

# Keene Mill Village IV The Village Voice

Volume 2, Issue 2

April 2005

## HOA Board Meeting

April 14, 2005

7-9 p.m.

Please join us!

Community Associations  
Management, Inc.  
6035 Burke Centre Pkwy  
Suite 200

## Parking

It is illegal to park cars on yellow lines or block hydrants. It also is illegal to park a car with no tags.

If you see an illegally parked car, call the police department's non-emergency number, 703-691-2131 or call the Parking Enforcement Section at 703-280-0636.

The Police Department's West Springfield District Station asks us to note that parking issues may not get an immediate response by a patrol officer as they are not typically emergency situations.

Also, please send an e-mail to the KMV board because the board is responsible for calling the towing company.

**May 21**  
***KMV4 Cookout***

Save the Date!  
Details coming soon.

## Don't Forget! KMV4 Cleanup Day is April 16

Let's clean up our homes inside and out and make our neighborhood a nicer place in which to live. Our trash hauling company will

leave us a dumpster in the Field Master Drive parking circle from Friday, April 15 through Sunday, April 17.



On that Saturday we're hoping for a large turnout of kids and adults to pick up litter in the common areas, along the sidewalks, and in the stream valley.

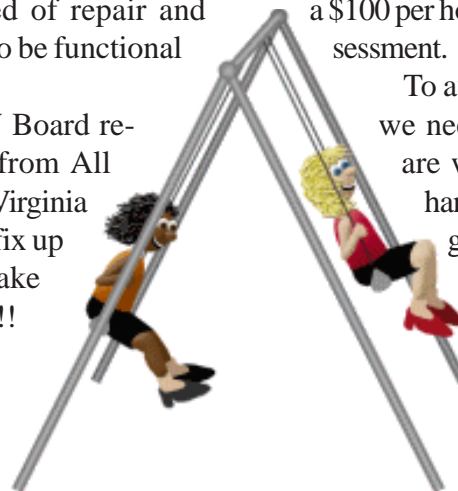
## Volunteers Needed to Form Playground Committee

Our community's two tot lots, one on Field Master Drive and the other on Tiffany Park Court, are in desperate need of repair and maintenance to be functional and safe.

The KMV Board received a bid from All Recreation of Virginia in Ashburn to fix up the tot lots. Take a deep breath!! The quote was for \$10,758. Since we

don't have a line item in our current budget for tot lot repair, contracting for the work would require a \$100 per household special assessment.

To avoid this high cost, we need volunteers who are willing to get their hands dirty and help us get the tot lots in tip top shape. Please send us an e-mail if you would like to help.



[info@keenemillvillage.org](mailto:info@keenemillvillage.org)

## American Disposal to Pick Up Trash

American Disposal bought Five Star Hauling, our trash and recycling company. As of April 1, American Disposal will pick up trash and recycling on our current schedule.

Along with the purchase comes an increase in the cost of service, but American Disposal's rates still will be less than the other companies from whom we solicited bids a year ago.

We hope that American Disposal will provide the quality of service that we have received from Five Star.

**Please put your trash in sturdy containers to keep the wild critters out, AND don't forget to recycle!**



## Reserve Study

The KMV4 Board is required by state law to undertake a study every five years to determine how much money the HOA must have in a reserve fund to cover major infrastructure projects. In our community, the bulk of the funds would cover concrete and pavement maintenance.

The board hired Mason and Mason of Reston to complete the reserve study, which was presented to the board in early March. The study revealed a significant amount of work that needs to be

## Marking Reserved Parking Spaces

A number of KMV4 residents have requested that we repaint the numbers on reserved parking spaces so that everyone knows whose space is whose and so that visitors know not to park in reserved spaces.

In order to save more than \$1,000 in professional fees for service, the board plans to undertake this project with the help of volunteers.

When the weather gets warmer and dryer, we will stencil two-digit lot numbers on each reserved space. When it gets closer to the stenciling date, we will ask all residents to mark their spaces where the location isn't obvious. **If you would like to volunteer for the stenciling project, please call Eva at 703-569-1072 no later than April 14.**

done on our roads, sidewalks and curbs. Unfortunately, our past and current HOA dues will not cover more than a fraction of that work.

The board plans to walk through the community on Sunday, April 3, with a copy of the reserve study, to prioritize projects. As much as we would like to avoid it, we may have to implement a special assessment on all residents for the coming year. The more help we get from residents, the more money we will save and the less we will have to assess.

## Spring Landscaping Reminders

Please use approved types of mulch, rocks, and borders for your lawn and garden. The Architectural Standards state the following:



### Materials Used

All materials used for all exterior changes (material or otherwise) shall consist of brick, stone, wood, or plant material. Plastic, metal or non-natural colored edging is not permitted.

### Landscaping Elements

Brightly-colored materials, white marble, white or colored rocks, chips or stones and colored/tinted mulch are prohibited. Any landscaping element except for small plants and natural-colored shredded mulch must be approved. Synthetic or carpet-like materials e.g., Astroturf and indoor-outdoor carpet are prohibited.



**Please turn your porch lights on in the evening and leave them on all night.**

**Let's keep our community safe!**