

KEENE MILL VILLAGE HOMEOWNERS ASSOC. IV

P.O. BOX 2272
SPRINGFIELD, VA 22152
NEWSLETTER, APRIL 14, 1990

Dear Keene Mill Village IV Residents and Homeowners,

The turn out was great at the annual KMVHOA IV Homeowners' Meeting, with almost fifty people attending! It was a wonderful opportunity to get together, address your concerns, and ensure the association is heading in an agreed-upon direction.

For those who could not attend, we approved the 1990 budget of \$29,770 towards association expenses, the bulk going to lawn maintenance and garbage pickup. We discussed various issues such as house/automobile burglaries and excessive automobile speed. We also discussed erosion problems and replacement of window parts. (Our thanks to Ms Spaccarelli for her donation of holly bushes.) Additionally, Dean Caldwell reported that Ryland Homes sent letters to original homeowners notifying them they will conduct roof inspections and repair at no cost to the homeowner if there are problems with chemical reactions with the plywood used. Contact Dean Caldwell if you have further questions or would like a copy of the letter. No further action was taken at this time to contract a management company thanks to the number of volunteers we received during the meeting, (whom we will contact shortly), and to the number of volunteers on our board of directors. In recapping major accomplishments completed last year, the association had the roads slurry sealed, upgraded the landscaping in common ground and playground areas, and complied with county fire regulations by marking fire lanes.

Warm weather seems to be lasting longer now and our flowers and greenery are coming into full color. We have a spring cleanup scheduled on April 21 to keep our neighborhood a beautiful one and hope you'll be there to lend a hand. Thank you all for being wonderful neighbors and responsible homeowners who take pride in your home and our neighborhood. Hope you all have a wonderful weekend, and a happy Easter.

Sincerely,



TOPICS IN THIS NEWSLETTER

SPRING CLEANUP - Scheduled April 21 with bulk trash pickup

CRIME WATCH - Recent burglaries

WOOD WORKING ASSISTANCE - Volunteer help needed in making signs

DOG OWNERS' RESPONSIBILITIES - Keep "poop" off common area grass

MISCELLANEOUS - Yard sale and erosion problems

SPRING CLEANUP

Spring cleanup is scheduled for Saturday morning, April 21. For those of you who have never participated, it is very informal and consists of helping remove garbage in the common areas, clearing out excessive underbrush, etc. We will begin gathering outside our common areas around 9:30.

Bulk trash pickup is also scheduled the same day, from 8:30 a.m. to 12:30 p.m. This is a good time to get rid of all the things you've marked for removal from the house during your own spring cleanup as well as all the garbage and branches you've gathered during the cleanup of our common grounds.

CRIME WATCH

Our neighborhood has suffered from occasional home or vehicle theft. In a recent incident, a locked van on Fieldmaster Drive was burglarized around 2 a.m. one day. A neighbor noticed the activity and called the police. The burglar was attempting to enter a second vehicle when its alarm sounded which caused the burglar to run away. The police arrived promptly, but the culprit was not caught. Please let a board member know if you have reported a burglary so we can keep a record of criminal activity in our area and ensure all homeowners are kept apprised of the situation.

The board is looking into some measures of deterrence, such as street lights, neighborhood crime watch, etc. In the meantime, we are encouraging our homeowners to keep their front door lights on at night. Cost to homeowners is only about a couple extra dollars per month.

WOOD WORKING ASSISTANCE

Contact Chris Marino, 455-6974, if you would like to help make decorative wooden signs for the association for use as road signs.

DOG OWNER RESPONSIBILITIES

A lot of us love dogs and some of us own dogs. However, some let the dogs run unattended. And some who do leash their dogs take them to the common areas to relieve themselves to keep their own lawns nice. This has been acceptable to our neighbors as long as the dogs are kept away from the grass in the common areas as well as the playgrounds. If the dogs do "poop" on the grass, let's have the courtesy to use a "pooper scooper" so that the rest of our neighbors and children don't walk into it accidentally because diseases can be carried in the "poop". After all, let's still love our dogs, but remember about sanitation and consideration. Best yet, why not bring the dogs to the wooded areas to relieve themselves so that the rest of our neighbors won't step in the "poop" and our grass won't die from the "pee".

MISCELLANEOUS

Some of our homeowners are interested in getting a yard sale date set for this year. If you'd like to get one set up, contact Chris Marino. Better yet, let him know you'd like to be the coordinator for the whole shebang!

Erosion problems have been occurring at some home sites due to the slope of the grounds. If you are experiencing this problem, contact a member of the Common Grounds Committee.

KMV HOA IV BOARD OF DIRECTORS APRIL 1990

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

Jody Cannady		876-2174	Social/Rec Comm Chairman
Sally Schneider		455-4451	Social/Rec Committee
Richard Warde	Bookkeeper	451-5088	Change of Address Billing Questions

PLEASE CONTACT RICHARD WARDE IF YOU SELL YOUR HOUSE!!