

# KEENE MILL VILLAGE IV HOMEOWNERS ASSOCIATION – Summer 1998 Newsletter

## **PRESIDENT'S MESSAGE:**

I have enjoyed my term as President. Some people say I have paid my dues, well, that is not true, ALL the board members work as a team. I would like to thank each of the board members that have served during my term. If it weren't for all of you, my job would have been very difficult. Thank you again and keep up the good work. It has been a real learning experience for me and I'm glad I got to contribute to my community. I hope everyone had a great and safe summer. Just a few things to keep in mind now that the kids are back in school: as parents we have to still ensure the safety in our community such as SPEED LIMITS; remember it is 25 mph in the development. Be kind to your neighbors. Just because you may have had a bad day do not take your frustration out on your neighbors. Try to remember: What you make of the community is what it will be.

## **BOARD MEMBERS**

<b>President – Vacant</b>		
<b>Vice President – Mike Weilmunster</b>	<b>9062 Tiffany Park Court</b>	<b>569-7363</b>
<b>Grounds – Mike Weilmunster</b>		
<b>Treasurer – Sabrina Fraunfelter</b>	<b>9088 Tiffany Park Court</b>	<b>451-0841</b>
<b>Secretary – Lili Dawidowicz</b>	<b>6417 Chaney Court</b>	<b>913-5821</b>
<b>Architectural – Jill Barney</b>	<b>9002 Alexis Court</b>	<b>913-7113</b>
<b>Newsletter – Richard Smith</b>	<b>9000 Alexis Court</b>	<b>451-3640</b>
<b>Playgrounds</b>		
<b>Fieldmaster – Dawn Helbig</b>	<b>6509 Fieldmaster</b>	<b>912-4785</b>
<b>Tiffany Park – Ed Windhausen</b>	<b>9054 Tiffany Park Court</b>	<b>440-9217</b>
<b>Bookkeeper – Bill Smith</b>		<b>569-9693</b>
<b>(CHANGE OF ADDRESS AND BILLING QUESTIONS ONLY!!)</b>		

**NEW TRASH REMOVAL COMPANY: USA Waste Northern Virginia**  
**PH: (703) 450-5950**

Keeping the community clean. As a suggestion for helping to keep our community clean, it is recommended that homeowners and tenants disposing of trash in plastic trash bags, as opposed to covered trash containers, deposit their trash outside on the mornings of trash pick up days (Tuesday and Friday) only. This will reduce trash being strewn over yard and common areas by birds and animals. It would be greatly appreciated if each homeowner and tenant make a conscientious effort to help keep the common areas and respective yards free and clear of trash and debris. Please remove empty trash containers from the sidewalks and common areas once U.S. Waste Management has picked up trash.

**NOTICE:** Recycle day will be changed to Wednesday starting on September 15, 1998. I will be putting up signs so please try to remember. If a homeowner needs a recycling bin, please contact USA Waste directly.

**ANIMAL CONTROL SIGNS:** Signs have been posted throughout the Association's common areas. This means that dogs must be on a leash at all times and is licensed in Fairfax County. Pet owners must clean up after their pets so that others may walk on clean common areas.

**PARKING:** I have received a dozen calls and I'm sure the other board members have to from people complaining about homeowners parking their vehicles in visitor parking. The rule is if you have more than two cars you must park your third vehicle on the common streets, such as Fieldmaster Drive and Blarney Stone. The visitors parking spots are for **VISITORS ONLY!**

Parking in fire lanes along yellow curbs will result in towing. Fire lanes must be open for access by emergency vehicles. If a Fairfax County Fire Department vehicle needs to access a residence and a vehicle parked in a fire lane, they will issue a fine at that time.  
**PLEASE DO NOT PARK IN THE FIRE LANES.**

**COMMON AREAS (Grass areas):** Driving your vehicles on common areas is prohibited. There are underground utility lines on common areas that could be severely damaged by motorized vehicles and moving trucks, potentially affecting a whole row of townhouses. Moving trucks and vans shall be parked only on the street.

Tiffany Park Court is NOT one way anymore. Due to THE deteriorating road, a general consensus at the annual meeting voted to make Tiffany Park Court a two-way court. Thanks to Jill Barney a letter was sent to Fastran and the trash removal company to request that they drive the heavy trucks to the RIGHT when entering Tiffany Park Court. Just for your information, Fastran respects our wishes. I do not know if the trash removal company has switched the direction.

**OUTSIDE CONSTRUCTION:** If you are planning on doing home improvements to the outside of your home, please call the Architectural Committee. There are several guidelines you must follow. If you are planning to dig on your property, please contact Miss Utility to mark all existing utility lines prior to the commencement of the construction.

## WINDOW GRIDS

The issue of window grids has been raised repeatedly before the board. Window grids are currently required by our Association by-laws. Homes currently missing window grids are in violation of those by-laws. Secondly, a homeowner CANNOT legally finalize any potential home sale until the owner either replaces missing window grids or gives the Homeowners' Association \$30 for EACH window without grids so the Association can buy replacements. If the homeowner does not meet either of those two conditions, the Association President will NOT provide the buyer a copy of the Association's Disclosure Package (which includes the by-laws). The Disclosure Package is required to finalize the sale.

The current situation is:

- (1) many homes in the association are missing at least one set of window grids,
- (2) homes cannot legally be sold without compliance to the by-laws, and
- (3) even if a homeowner wanted to buy replacement grids, it's almost impossible to find grids that fit these windows.

In order to resolve this issue, the Association will be asking ALL homeowners to vote on whether they want to KEEP the by-laws as written, OR to recommend a CHANGE to the by-laws, by eliminating the mandatory requirement for window grids.

We need TWO-THIRDS of ALL homeowners to vote for a change in the by-laws before we can initiate any modification to those by-laws. Ballots will be distributed with the next quarterly bill. We are asking you to take the time to vote and help us resolve this issue in a manner that would be most satisfactory to the majority of our homeowners.

**SECURITY:** Unfortunately, we have terrible news—One of our homeowner's was robbed. Please be very careful and lock your doors at night—Front door, Basement door (even if you have a fence) and deck door.

The Board would like to "Thank" all homeowners who participated in the playground improvements to Field Master Playground. Special thanks to Nils Lindenblad who stepped in and picked up a lot of the slack when Ed Windhausen needed help the most. The Playground looks GREAT!