

The Village Voice

Your Keene Mill Village IV Newsletter

Web site: www.keenemillvillage.org

Email: info@keenemillvillage.org

May 2009

BOARD NEWS

Thank you to all the homeowners who sent in their proxy or attended our Special Assessment meeting. As we did not meet the required quorum of 65 homeowners we will be having another meeting to vote on the Special Assessment:

When: Monday, June 1, 2009

Time: 7 - 9 PM... Registration begins at 6:30 PM

Where: Pohick Library, Meeting Room #1

Purpose: Special assessment for funding the reserves of the community.

Please try to attend the meeting. If you cannot join us, please send in your proxy. This is an important issue and we would like to hear from all homeowners on this issue. It only takes a moment to mail or fax your proxy.

THANK YOU to everyone who came out and joined us for our community cleanup. This year, we didn't find as much trash or debris in the stream and common areas as in past years. Among the items found were siding, landscape timbers, landscape bricks, toys, balls, planting pots and trash.

Please keep in mind, the stream and common areas are not trash areas. If you have unwanted or old furniture, landscaping materials or household items, put them in the trash ...do not throw them in the streams or common areas. This is not only unsightly, but it also presents a safety issue for residents and wildlife. Do your part, and help keep our community clean and safe.

If you would like to receive a copy of our monthly community financial statements or Board meeting minutes, please contact our community management representative, Kristine Caraway with your request. She can be reached at (703) 435-3800 or via email at KCaraway@NRPartners.com

Stay Informed ...Be Involved.... Be active in our community

DIVE INTO SUMMER!

The Shannon Station pool will be open to residents of Keene Mill Village IV again this year.



Membership costs are as follows: \$200 per season for 2 passes. The 3rd and 4th passes are \$10 each. (\$220 for a family of 4) All additional passes are \$25 each. Kids under 2 years old do not need a pass.

For more information, or to obtain passes, please contact East Coast Management at (703) 569-9880 (phone) or (703) 569-3799 (fax). More information on our web site.

Trash and Recycle Pickup

The trash and recycle trucks can do serious damage to our new roads. It is not just the weight of these vehicles, but also constantly stopping and starting which places added wear and tear on our roads.

In an effort to ease possible damage, we are asking residents to consolidate their trash and recycles, so the trucks do not have to stop as much on their rounds. The fewer piles of trash and recycles, the less they have to stop for collection. Also, on Tiffany Park Court, please try not to place your trash or recycles on the turns. Turns are easily damaged by these large trucks.

On Tiffany Park Court, the recycle truck makes two passes through the area, to pick up on both sides of the road. Please place your recycle bins on the inside of the court. By placing bins only on the inside of the court, the truck driver will be able to see all bins, and make only one pass. One pass means less stress on the roads.

We want to keep our roads looking their best for a long time and avoid costly repairs from wear and tear. Having our roads paved was a large and expensive project... let's all do our part to help maintain the roads. Thanks!



Spring Cleanup Guide.....



In a few weeks, the Board will be doing their annual architectural inspections. Inspections are done every year to insure all residents are keeping their properties up to our community standards. All residents, homeowners and renters, are responsible for following the architectural standards and guidelines. If you do not have a copy of these standards, you can find them on our web site at www.keenemillvillage.org. Please read the standards and be sure to file an architectural form for changes to the exterior of your home and property.

Take a few moments to inspect your home and yard. Most residents are cited for simple, easily addressed items. The following items are examples of some issues residents are cited for.....

Home:

Broken or missing shuttersRepair or replace broken or damaged shutters. Paint faded shutters.

Rotting woodRemove rotting wood, replace and paint.

PaintTrim around doors, windows and end boards that are peeling or fading.

Mold growing on siding or brick.....Powerwash home to remove mold and mildew.

Wires hanging from roof or windowsSecure cable, phone or other wires hanging loosely from roof or windows.

Broken windows.....Repair or replace.

Missing or damaged screensRepair or replace.

Damaged fences.....Repair or replace fence boards, gates or rotting or damaged wood.

Yard:

WeedsPull weeds, clean out leaves and debris from flower beds or around bushes and trees.

BushesTrim bushes and remove dead branches or growth.

Dead plantsRemove dead bushes, flowers, plants or trees.

Front tree.....Trim tree branches away from home or walkways.

Clutter in front yards or porchesHoses, toys, bikes, recycle bins, trash cans and tools should be stored neatly in the rear of your home in a shed, storage box or container. Do not store bags of mulch or soil in front of your home.

Hoses ...Need to coiled neatly or stored in a container.

Lawns.....Front and back yards need to be maintained on a regular basis. This includes cutting grass, trimming, and bagging debris. Some residents ignore their back yards., perhaps because it is fenced in or they don't feel it can be seen as readily as the front yard. However, your neighbors can see your back yard, and don't appreciate seeing overgrown weeds and grass. Please keep your front and back yards maintained throughout the season.

When doing outside work, please do not throw branches or dead plants into the common areas. Bag all debris. Tie and bundle branches or limbs for trash pickup. Our common areas and streams are not dumping areas for yard debris.



Do you have a question, concern or comment? Want to volunteer or offer an idea to help our community? Please feel free to contact the Board at info@keenemillvillage.org or contact Kristine Caraway at (703) 435-3800 or KCaraway@NRPartners.com



In Our Community.....News and Information.....

Children.....We continue to receive complaints about children's behavior on our playgrounds and basketball court. Several children have been pulling branches off trees, damaging equipment and littering play areas. Please ask your children, and their friends, to respect community property and to clean up their trash when they are done. Also, for their own safety, please ask children not to play in the streets or around vehicles.

Please slow down when driving into or around the community. Watch out for people walking or children playing.

Help keep our community safe.....Turn on your porch lights. Report any suspicious activity to the police.