

KEENE MILL VILLAGE HOMEOWNERS ASSOC. IV

SEPTEMBER 15, 1987

KEENE MILL VILLAGE HOME OWNERS ASSOCIATION IV
P.O. BOX 2445
SPRINGFIELD, VA. 22152-0445

Dear KMV HOA MEMBER,

We would like to update you on some of the current events in our community.

DUES PAYMENT

We appreciated the quick payment of the delinquent 1st and 2nd quarter HOA dues that we received after our June newsletter. We received payment from 9 of the 10 individuals. The case of the person who did not pay, Ron Savage of 6415 Chaney Ct., has been turned over to a lawyer and a lein has been placed on the house. He is currently overdue for 1st, 2nd, and 3rd quarter dues plus interest and penalties.

Unfortunately our records indicate we still have not received payment of 3rd quarter dues from the following individual:

Wm. Myers 6403 Chaney Ct. 3rd qt.+int.+penalty= \$66.50
If payment is not received by Sept. 18 this case will be turned over to the lawyer for collection.

Bills for 4th quarter dues will be mailed out in the next week. Please pay by the Oct. 1 due date. The association needs the dues payments to pay for the upkeep of common grounds, trash pick up, ect. Payments that are made on time enable your volunteer board members to spend their free time managing other important business of the association rather collecting dues. This is especially important now that our bookkeeper is retiring and board members will have to assume that responsibility also until a new bookkeeper can be found. If anyone is interested in helping us please call one of the board members. Thank you.

ARCHITECTURAL COMMITTEE

The architectural committee must approve any changes to the exterior of your house, except as listed in the June 1987 newsletter. Please call Dean Caldwell at 451-3081 for information and for the forms for approval. The committee is currently surveying homes in the area and mailing out letters of notification of violation. Compliance with regulations will help maintain the value of all homes in the area.

Some individuals who have received letters of violation have questioned why some individuals are allowed to have structures and vehicles listed as illegal in the covenants and others are not. There are 3 houses with situations which were granted exemptions under a grandfather clause when the association was first turned over

page 1

PLEASE PLAN TO ATTEND THE FALL CLEAN UP!!!! WE WILL SEE YOU
AT THE BASKETBALL COURT AT 9 AM ON OCTOBER 10!!!

to the members of KMVHOA by the developer. These situations are:

1. the solar panels at 9104 Tiffany Park Ct.
2. the boat at 9070 Tiffany Pk.Ct. while owned by present owner
3. the garden on community property at Fieldmaster Dr.

In all other situations it is illegal to park boats, recreation vehicles, and commercial vehicles on KMVHOA streets and parking lots, and other property. The exception would be inside a fence in a back yard. These regulations are clearly outline in the covenants and by-laws which all individuals are suppose to receive when they purchase their townhouse. It is the responsibility of the previous owner and real estate agent to advise you of the covenants and to provide a copy of these to you at closing. If you did not receive a copy please contact a board member to receive one. Ignorance of the rules does not excuse non-compliance. The rules were made to help maintain the property value of all homes in our community and while they are sometimes inconvient to some individuals overall they do help maintain your property value.

SERVICES OFFERED BY MEMBERS OF THE COMMUNITY

We only received 2 names of individuals interested in listing the services they offer. If you would like your name listed in the next newsletter please call Maureen Kluttz ph. 569-6837. Or if you are interested in finding a service provider we can list your name and the service you are looking for--teen age babysitter, tennis partners, mother's helper, ect. If there are teenagers who would like their name on a list but not published in the newsletter please call Maureen and we can provide the names only to people we know are parents in KMV IV.

SERVICES OFFERED:

FULL TIME CHILD CARE Jacki Scurto, 9093 Tiffany Pk.Ct. 569-3707
CAKE DECORATING Mary Herson 9084 Tiffany Pk.Ct. 451-2354

SERVICES DESIRED: none listed at this time

ENTRANCE SIGN

The sign committee has agreed on a sign for the main entrance of KMV, the corner of Fieldmaster Dr. and Old Keene Mill Rd., and a sign for the corner of Keene Dr. and Old Keene Mill Rd. The signs cost considerably more than originally anticipated so this will be the only major improvement the association can afford this year. The sign committee was made of board members from all 5 KMV HOA's and we had to agree to signs for both entrances in order to get all 5 KMV HOA's to agree to share the cost of the signs. We should have the signs within the next few months.

FALL CLEAN UP

The fall clean up will be Sat. OCTOBER 10, 1987 from 9am to-12noon. Please meet at the basket ball court so we can organize into groups to clean up the trash in the community. This will be a good time to meet your neighbors and talk with the board members about questions or suggestions you have. During the clean up we will need some strong individuals to help pull the large branches

out of the drainage ditch (pipe entrance) that runs under Fieldmaster Rd. just south of the basket ball court. If you can help with this please bring heavy gloves and waterproof boots.

PAINTING THE CURBS YELLOW

Since we have not received any bids to paint the curbs of the fire lanes yellow, we will need members of our community to volunteer to help us one weekend. Dates and details will be in the next newsletter.

STREET LIGHTS

The county is suppose to start installing street lights on the county owned part of Fieldmaster Dr. in October.

TOT LOT

The board has agreed that pea gravel would be a better ground cover than mulch for the tot lot. The project is currently under review; the budget does not allow for this expense in 1987 but we hope to include it in 1988 and have it implimented by the spring of 1988. Improvements and additions to the play equipment are controlled by the recreation committee which is made up of members from each of the KMV HOA's so we do not have direct control on the actual equipment.

TRASH

Please do not put your trash out before 5pm Monday for the Tuesday pick up and 5pm Thursday for the Friday pick up. Also all trash and garbage must be in a sealed box, plastic bag, or sealed trash can. While part of the litter on the ground is due to late pick ups (when the garbage truck breaks down) which gives the animals more time to open the bags, the majority is due to littering and trash placed out in open containers. Please help keep our community clean.

WHO TO CONTACT IF YOU HAVE QUESTIONS????

The following board members are in charge of these areas, but feel free to call any of us about any of these or other problems:

<u>ARCHITECTURAL CHANGES</u>	Dean Caldwell	451-3081
* <u>COMPLAINTS</u>	Dean Caldwell	451-3081
<u>LISTING SERVICES IN THE NEWSLETTER</u>	Maureen Kluttz	569-6830
<u>BILLING PROBLEMS</u>	Stephanie Smith	866-1495
<u>CONTRACTS</u>	Shelby Yeakley	866-3018
<u>COMMON GROUNDS</u>	Steve Cantrell	451-7840
<u>NEWSLETTER</u>	Teresa Fulp	569-4869
<u>RECREATION</u>	Keith Dorman	451-9217 (7-9pm)

*If talking with your neighbor about parking problems, ect.related to HOA rules does not work please call Dean and we will see what we can do.

The next board meeting is scheduled for the evening of October 7. If you would like to attend please call Stephanie Smith at 866-1495 for further details.