

KEENE MILL VILLAGE HOMEOWNERS ASSOC. IV

P.O. BOX 2272
SPRINGFIELD, VA 22152
NEWSLETTER, SEPTEMBER 15, 1990

Dear Keene Mill Village IV Residents and Homeowners,

Hope you all had a wonderful summer. We haven't been too busy as a board, but we do have a few new items to share with you. One I'd like to highlight is an upcoming KMVHOA IV Block Party in the afternoon of September 22nd. We hope to make it a successful family and neighborhood event!! You'll see a flyer with more information shortly. We hope to see you there.

Sincerely,



TOPICS IN THIS NEWSLETTER

- BLOCK PARTY - Sept 22, Noon to 4 pm
- GARBAGE PICKUP COST INCREASE - One-time \$10 assessment required
- WINDOW LATTICES - Available now through Dean Caldwell
- RESULTS OF ROOF INSPECTION - Repair expected next year
- FALL TRASH PICKUP - Time to be determined
- SEWAGE LINES - How to prevent breaking them
- RESULTS OF HOMEOWNER POLL - Interesting results
- VOLUNTEERS NEEDED - Architectural and Grounds Committees need U

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
Dean Caldwell		451-3081	Complaints, Arch Comm
Zena Starr		451-6740	Grounds Comm
Gulla Ozgun		451-9381	General Information
Jody Cannady		451-7372	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!!

BLOCK PARTY

SATURDAY, SEPT 22, NOON TO 4 PM
ENTERTAINMENT, GAMES, POT LUCK LUNCH, EVENTS FOR KIDS

Bring a dish to share with neighbors--your ethnic specialty, favorite dish, or picnic foods. Bring your dish at noon. Eats begin at 12:30. Drinks, grill, chairs, tables, canopy, paper plates will be provided.

Call Melody or Jody Cannady at 451-7372. RSVP no later than Wed, Sept 19, so we can make plans. Leave a message on the machine and let us know:

- how many are in your party
- type of food you'll bring
- your name and phone number
- can you volunteer for setup or cleanup
- can you provide a gas grill or trash can

RAIN DATE: SUNDAY, SEPT 23

Additional social items:

The Activities Committee would like to know if you are interested in a RACQUETBALL TOURNAMENT. Call Jody at 451-7372.

If you know of a new neighbor, call Sally Schneider, 455-4451, so they may receive a welcome letter. It makes the adjustment of being a new homeowner/renter here so much easier!!

GARBAGE PICKUP COST INCREASE

Cost has increased to over \$800/month (almost \$150/month extra). Rather than raise dues, the Board of Directors will request a one-time special assessment of ten dollars from each homeowner to cover payments through March 91. This assessment will be in this month's billing.

WINDOW LATTICES

Dean Caldwell understands how easy the window lattices break and how long it can take to order them through Ryland Homes. He has done the hard work for us and ordered several lattices. You can call him at 451-3081 to buy them at his cost, \$17.22 for a set of two metal lattices. They're the same color as the plastic, but a lot more durable. And you can have them the same day!!

RESULTS OF ROOF INSPECTION

Ryland Homes has provided the results of the roof inspection to one of our homeowners. The Board believes the results will probably be the same for all homeowners. Essentially, the roofs were partially constructed with a fire retardant treated (FRT) plywood which may not be structurally sound, due to certain chemical reactions in the plywood under the attic space.

Because of faulty construction, Ryland will agree to repair and or replace the deteriorated FRT plywood at no cost to the homeowner. At the same time, the builder wants the homeowner to inform family, guests, contractors or buyers that the roof is not structurally sound and they may be hurt if they stand or walk on the roof.

Ryland initially planned to begin repair in January, but has now postponed it until September 91. As an association, we would like your support in getting them to send all of us the results of our roof inspections, agreement for repair, and to begin repair earlier than next September. We will keep you informed on this important matter.

FALL TRASH PICKUP

Teresa Fulp, our Vice-President, will arrange a bulk trash pickup for the fall. Details will be out shortly.

SEWAGE LINES

The sewage lines are located in the common areas behind our townhouses. Some of the sections are made of plastic pipes and can break easily. Bushes were strategically planted to prevent access to these areas from the road. However, drivers have always found a way to get by so we urge you to avoid driving in these areas. One of our homeowners recently spent quite a bit of money repairing damage to his yard when the lines broke behind his property.

RESULTS OF HOMEOWNER POLL

We wanted to get your feelings on some issues we address quite often during our board meetings. We were extremely happy with the large number of responses. Here's what we found out:

QUESTION	NO	YES	NO VOTE
Would you like a choice of colors to paint your house?	28	67	9
Would you like to make Tiffany Park Court a one-way road?	9	37	3
Would you like to keep the same board members?	1	55	10

VOLUNTEERS NEEDED

The Grounds Committees members have dwindled. This committee sorely need additional help to get all the work done each month. Please call Eddie Starr (451-6740).