



AFTON GLEN HOMEOWNERS ASSOCIATION

NEWSLETTER – SPRING 2009, No. 2

Executive Board

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Carol Ward	Board Member	703 866-4697
Chris Huemmer	CSH Community 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 David Buffington or Chris Huemmer, and we'll add the topic to our agenda.

Property Management Contract Spun Off to New Company

East Coast Management, Afton Glen's management company, has spun off our contract to a new entity, CSH Community Management.

Reasons for Change

CSH was formed by our management representative, Chris Huemmer, who was a partner at East Coast but has amicably departed to establish his own firm. He will remain our management representative, and the terms of our contract and services provided remain as before.

The Board had the option of retaining our contract with East Coast, but members agreed in full consensus to spinning it off to the new firm, in view of our satisfaction with and confidence in the management representative. We retain the option of returning our contract to East Coast, if we desire.

Impact on Fees and Payment Process

This change will not affect the association budget or the amount of our annual fees. Furthermore, no new quarterly payment coupons will be sent out; instead, continue to use the ones already provided to you for this year, sending them to the same payment address.

However, if you have lost those coupons, you should submit all quarterly dues or other fee payments directly to the new management company at the following address:

CSH Community Management
6700 Norview Court
Springfield, VA 22152
703 913-1480
(email: chuemmer@yahoo.com)

Whichever method you use, you should still make your checks payable to the Afton Glen Homeowners Association, not to the management company.

Annual Neighborhood Inspection Will Take Place in May

The annual neighborhood compliance walk-through will take place sometime in May. During this inspection, the property management agent and members of the Architectural Review Board will assess the condition of each home and lot, to the extent visible from the sidewalk. You will receive notice of any needed corrections.

This means that now's the time to cast a hard eye at your home and property, and take care of any needed repairs or maintenance items that have been languishing on your to-do list.

A reminder checklist of typical things the inspection looks for can be found online at <http://members.cox.net/aftonglenweb> on the "Rules and Regs" page. (Also see the item on Page 2 regarding ARB approval for exterior changes.)

We also urge you to consider volunteering to help out on the Architectural Review Board. The ARB needs and depends on ordinary homeowners to assist in reviewing submitted approval forms, participating in walk-throughs, and generally helping to keep an eye on the neighbor-

hood's appearance. Please give it some serious thought. If you want to find out more or wish to volunteer, contact CSH Community Management at 703 913-1480 or David Buffington at 703 455-1482.

ARB Approval Form and Submission Process

Here's an important reminder: If you are planning any changes to the exterior of your home or lot, you need to get approval from the Architectural Review Board. Note that this policy applies only to *changes and alterations* of your home's exterior features (siding, paint, windows, roof, etc.), additions, driveways, or landscaping, *not replacement* of existing approved items.

Attached for your convenience is an updated copy of the form you must submit for approval. This updated version contains two notable revisions:

- It lists the updated contact information for CSH Community Management.
- It specifies that you must submit the form only to that management company, not personally to any ARB member or Board member. This is a change from previous practice, in which the forms could be submitted to any number of people. This was certainly a flexible approach, but it has allowed for too much uncertainty and confusion about the location and status of pending approval forms. So from now on our community manager will be the contact point and coordinator for the approval forms. When CSH receives a request for approval form, CSH will notify the ARB, which will act on the request promptly.

It is to your benefit to comply with this process, because getting approval for your improvement projects now will protect you in the future when the time comes to sell your home. At that time, in order to sell, state law and the neighborhood covenants require you to obtain a resale approval package from the neighborhood association. A comparison will be made between your home's original condition and its existing improvements or exterior changes at the time of sale.

If this review reveals any exterior changes that were not approved, you will then have to either go through a

retroactive approval process, or possibly correct, remove, or uninstall non-approved changes.

This requirement for the seller to obtain resale approval documents is a protection for both the buyer and seller. It releases the seller from liability for any future actions by the buyer; buyers, for their part, can be confident that the house complies with all neighborhood standards and has no hidden problems waiting to pop up as violations.

Neighborhood Cleanup Takes Place on May 16

Free coffee! Free donuts! Meet your neighbors!

It's true, there will be complimentary coffee and donuts at the ready for volunteers who participate in the annual Afton Glen cleanup on Saturday May 16 (no rain date). Come to help check the walking paths and other common areas, pick up trash, cut back brush, and perform other chores to spruce up our community.

Meet at 8 a.m. at the entrance to the walking path on Green Garland Drive.

Afton Glen Yard Sale Scheduled for June 13

Also mark your calendars for the annual Afton Glen Yard Sale, to be held on Saturday June 13 (rain date Sunday June 14). Empty your garage, basement, and overstuffed closets. We will advertise the yard sale in local newspapers and place signs at the entrance to the community.

Next Association Board Meeting: May 20

The next monthly Board meeting will take place at 8 p.m. on Wednesday May 20 at the Davies residence, 8629 Groveland Drive. All Afton Glen residents are welcome to attend monthly meetings, which typically last about an hour. Contact a member of the Board if you'd like to add an issue to the discussion agenda.