

The Gazebo

A Publication for the
Afton Glen
Homeowners Association



Annual Meeting and Other News

Results of 2021 Annual Meeting

The 2021 annual meeting of the Afton Glen Homeowners Association took place the evening of Jan. 20, 2022, at St. Raymond's Church.

Minutes of the 2019 annual meeting were approved as written. (No in-person meeting was held in 2020; instead, homeowners returned mail-in proxy forms and ballots to elect candidates for vacant Board seats.)

The main official business item on the agenda was to elect replacement members for two vacant positions on the Board of Directors. Robert Siebens and Geoff Clopton both volunteered and were approved by voice vote. In addition, Eric Eng offered to serve on the Architectural Review Board (ARB).

Members of the Board discussed the association budget for 2022. Quarterly fees will increase by \$7 to \$152, to cover higher trash hauling costs. Those costs have risen because Fairfax County has increased the solid waste fees it charges to trash haulers, which are passed on to customers.

A review of major activities during 2021 mentioned VDOT's repaving of our streets and removal of sidewalk trip hazards, the annual community cleanup, replacement of landscaping around the Afton Glen

gazebo, and a summary of the spring walk-through and other activities by the ARB.

Upcoming activities expected in 2022 include the annual spring neighborhood cleanup, repairing deteriorating portions of the walking path and culverts, and submitting a request to the Fairfax County Police Department for a new traffic survey on Groveland Drive.

Surviving the Snow

Although February has brought a warming trend, winter has yet to surrender, and the major snow dump of nearly 11 inches on Jan. 3 brings to mind some reminders:

- ▶ For safety's sake and as a courtesy to our neighborhood pedestrians, please keep your sidewalks clear of snow, and sprinkle salt or sand on icy spots.
- ▶ Be alert to whether your neighbors could use some assistance. If needed, help them out with shoveling snow, clearing fallen branches, bringing in mail, taking out or bringing in trash cans, and other needs.

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- ▶ Except for the private pipestem driveways, all streets in Afton Glen are plowed by VDOT when there is an expected snowfall of 2 inches or more. You can check the status of VDOT's plowing activity street by street on its website at <http://novasnowplowing.virginia.gov/>.
- ▶ Whenever we have a significant snowfall, please move vehicles off the street and park them in your driveway, so that plows can do a thorough job of clearing the streets.

Submit Your ARB Application Well Before Work Begins

If you plan to make any changes to the exterior appearance of your house or yard, ARB approval is required in advance.

It is important to submit your application for approval well before beginning your project. If you submit an application right when it is about to begin, or only after it has begun or been completed, you may be required to go back and make inconvenient or costly changes in materials or designs.

You can find the form for requesting approval online at the Afton Glen web site, under the tab for Procedures > ARB Guidelines, at <https://www.aftonglenhoa.com/ARCHITECTURAL%20IMPROVEMENT%20REQUEST%20FORM%20032618.pdf>

For Outdoor Projects, Double-Check Your Official Property Plat

You know what your property plat is, right? It's the official survey of your property that gives the dimensions and locations of the property line, as well as dimensions and locations of the structures on your property. A copy of the plat is always included in your property ownership documents.

However, a caution: If you are considering an outdoor improvement project that requires you to know your property line or measurements based on the dimensions of your house foundation, be sure to verify that the measurements stated on your plat match actual reality.

The ARB recently encountered a situation where the homeowner's original 1986 survey plat misstated the

dimensions of one side of the house by 5 feet. This mistake on the plat made a decisive difference in determining whether a tree was on the owner's lot or in the common area.

An error like this is probably very rare. But it could spell trouble if you are planning to put in a fence, build an addition, improve a drainage system, add landscaping, or any other project that requires you to know exactly where your property line is.

So when you are consulting your property plat, keep in mind the old carpenter's rule: Measure twice, cut once. It always pays to double-check.

When a Tree Falls

If you discover a tree that has fallen or is about to in an Afton Glen common area, and the tree is an obstruction to normal use of the area or poses a danger, contact our property manager to investigate: Chris Huemmer, 703.913.1480, chuemmer@yahoo.com.

Reminder: No Glass Permitted in Curbside Recycling Containers

Fairfax County trash haulers are no longer allowed to accept glass that is mixed in with your other recyclable materials for curbside pickup.

To dispose of glass, throw it out with your regular trash. You can also recycle glass yourself by dropping it off at designated county "purple bins." You can find a map of these bin locations and more about county glass recycling online at <https://www.fairfaxcounty.gov/publicworks/recycling-trash/glass>.

Among the locations nearest to Afton Glen are:

- ▶ The Springfield District Governmental Center on Rolling Road north of Old Keane Mill Road
- ▶ The Fairfax County Recycling and Disposal Center on Furnace Road in Lorton.
- ▶ The Franconia Governmental Center on Franconia Road near Beulah
- ▶ At 4251 Eisenhower Ave. in Alexandria, near the free mulch lot.

Plan for Jehovah’s Witnesses Church on Pohick Road Moving Forward

In October the county approved the site plan for a new Jehovah’s Witnesses church on Pohick Road and Flint Street.

The plan envisions two rectangular, single-story meeting halls with parking areas between and behind them that are accessed from a single entrance, on Pohick Road. One hall is planned to have capacity for 170 seats, the other for 130.

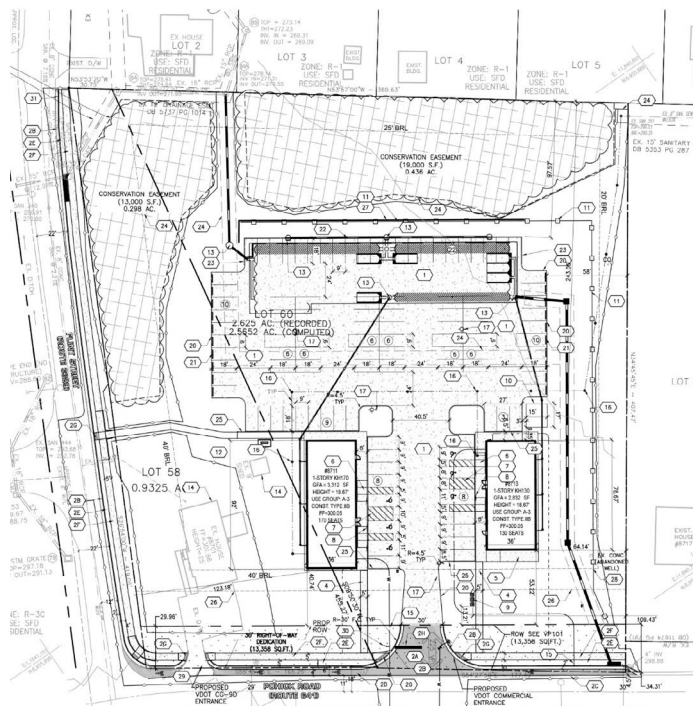
With the approval of the site plan, there will be no future public hearings or other formally scheduled opportunities for public input.

However, according to staff in the county Office of Land Development Services, the project still must proceed through a number of additional steps:

- ▶ Currently, the project is in the process of obtaining a required bond.
- ▶ There must be a final zoning review.
- ▶ The congregation must submit a building plan and obtain a construction permit.

Once these requirements and reviews are completed, actual construction may begin.

See the [Afton Glen web site](#) or Facebook page for a more detailed view of the site plan



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