



# AFTON GLEN HOMEOWNERS ASSOCIATION

## NEWSLETTER—FALL 2008

### Executive Board

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Carol Ward	Board Member	703 866-4697
Chris Huemmer	East Coast Management	703 569-9880

**MONTHLY MEETINGS.** The Board usually meets the third Wednesday of every month—check for postings on the gazebo and our web site at <http://members.cox.net/aftonglenweb>. All Afton Glen residents are welcome to attend the monthly meetings. If you can't attend but wish the Board to discuss a certain topic, call or send John Davies an e-mail, and we'll add the topic to our agenda.

### Annual meeting to be held in December

Please stay alert for further notices regarding the Afton Glen annual meeting, which will likely be held in December this year. As a convenience to the neighborhood, St. Raymond's church has offered the use of its parish community hall for this purpose. You will soon receive official notice of the annual meeting by mail, which will confirm the location, date, and time.

The board will report on a number of important issues, such as the budget it is developing for the upcoming year, and we will conduct elections to fill vacancies on the board. We urge you to reserve time on your calendar to attend the annual meeting, or to send a proxy if you cannot attend.

We also hope you can consider volunteering your time and service to the neighborhood by serving as a member of the board. Contact John Davies at 703 440-8934 (e-mail: [jedavies\\_8629@mac.com](mailto:jedavies_8629@mac.com)), or any of the other board members, if you're interested or would like more information on what's involved.

### Audit under way for 2007 finances

We have engaged the auditing firm Daly-Hamad to conduct our audit of 2007 finances. This is an important follow-up to the previous audit of 2005 and 2006 finan-

cial records, which documented embezzlement by our former management company, Koger (see next item).

The board expects the findings of the 2007 audit to be routine.

### Koger converts to Chapter 7 bankruptcy

On July 3, 2008, Koger Management Group filed a motion with the U.S. Bankruptcy Court to convert its Chapter 11 bankruptcy (restructuring) to Chapter 7 (liquidation). The court-appointed counsel for the "Official Committee of Unsecured Creditors"—Afton Glen being one of 199 unsecured creditors in the original Chapter 11 proceedings—consented to the motion. The court then appointed a trustee to oversee the liquidation of any non-exempt Koger assets in order to pay creditors in accordance with the provisions of bankruptcy law.

However, the notice from the court concerning the conversion said, "There does not appear to be any property available to the trustee to pay creditors. ... If it later appears that assets are available to pay creditors, you will be sent another notice" (in order to file a proof of claim).

Soon after we first learned that Afton Glen was one of the victims of the embezzlement—with an unaccounted loss of \$7,666.94—our auditor had expressed his expectation that the case would probably proceed the way it has and that, when all was said and done, there would be little if any asset value to distribute among the creditors. He was right. He had counseled against spending money on legal fees that would yield little in return. After validating

this guidance informally with a legal source, the AGHOA board filed interim and final proofs of claim on its own, without incurring legal costs. We will keep you posted if any assets are “discovered” or if the court discharges Koger from its debts.

## **Management company monitors neighborhood condition**

As we have reported previously, our new management company, East Coast Management, has been actively monitoring the condition of the neighborhood and advising the board on what is needed to keep it in top shape.

You may find a reminder note on your door if anything noticeable is amiss on your property. If so, we and your neighbors greatly appreciate your cooperation in correcting whatever is needed. Considering the current state of the housing market and the depression of home sale prices, it is all the more important for us to keep up with the many little upkeep items that can help maintain our houses and yards, to preserve the overall attractiveness of our neighborhood and the value of our property.

## **Association fees and collection enforcement**

Just a reminder that payments are due for 4th quarter association fees. Remember that these fees spread the burden of neighborhood costs equitably and help ensure the provision of services that protect YOUR home value.

The board takes its responsibility in this regard very seriously, and we are enforcing collection of delinquent dues and fees as authorized in the neighborhood bylaws: that is, via initial legal action and—ultimately, if needed—property liens. Currently two homes are in the initial stages of legal action, and two homes are in the process of having liens placed on them. (In addition to the legal headaches, property owners in arrears may not vote at neighborhood annual meetings.)

We wish these actions weren't necessary, but the board is striving to ensure that everyone shoulders their fair share of the common burden.

## **A refresher on trash pickup**

With autumn upon us, everyone is busy keeping up with the falling leaves, fading flowers, and tree branches that need pruning. So now's a good time to remember the guidelines for collection of yard debris.

AAA collects yard debris (leaves, grass clippings, branches, etc.) each Wednesday from mid-April until December. The company states the following limits and requirements for pickup:

- It will attempt to pick up what is set out for collection, but during peaks in yard waste production it may choose to limit collection to 20 bags of yard waste per pickup day.
- Brush and limbs must be cut into 4-foot lengths, bundled with rope or twine, and should not exceed 50 pounds. Tree limbs that are larger than 6 inches in diameter and 4 feet in length will not be collected.
- AAA can impose a handling charge on any household putting out more than 5 bundles.
- Leaves and lawn clippings should preferably be placed out for collection in clear plastic bags. However, you may also use black plastic bags marked with an “X” for collection.
- All unbundled brush will be considered a special pickup. Call the AAA office at (703) 818-8222 or visit its website at <http://www.aaatrash.com/> in advance to schedule your pickup of these items. The minimum charge for a special pickup is \$50.00.

AAA will NOT pick up flammable products, oil, paint cans, tires, animal carcasses, manure, tree stumps, dirt, stone, rock, brick, lead, acid/wet cell batteries, railroad ties, toxic materials, bio-hazardous materials or waste, tanks containing propane, oxygen, or helium, items containing gas or oil, explosives, live ammunition or weapons, large amounts of animal waste, oversized brush (longer than 4 feet in length or 6 inches in diameter), bags weighing more than 50 pounds, or any items that cannot be safely loaded by our crews for removal or any items that may damage our hauling equipment.

AAA does not pick up trash or recycling on Thanksgiving, Christmas, or New Year's Day. It follows its normal schedule on all other holidays.