

KEENE MILL VILLAGE HOMEOWNERS ASSOC. IV

P.O. BOX 2272
SPRINGFIELD, VA 22152
NEWSLETTER JANUARY 10, 1989

Dear Keene Mill Village IV Residents and Homeowners,

YOUR ATTENDANCE
at the
ANNUAL KMVHOA IV MEETING
to be held
MONDAY MARCH 26, 1990
7:30 PM
AT THE KEENE MILL ELEMENTARY SCHOOL LIBRARY
6310 BARDU AVENUE, SPRINGFIELD
IS REQUESTED

To get to Keene Mill Elementary School, take a left out of KMV onto Old Keene Mill Rd (heading towards Rolling Rd). Keene Mill Elementary School is located just up the hill and to the right of Washington Irving Intermediate School, which is at 8100 Old Keene Mill Rd. Take the first left after Washington Irving School onto Bardu Ave. We will have signs by the main entrance directing you to the library.

Many important topics affecting you will be discussed at the Annual Meeting:

- 1990 budget
- possibility of contracting some association management duties to a private management company
- re-evaluating some of the By-Laws
- one-way traffic on Tiffany Park Court
- visitor parking
- establishing a neighborhood watch program

This is your time to raise any other ideas/concerns you as a homeowner may have. Your ideas and contributions are extremely helpful to board members and greatly increase the quality of service our association is able to offer, so please plan to attend. While renters are welcome to attend and contribute ideas, only homeowners are allowed to vote.

We would like to announce the election of Chris Marino as President of the Board of Directors. An enthusiastic and energetic board member, he previously headed the Architectural Committee.

Al Ware has completed his term as President in December and has volunteered to continue helping the board by taking Chris' place on the Architectural Committee.

Teresa Fulp has been elected Vice President. Teresa has been a member of the Board of Directors since 1987 and has served as Secretary and as President. Her experience and hard work will continue to be invaluable to the board in her new position.

Newly appointed members of the board include Dean Caldwell, Lili Mann, Gudbjorg (Gulla) Ozgun, and Zena and Eddie Starr.

TOPICS IN THIS NEWSLETTER

OUTGOING MESSAGE FROM AL WARE - Observations of outgoing KMVHOA IV Board President

BY-LAWS AND COVENANTS - How to obtain package

INFORMATION DISCLOSURE PACKAGE - How to obtain package

BOOKKEEPER VACANCY - Explanation of duties and salary

GIANT RECEIPTS - Benefit to Keene Mill Elementary school students

DISPOSAL OF MOTOR OIL - Proper disposal and point of contact

SAFETY ARTICLE - Driving speed

ARCHITECTURAL CHANGES - Definition and points of contact

COMMON GROUNDS - Help needed for brush removal

FREE BULK TRASH REMOVAL - Details of time and place

VISITOR PARKING SPACES - Getting a "face lift"

WINDOW FIXTURES - "Who d'ya call when they break?"

OUTGOING MESSAGE FROM AL WARE

Although I was only Board President for about half a year, I am proud to have been a member of your current board. Those who left recently and most of the current members played a vital role in improving the condition of KMVHOA IV. There will be those who will say we accomplished a lot and there will be those who will overlook the accomplishments and say we did not strongly enforce the By-Laws.

It has been my opinion from Day One that the vast majority of our residents do not willingly break the By-Laws. In the past five years of my residence here, it has been my experience that the typical scenario involves a resident who either did not read the By-Laws, or for whatever the reason, did not receive a copy of the document. I believe that one of the primary responsibilities of a board member is to ensure that the residents are kept informed, plus at regular intervals, given the

opportunity to vote on the changing/modifying of small portions of the By-Laws that are no longer applicable to the current needs of the large majority of the existing homeowners. What was a great idea five or seven years ago is not necessarily popular today. It is your R-I-G-H-T as a homeowner in this development to have a fair say in what should be LAW and what shouldn't. By not communicating with your board members and not attending the Annual or Special Issue Meetings, you are forfeiting your rights! Have you read your By-Laws? I hope you understand the implications of such laws as the following:

- 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.

- No commercial truck, commercial bus OR OTHER COMMERCIAL VEHICLE OF ANY KIND shall be permitted to be kept or parked overnight upon ANY PORTION of the properties.

Did you know that to legally vote on issues at an Annual or Special Issue Meeting, we must have, including Proxy votes, a minimum of 60 percent of our 108 members represented (65 people)? The last four Annual Meetings I have attended, I have yet to see more than 28 people attend (that figure includes the board members and their spouses)! Therefore, we have had to mail out ballots with the quarterly billings to achieve the 60 percent quota. We recently learned that another option is to have members vote by Proxy. We would like to try this option at our next meeting.

Citing Article XI, Section 3 of your Covenants, Conditions and Restrictions document, these articles "may be amended during the first twenty year period by an instrument signed by not less than ninety percent of the lot owners.... and a portion of this vote can be collected via duly authorized Proxy.

Not only will your next Annual Meeting be held on March 26 to vote on the 1990 budget, but it will also be to vote on several significant issues. Some of the important issues to be discussed include visitor parking, By-Laws, a neighborhood watch program, pursuit of a KMV Management Company, and one-way traffic on Tiffany Park Court.

We will mail out the Proxy ballots with the quarterly billing. If you are unable to attend the Annual Meeting, please fill out the Proxy form, sign it, and return it to one of the board members (addresses on the ballot) before the meeting. We would prefer it if you could attend the meeting so all sides of the issue can be presented (including yours!). In this way, we can all make a better-educated vote, but if you can't come, please vote by Proxy. If we feel enough new information is presented at the meeting, we will include a new ballot on some issues in the June billing. The next newsletter will have a summary of the important issues discussed during the meeting and the final 1990 budget.

In closing, I would like to extend a sincere THANKS to your great response to our last request for new board members. We just might make it through another year or two! To last longer depends upon a continuing infusion of "new blood".

Effective January 1990, I will be stepping down as your President of the KMVHOA IV Board and joining your Architectural Committee. I hope you offer Chris, our new President, as much and even more support than you have offered me in 1989. I thought my family would be moving from the area but last minute changes resulted in our likely stay through 1994.

Again, my thanks for your support and let's all make it a point to get even MORE involved in 1990! The Association needs you!

BY-LAWS AND COVENANTS

The seller is required to provide the buyer with a copy of the By-Laws and Covenants at closing. Each house received a copy during the original purchase, but if you have lost yours or did not receive one when you purchased it from the previous owner, please contact Teresa Fulp, 569-4869 or write KMVHOA at our P.O. Box address. The cost is \$5.00 to cover our Xeroxing expense. These documents are copies of most of the regulations you are subject to as a homeowner in KMVHOA IV.

There are a few changes to some of the By-Laws and Covenants which are not in our present copy. The most important ones are that our quarterly dues are now \$75.00 and each unit has two assigned parking spaces rather than one. Although the changes are legal because they were voted on and approved by the general membership, we have not amended the By-Laws yet. We are currently working with a lawyer to complete this action and determine the cost involved.

INFORMATION DISCLOSURE PACKAGE

The Virginia Property Owners' Association Act Chapter 26 requires you to inform your buyer that your property is regulated by the covenants and restrictions of a homeowners' association and that they have the right to request a Disclosure Packet from you containing various details about the HOA. You may obtain this packet by writing our P.O.Box and sending a check for \$20. The HOA will provide you with a packet within 14 days of receiving your written request and payment. If you do not receive the packet within seven days, call the bookkeeper to make sure your letter was received. The package includes a copy of the By-Laws and Covenants and other helpful information.

BOOKKEEPER VACANCY

After three years of dedicated service to our KMVHOA, Susan Glausier is retiring March 30th to prepare for her move this summer. Besides her bookkeeping duties, Susan has donated numerous hours pursuing other projects for our HOA. We would like to thank her for her hard work.

The Association would like to solicit bids for a new bookkeeper. Although this is a paid position, our past bookkeepers have given us a considerable "discount" off the regular bookkeeper rates and in reality, donated a large part of their time to help their community. We hope those of you considering the position would be willing to do the same (or we may need to raise dues again).

A partial listing of the job requirements are: mailing out quarterly statements to all homeowners; depositing and recording all payments; making billings; going to the post office at least twice a week; attending monthly board meetings; filling out inquiries from realtors; keeping homeowner's addresses current; making yearly budgets and year-end statements.

If you are interested, please call Teresa Fulp at 569-4869; leave a message on her answering machine. She will provide you with a copy of the job description.

We would like all bids by February 25th. This will allow sufficient time for Susan to train the new bookkeeper and for us to plan the 1990 budget which will be voted on at the March Annual Homeowners' Meeting. You do not need to be a bookkeeper to apply. (Bookkeeping is considered self-employment in terms of social security payments, etc.)

Please mail your bid to the HOA address or give it to Teresa Fulp at 9112 Tiffany Park Court. If you cannot meet the Feb 25 deadline, but are interested, please let Teresa know.

SCHOOL COMPUTERS

Please save your Giant Food Store blue receipts! The Keene Mill Elementary students in our neighborhood are collecting the register tapes. As they turn them in, they are earning Apple computer systems for their school. So save those receipts and give them to one of the Keene Mill Elementary students near you or call Charlie Glausier, 451-2336 and he will collect your receipts. They will continue to collect blue receipts through March 31st. (By the way, prospective homeowners looking to buy in this area are impressed by the number of computers in our schools, so this indirectly helps everyone!)

DISPOSING OF MOTOR OILS

Did you know that one gallon of motor oil, improperly disposed, can create a slick of nearly EIGHT ACRES, and one quart of motor oil can contaminate TWO MILLION GALLONS OF DRINKING WATER? (Washington Post, Sep 25 article) A milk jug filled with used motor oil was found in the wooded area between Tiffany and Chaney Park Courts. If you take a walk along our creek, you'll see the greasy, black deposits left from other improperly disposed motor oils. They will eventually wash into Pohick Creek, poisoning our plants and fish, and despoiling our community's natural areas. Please take your used oil to a service station or other collection site and don't put it with your garbage or pour it into storm drains. Call 1-800-552-2075 Monday-Fridays for information on your nearest collection site.

SAFETY ARTICLE

Several complaints have been made concerning speeding cars on Fieldmaster Drive. Life is too precious to take chances - a child or adult could be hit accidentally. Please realize how fast you drive. As you turn into YOUR neighborhood from Old Keene Mill Rd., you should decrease your speed so you would be able to avoid an accident.

ARCHITECTURAL CHANGES

Are you thinking of fencing in your backyard, painting your house, installing a woodshed, or removing a large tree? These are considered architectural changes to your property. Therefore, before you make such changes, they must be submitted for review and approval by the KMVHOA IV Architectural Committee. This requirement and definitions of architectural changes are found in Article X, Protective Covenants and Restrictions, Sections 1, 3, and 6. To further assist you, a copy of the Application for Authorization to Make Architectural Change is enclosed to help you expedite your application process. Please contact Chris Marino or Al Ware if you have further questions.

COMMON GROUNDS

Help is needed clearing out the underbrush and low branches in the woods near the basketball court and other wooded areas (other wooded areas need consent of adjoining residents). Due to a request by residents of Tiffany Park Court, Teresa Fulp has been attempting to prune low branches and other shrubs from the woods on Tiffany Park Court. We hope this will make the area safer for children in the summer, decrease the population of undesirable rodents and reptiles, and improve the aesthetic appearance of the neighborhood.

If anyone has extra time, Teresa desperately needs some assistance. She is attempting to trim all the branches below five feet on mature trees, but not on any small desirable trees such as dogwoods.

We need to do the pruning now while the trees are dormant. Pruning also helps cut down on the spread of poison ivy.

If you would like to help us out, all you would need to do is to leave the branches you've cut in central locations near the road so that they can be picked up later by our lawn company. This may also be a good time to prune your own trees and add the branches to one of our central piles for removal.

FREE BULK TRASH REMOVAL

Bulk trash removal is scheduled for April 21, Saturday, from 8:30 a.m. to 12:30 p.m. Pick up will be at the circle by the basketball court. Bulk trash removal is for large items such as

furniture or appliances. The trash removal company WILL NOT haul away brush, old tires or regular household trash. Contact Al Ware if you'd like further details.

VISITOR PARKING SPACES

Any unnumbered parking spots are for visitor parking. Because there has been some confusion about this in the past, they will be painted and labelled as visitor parking in the future.

WINDOW FIXTURES

If your window fixtures are missing or broken, or you're in need of other townhouse fixtures and don't know where to get them, call Dean Caldwell. He has offered his assistance in helping you get those fixtures to keep your townhouse looking as good as new!

KMV HOA IV BOARD OF DIRECTORS JANUARY 1990

Chris Marino	President	455-6974	Architectural Changes
Teresa Fulp	Vice Pres	569-4869	General Information
Lili Mann	Secretary	866-0329	Newsletter
Tim Evans	Treasurer	644-8569	Common Grounds
Eddie Starr	Grounds Comm	451-6740	Common Grounds
Al Ware	Arch Comm	569-6097	Architectural Changes
Dean Caldwell	Arch Comm	451-3081	Complaints, Windows
Zena Starr		451-6740	Common Grounds
Gulla Ozgun		451-9381	General Information

Susan Glausier	Bookkeeper	451-2336	Change of Address Billing Questions
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PLEASE CONTACT SUSAN GLAUSIER IF YOU SELL YOUR HOUSE!!

KEENE MILL VILLAGE HOMEOWNERS ASSOCIATION

APPLICATION FOR AUTHORIZATION TO MAKE ARCHITECTURAL CHANGE

- 1) Name _____
- 2) Address _____
- 3) Home Phone _____ Daytime Phone _____
- 4) Description of desired change (location on house, general description, purpose, etc.)

- 5) Specifications: _____

- 6) Materials: _____

- 7) Fairfax County Permit Number _____
- 8) Name of Contractor _____
- 9) Address of Contractor _____
- 10) Phone number of Contractor _____
- 11) Estimated date to start work _____

Your application for Authorization to make an architectural change has been:

Approved _____ Denied _____

Approved subject to the following qualifications _____

Board of Directors

Recommendation: Accepted _____ Rejected _____