

Keene Mill Village IV

The Village Voice

Volume 1, Issue 1

March 2004

Welcome to the first issue of The Village Voice, a quarterly newsletter for the residents of the Keene Mill Village IV Homeowner's Association.

Check out our new website: www.keenemillvillage.org

Things to Know about Our HOA

Boundaries

Keene Mill Village IV (KMOV4) has 108 townhomes. The community includes Tiffany Park Court and Chaney Court, on either side of the parking circle; the north side of Field Master Drive up to Blarney Stone; and Alexis Lane and Alexis Court.

HOA Fees

The HOA is supported by homeowners fees. The quarterly assessment for each lot was \$168.75 in 2003.

As of February 4, 2004, the Keene Mill Village IV Homeowner's Association was owed \$3,739 by 12 delinquent owners in our community. Our management company is pursuing payment for 10 of these accounts. The other two have been turned over to a collection agency. Please don't be delinquent on your HOA fees.

In 2003, approximately three-fourths of the HOA budget paid for contracted landscape services, trash/recycling pickup, and snow removal. The remainder of the budget covered management services and associated administrative costs.

Trash and Recycling

Effective April 1, Five Star Hauling will be our new trash and recycling hauler. Trash pickup days will change from Tuesday and Friday to Monday and Thursday. Recycling will move to Thursday. The KMOV4 board of directors reviewed proposals for trash pickup and recycling services from six companies, including Waste Management, whose contract expires on March 31. Five Star Hauling's proposal offered the best service for the least amount of money.

Reminder: Trash must be in sturdy containers and put out no earlier than 5p.m. the night before pickup. A flyer with more details will be sent out later this month.

Maintenance of Common Areas

Former KMOV4 president Mike Weilmuenster renewed a contract last October with AG&E Landscape Services beginning March 1, 2004, and continuing for 36 months thereafter. AG&E is responsible for mowing and trimming common areas every 7-14 days between April and October. The company also does turf fertilization and weed control, shrub and tree maintenance, leaf blowing, and snow removal.

Scoop the Poop

On a typical day, dog walkers are out in the morning before the workday begins and again in the evening. Most have something in common. They carry a bag, usually a grocery bag or the long plastic sleeve in which newspapers are delivered. Or they carry a shovel. Responsible pet owners take their waste-filled bags and put them in their household trash or flush the contents of the bag or shovel in the toilet.

What about the not-so-responsible pet owners? Pet owners who violate the County's pooper scooper law may incur a fine up to

\$250. Pet waste left on the ground is ugly and messy. It is also harmful to the environment.

Pet waste left on the grass or in the woods makes its way to storm drains every time it rains. The storm drains in our neighborhood empty into the stream that runs perpendicular to Field Master, not too far from the parking circle. That stream is a tributary of Pohick Creek which empties into the Potomac River. Pet waste may carry disease-causing organisms, which make water unsafe for swimming and more costly to treat for drinking.

- **Scoop it up and bag it with the rest of your household garbage.**
- **Or scoop it up, and flush it down your toilet just like human waste.**

Test Your Soil

Before you pour fertilizer on your lawn to green it up, get an inexpensive soil test.

All Fairfax County public libraries have a supply of Virginia Tech soil testing kits. The kits have instructions on how to collect the sample and where to mail it for analysis. You'll need to include a check for \$7.00. A routine soil test package includes analyses for soil pH, phosphorus, potassium, calcium, magnesium, zinc, manganese, copper, iron and boron, along with fertilizer and lime recommendations for specified plants. Soil samples are analyzed and computer recommendations are generated usually within three working days of receipt.

Why test your soil?

Plants can produce their own energy but require a fertile soil to supply needed nutrients. Healthy, well-fed plants are better able

to withstand diseases and insects and to compete with weeds.

A soil test is the best tool available for determining the lime and fertilizer needed for the best economic and environmental production of gardens and healthier, more beautiful lawns. Testing the soil takes out the guesswork and prevents you from under or over liming and fertilizing. Over-fertilization is costly and may be damaging to the environment.

You can take a soil sample any time of the year; however, it is best not to sample when the soil is extremely wet. The number of samples needed from a particular area depends on the uniformity of the soil and its past treatment.

Keene Mill Village will receive a healthy dose of lime on the common areas this year to neutralize the highly acidic soil.

Community Inspection

On April 17 the KMV4 Architectural Control Committee will conduct an inspection of the community.

If you are a property owner, you should have a received at your closing a disclosure packet containing the by-laws of the association including covenants, conditions and restrictions. If you cannot locate the disclosure packet, contact Paul Cairns of CAM, Inc., at 703-250-7394 or e-mail him at pcairns@caminc1986.com.

Here are just a few of the covenants:

- Ownership of each lot shall entitle the owner or owners to the use of not more than two parking spaces. This means no vehicles should be parked regularly in visitor's/white-curbed spaces.)
- No building, fence, wall or other structure shall be erected, nor shall any exterior addition or change be made until the plans and specifications have been submitted to and approved in writing as to the harmony of the design and location in relation to surrounding structures and topography by the Architectural Control Committee.
- No tree measuring more than four inches in diameter shall be removed without the approval of the Architectural Control Committee.
- No exterior clothesline or clothes hanging device shall be allowed on any lot.
- Trash or other waste shall be kept in sanitary containers and shall not be placed or stored in the front of any house, or on the patio or stoop at any time.
- No commercial vehicles shall be permitted to be kept or parked overnight on any portion of the property.
- Front replacement lights shall be glass framed in brass.
- All shed installations must be submitted for approval to the Architectural Control Committee. Sheds must be a neutral color.


Keene Mill Village IV Board of Directors

PresidentEllen
Vice PresidentRachel
SecretaryAndi
TreasurerAlia

Contact us at info@keenemillvillage.org. or call Paul Cairns, of CAM, Inc. at 703-250-7394.

Handy Phone List

Police - Emergency 911
Fire - Emergency 911
Police/Fire - Nonemergency ... 703-691-2131
Hazardous Waste Disposal 703-324-5068
To Report Illegal Dumping ... 703-246-4386
Poison Control 202-625-3333
Animal Poison Control 888-426-4435
Wildlife Rescue League 703-440-0800
Keene Mill Elementary 703-644-4700
Lake Braddock Secondary 703-426-1000
County Information . 703-324-INFO (4636)
Supervisor McConnell 703-451-8873
Pohick Regional Library 703-644-7333
Call before you dig
Miss Utility 1-800-552-7001
Dominion Virginia Power
(power outage) 1-888-667-3000
Washington Gas
(natural gas emergency) 703-750-1400



Neighborhood Cleanup

Saturday, March 20, 2004
9:00 a.m. - Noon
Parking Circle