. Myers	6403 Chaney Ct.	1st & 2nd	\$120	\$12		\$132
Ron Savage	6415 Chaney Ct.	1st & 2nd	\$120	\$12		\$132
A. Bennett	6509 Fieldmaster Dr.	2nd	\$60	\$6		\$66
J. DeSomma	6517 Fieldmaster Dr.	2nd	\$60	\$6		\$66
Joe Papa	9077 Tiffany Pk. Ct.	2nd	\$60	\$6		\$66
Nick Stone	9081 Tiffany Pk. Ct.	2nd	\$0	\$6		\$6
A. Gupta	3512 Lady Anne Ct., Alex., Va 22310 (9094 Tiffany Pk. Ct.)	2nd	\$60	\$6		\$66

PAYMENT SHOULD BE MADE TO THE KMV HOA ADDRESS ON THE TOP OF PAGE 1

LEASH LAWS AND INAPPROPRIATE ELIMINATION

Pet owners please do not let your dogs eliminate on the sidewalks, play areas, mailbox area, your neighbors yard or any place else that is frequently traveled. Other homeowners would appreciate it if you would carry a pooper-scooper to clean up after your dog, but at least keep them off the traveled areas. It would be to your dogs benefit if the stool was cleaned up as dog transmit worms via the feces and when your dog walks in an area with his or another dogs feces he can pick up intestinal

parasites. Fairfax County laws requires that dogs be on a leash when not in the owner's yard. If you see an animal running loose you can report it to county officials by calling 830-3310(day) or 691-2131 between 4:30 and 10:30 pm & weekends.

### 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 2 reserved parking spaces per home. Lot numbers were thus painted on all of the spaces. Since there are only enough parking spaces in each court for 2 spaces per household you and your guests are only allowed to park in the spaces marked with your lot number. If you have more than 2 cars or if your spaces are filled when guests arrive, the extra cars must be parked at curb side. It is illegal to use your neighbors parking space without their permission. Any cars illegally parked can be towed. Please be advised that arrangements have been made with Beltway Towing & Storage, Inc. of Springfield. When parking at curb side, we would appreciate you and your guests not parking in the fire lanes or corner curb areas and at least 15 feet on either side of the fire hydrants. We hope to have the areas painted yellow and marked "No Parking" soon but until then we need your help to maintain a safe neighborhood.

### RECREATION COMMITTEE

The recreation committee is made of a committee with members from each KMV HOA association (I-V). Keith Dorman is the representative from KMV HOA IV. If you have any questions related to the recreation committee, wish to become involved, or questions about keys to the tennis courts please call Keith at 451-9217 between 7pm & 9 pm weekdays and during the day on weekends.

### SAFETY TIPS

Fairfax County has agreed to put street lights on Field Master Road because it is a county road but we do not know when yet. The other roads are owned by the HOA and will not be getting street lights so we suggest at least 2-3 homes in each area try to leave lights on in the front and back to minimize the chance of break ins and to make it safer to walk at night. The cost of leaving an outside light on is minimal compared with safety and/or the cost of installing street lights.

### TRASH COLLECTION

Trash collection occurs on 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 pick ups.

### BOARD MEMBERS DEPARTING

We would like to thank all the previous board members for their effort to help the community and to especially thank Joni (Thompson) Forman and Matt Milstead who both recently retired from the board after years of work and dedication.

### COMMUNITY INVOLVEMENT NEEDED

If you would be interested in serving on any committees or donating other services to the KMV HOA please let us know. We always need extra help. Also if you have any suggestion for improvements please write a letter or call one of the board members. Also if you would be interested in having any community news published in the newsletter (mother's groups, babysitting-coops, community garage sales, etc. call or write Teresa 569-4869. We hope to publish a news letter every 60-90 days.

KEENE MILLE VILLAGE HOMEOWNERS ASSOCIATION IV  
GUIDELINES AND PROCEDURES FOR EXTERIOR ARCHITECTURAL CHANGES

(A) PURPOSE

(1) The procedures and guidelines developed by the Architectural Control Committee are written to maintain and enhance the exterior appearance of the association's grounds and buildings, to maintain the "Williamsburg" style, and to provide a procedure for homeowners to make exterior changes, additions, or deletions to the grounds and buildings.

(B) COVERAGE

(1) All homeowners and residents of Keene Mille Village IV are responsible for adhering to the procedures and guidelines governing exterior architectural changes.

(2) All exterior changes, additions, or deletions to the side, front, and rear of the house and the surrounding grounds and buildings must meet architectural standards. All material exterior changes must have prior approval by the Architectural Control Committee.

(3) Approval by the Architectural Control Committee is limited to approval of the exterior appearance. The Committee will not judge nor warrant the safety of any exterior change.

(C) DEFINITIONS

(1) Material means any exterior change, addition or deletion having a value greater than \$100 for the side, \$100 for the front, or \$100 for the rear of the residence.

(D) EXCEPTIONS

(1) Specific exceptions to paragraph B include:

- (a) storm doors conforming with the color scheme of the house;
- (b) roofing materials conforming with the existing design and color;
- (c) exterior siding conforming with the existing design and color;
- (d) material changes to the backyard if enclosed;
- (e) paint if same color;
- (f) children's swing sets;
- (h) plant material.

(E) ARCHITECTURAL STANDARDS

- (1) All materials used for all exterior changes (material or otherwise) shall consist of brick, stone, wood, or plant material.
- (2) All storage sheds shall be in the rear of the townhouse and the rear yard shall be enclosed or otherwise not visible to adjoining townhouse residents.
- (3) Metal fence materials are not acceptable.

*"Miss Utility" 1-800-257-7777 requires 48 hr notice  
free service to have buried utility lines  
marked before digging; required by law before digging*

(4) All fences and decks shall be of wood construction and no more than two different types of wood fencing material may be used by a townhouse unit.

(5) Each homeowner is responsible for the upkeep and maintenance of grass, shrubs, and plant material on their property. Grass, shrubs, and plant material should be regularly maintained and cut to enhance the appearance of the neighborhood.

(F) PROCEDURE FOR APPROVAL

(1) Material changes must be petitioned by the homeowner at least 30 *days* prior to the scheduled project start date. All material changes must be approved by the Committee before work may begin.

(2) All material changes approved by the Architectural Control Committee must be completed within 90 days after the project start date.

(3) If a petition for change submitted by the homeowner to the Architectural Control Committee is not acted upon by an approval/disapproval/request for more information within 30 days, then approval is deemed to be granted to the homeowner's petition. Such approval does not relieve the homeowner from compliance with the established guidelines and procedures.

(4) Homeowners are responsible for compliance with all local, state, and Federal rules and regulations. Any required permits are the responsibility of the homeowner.

(5) If the Committee disapproves a petition for material change, the petitioner may appear before the Committee to present additional evidence to support the petition.

(G) COMMON AREAS

(1) Use of and changes to common areas (material or otherwise) are acceptable provided all the following procedures and criteria are followed:

- (a) petition is made to the Committee prior to the use, change, or addition;
- (b) the use, change, or addition does not unnecessarily interfere with the surrounding resident's use of the area;
- (c) the use, change, or addition is in the immediate vicinity of the homeowner;
- (d) the use, change, or addition meets the architectural standards of the community; and
- (e) the use, change, or addition does not violate easement or other rights of ways.

H. EFFECTIVE DATE

(1) All exterior changes and uses of common property property which meet the guidelines established in paragraph D (ARCHITECTURAL STANDARDS) and which occurred prior to April 1, 1985 shall be deemed approved by the Architectural Control Committee. All material changes occurring after April 1, 1985 must have prior approval by the Committee.

DO YOU KNOW THE COVENANTS?

It has come to our attention that certain violations keep reoccurring. For the safety and well being of all residents, we, as homeowners, should do everything possible to uphold the Keene Mill Village Joint Venture "Declaration of Covenants, Conditions and Restrictions." Cited below are but a few of the covenants which we feel are important and must be obeyed:

Article V - Property Rights:

Section 3. Parking Rights. Ownership of each lot shall entitle the owner or owners thereof to the use of not more than two (2) automobile parking spaces, which shall be near and convenient to said lot as reasonably possible, together with the right of ingress and egress in and upon said parking areas.

Article VIII - Architectural Control:

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Committee. (The Architectural Control Committee members are listed in this newsletter.)

Article X - Protective Covenants and Restrictions:

Section 7. No exterior clothesline or clothes hanging device shall be allowed upon any lot.

Section 12. Trash, garbage, or other waste shall not be kept except in sanitary containers. No material or refuse or any container for the same shall be placed or stored in the front of any house, or on the patio or stoop at any time. NOTE: Garbage pickup is Tuesday and Friday of every week. Garbage should be enclosed in sanitary containers and placed in the front area no earlier than Monday and Thursday evening. Placing the garbage/trash in the front area invites unwanted pests, rodents, and pets and can also create an unsanitary condition. It is important for everyone's safety and well being that this restriction be properly obeyed.

Section 13. No commercial truck, commercial bus or other commercial vehicle or any kind shall be permitted to be kept or parked overnight upon any portion of the Properties.

Section 15. No baby carriages, bicycles, or other articles of personal property shall be deposited, allowed or permitted to remain on any lot except in the enclosed rear area. NOTE: Tools, hoses, sprinkler systems, and ladders should be placed in the rear areas.

IF ANY OF THESE VIOLATIONS CONTINUE TO OCCUR FROM THE DATE OF THIS NEWSLETTER, PLEASE ASSIST US IN TRYING TO RESOLVE THESE PROBLEMS BY INFORMING YOUR NEIGHBOR OF THE VIOLATION AND HIS/HER OBLIGATION TO THE COMMUNITY TO COMPLY. UNRESOLVED VIOLATIONS SHOULD BE REPORTED TO THE COMPLAINT COMMITTEE FOR FURTHER ACTION. KEEPING WITHIN THESE COVENANTS AND RESTRICTIONS IS JUST A SMALL PART WE HAVE TO PLAY; PLEASE COMPLY!

Section 10. The Association shall have the right to trim or prune, at the expense of the owner, any hedge or other planting that in the opinion of the Architectural Control Committee is detrimental to adjoining property or is unattractive in appearance, if after 20 days notice to the owner, the owner has not taken action. This also applies to lawns.

Section 11. No exterior antenna shall be erected or permitted on any building or lot.

SOLAR PANELS are not allowed. The existing one on Tiffany Park Ct. is permitted under a grandfather clause and extensive negotiations.