

KEENE MILL VILLAGE HOMEOWNERS ASSOC. IV

NEWSLETTER JUNE 1, 1988

(Information on Dues Increase on page 2)

Dear KMV HOA Member,

We would like to thank all of you who attend our association's annual meeting on March 23, 1988 at West Springfield High School. We had a very nice turnout with 26 individuals in attendance. Many helpful suggestions were made by the individuals attending and a few individuals volunteered to help the board on new projects. For those of you unable to attend we would like to let you know some of the items discussed.

Stephanie Smith gave her notice that she would be retiring from the board at the end of March. Fortunately she volunteered to stay on as an advisor until she moves this summer. We would like to thank her for the time and effort she has given the homeowners association this past year and we will miss her aid and enthusiasm.

Anyone wishing to serve on the board of directors should call Teresa at 569-4869 or Maureen at 569-6837 or write to the HOA P.O. Box number. We will mail ballots out in the June 3rd quarter billing. (IN 2 WEEKS SO CALL SOON!!)

* SPRING CLEAN UP will be Saturday June 18 9 am to 12 noon. We hope that everyone can come out and help in our annual KMV CLEAN UP. We will meet at the basket ball court at 9 am and then divide up into groups if needed for special projects.

ARCHITECTURAL COMMITTEE

The architectural committee is now meeting regularly. Anyone making any changes to the outside of their house should contact Maureen at 569-6837 or Dean at 451-3081 for a copy of the regulations and the proper forms. You can also write our P.O. Box and we will contact you but that may take a little longer. Individuals in violation of the covenants (including yard upkeep) will be receiving notices soon.

COMPLAINT COMMITTEE

Deal Caldwell, (PH. 451-3081) who is in charge of complaints, notified the members that the association cannot control what goes on inside of an individual's home (noise level, domestic disputes, ect). If you have these sorts of problems please call the Fairfax Co. police dept. For other problems which are related to violations of the covenants please call Dean. For problems which are related to other individuals parking in your parking place, without your consent, you can call a towing company. Beltway towing has been used in the past. Please try talking with the individual first. Please respect your neighbors parking space.

A suggestion was made to have "Reserved" painted on each parking space as well as the lot number to aid in discouraging visitors from parking in reserved spaces. We will look into this suggestion and hopefully we can find volunteers to help on the project this spring when we paint the curbs yellow.

We are still waiting on the report from the fire chief directing us where the no parking areas are. Once the report comes we will have to paint the no parking areas. The HOA has no option but to comply with the fire chief's orders. A newsletter will be mailed outlining the new regulations.

1988 BUDGET

The 1988 budget was approved by the membership present. Common area improvements will include repairs of the tot lot equipment and possibly some improvements and planting of new trees and shrubs. We hope most of the labor will be provided by members or the money will not go very far.

TRASH SERVICE

We discussed the problems with the present trash service provided by Mason Refuse. They are frequently late and recently missed a pick up entirely. These problems occur when their truck breaks. The board has called several other companies to compare prices and the lowest price we could find would be approximately \$1 per month more per unit than Mason charges us. The members present indicated they would rather put up with the inconveniences than have the extra dues increase to cover a new trash service (an increase in also needed to increase the road reserve fund).

If you have a trash special pick up, (moving boxes, furniture, ect.), call **569-0714** and leave a message for Mason so that they can call you back and tell you when to leave it out. If you have not called they may not pick it up on the regular pick up days.

SPECIAL
TRASH
PICK UP
CALL

569-
0714

DUES INCREASE

Members present agreed that a dues increase is necessary in order to increase the reserve fund for road repairs. If sufficient funds are not available when road repairs (or other repairs) are needed each member will be assessed for his share of the bill. This could be extremely expensive. According to a study done by a previous board member in 1985 a slurry seal will be needed about 1991 (1985 cost estimate \$20,000) and asphalt may be needed by 2003. A cost estimate is unavailable for the latter but it is very expensive. We will provide more details in the 3rd Qt. Bill.

SUGGESTIONS BY MEMBERS PRESENT

1. KEEP OUTSIDE LIGHTS ON to deter burglars and other problems. In December the police were searching the area north of Tiffany Park Court with guard dogs and helicopters for a shoplifter from Rolling Valley Mall. 2 units reported someone trying to enter their back doors in 1985. Lights help prevent these problems.
2. WINDOWS: The 5 year warrantee is running out on many of our houses. Please check you windows for signs of moisture between the glass. If moisture is leaking in the manufacturer will replace the window as long as it is still covered by the warrantee. If you need replacement parts for your windows you can call Dean Caldwell (451-3081) to place an order.
3. CHECK YOUR SUMP PUMP TO MAKE SURE IT WORKS. One units' pump failed while the owners were gone, water built up, and mold grew on the walls requiring extensive expensive repairs.
4. NO SKATE BOARDING OR BIKE RIDING DOWN THE GRASS AND LAND-SCAPED HILLS NEXT TO THE BASKETBALL COURT: PARENTS PLEASE NOTIFY YOUR CHILDREN OF THIS RULE AS THESE ACTIVITIES ARE DESTROYING PLANTS ***5. PICK UP YOUR PETS POOP
6. If someone is violating the covenants and causing damage to common property you have a right to & should say something to them!!
7. MORE INFORMATION IN 2 WEEKS IN 3RD QUARTER BILLING***VOTE!!!