

The Gazebo

A Publication for the
Afton Glen
Homeowners Association
Springfield, VA



Association Holds Annual Meeting

Residents of Afton Glen held their annual meeting on Wednesday, December 10, 2009. The meeting was held in the community room of St Raymond's. President David Buffington called the meeting to order when the quorum was met.

Board Members in attendance: David Buffington, Dan Sigg, Dennis Dombkowski, Carol Ward, Melissa Hopkins, and Hal Neptune. Chris Huemmer of CSH Management was in attendance as well. It was mentioned that John Davies was not able to attend and his 9 yrs of service to the AGHOA was noted.

Church Parking Update

St. Raymond's Church has been continuing to assist in the

parking situation and has asked Dave Albo to intercede with VDOT on several issues on their behalf.

David Buffington asked residents for suggestions/comments to forward or discuss.

Budget for 2010

The budget is based on 2009. Two homes were in foreclosure and debts were written off. Legal action was brought against some homeowners and affected the legal budget. No dues increase for 2010. More was planned for legal.

Question was raised about the benefit of bringing up legal action against homeowners. David responded that action

will be taken to the benefit of the association.

ARB Guidelines

Buffington mentioned that

The AGHOA President announced that there would not be an increase in association assessments for 2010

the guidelines had not been updated for many years. Copies will be sent to homeowners after the first of the year.

See Annual MeetingPp 4

Upcoming Events in Afton Glen

Annual Afton Glen Cleanup, Saturday, May 1, 2010 - 9a.m.

Join your neighbors and help your community by giving a few hours of your time on May 1st. The cleanup will focus on the common



areas by trimming back bushes, pitting up litter and making the paths safe for our residents. meeting point is at the beginning of the path to the tot lot on Green Garland Way. Bring your gloves and plastic bags. If you have cordless equipment such as leaf-blowers and tree trimmers, we could use it. Was it mentioned that coffee and donuts will be available?

Afton Glen Yard Sale, Saturday, May 22

Need to clean out your basement?

Looking for that trash to treasure?

Our community-wide yard sale is just the event.

The AGHOA will be advertising the event for the community. This is a great opportunity to clean out and clean up!



First the Snow and Then the Aftermath



The February 2010 blizzard left much snow and many questions for not only the residents of Afton Glen but throughout Northern Virginia.

By David Buffington, President, AGHOA

What a start for the year! In mid December we were singing, "Let it snow, let it snow, let it snow." A month later we were pleading, "Make it go, make it go, make it go!" 22 inches fell in my yard, followed shortly by 10 more. Then, after a week and a half of braving the 5 inches of packed ice on the road, the County finally arrived and buried my sidewalks under 5 feet of ice and packed snow. Two weeks of snow on the ground in December and six more weeks in the New Year before my yard was free of ice. Our homeowner dues are insufficient to pay for a plowing contract, and it is a county responsibility to clear the streets (which are owned by VDOT), so we are dependent on the goodwill of our neighbors. Thanks to everyone who helped out by assisting neighbors, clearing areas of the streets in front of driveways, providing turning spots at intersections, pushing cars, and salting hills.

And now, the aftermath. Evergreen trees with multiple trunks can recover. Tie a rope around the entire mass to hold the trunks upright. The rope can be removed after the wood hardens by mid summer. Hardwood trees with double trunks that

have split can often be saved by drilling a hole and bolting the trunks back together. Be sure to use large washers on both the bolt head and the nut side of the bolt, and cut the bolt off close to the nut. The tree will grow back together, but the bolt can never be removed. Eventually the bark will grow around the bolt and nut. Saplings which have bent to the ground have only partially straightened. They will need to be staked. Azaleas, rhododendrons, lilacs, hollies, and boxwood will need to have broken branches removed. Cut them back to within a quarter inch of a branch you plan to keep. Forsythias, hydrangeas, and roses should have dead or broken canes cut back to the ground.

After repairing your yard, how about helping with the common areas? We have several trees along the walking paths which need repair. (While you are out, notice the daffodils scattered by board members throughout the woods.) This year our neighborhood clean-up day is scheduled for Saturday, May 1. We will meet by the path on Green Garland and work our way around to Groveland, picking up the trash that has blown in over the winter. Coffee will be provided.

Note From the AGHOA President

David Buffington

I hope you will enjoy our first newsletter of the year. We plan to send out newsletters three or four times a year. If you have specific topics you would like to see addressed in this format, please contact one of the Board members (see the Board member listing on page 4). Good news on the budget side is that the board has been able to hold down expenses, and there is no increase in dues for this year. We are continuing our relationship with CH Management, which has been a marked improvement from our former relationship with Kroger Management Company. Although we have submitted claims against our former property management company, the Court has not yet made distribution against the claims. We will let you know when that is finally resolved.

Our new management company, CH Management, has changed their accounting software, and some procedures. In 2009, we experimented with issuing coupon books for payment of the quarterly dues. For 2010, we have gone back to quarterly invoices. The first invoice was sent out in mid December, and the second quarter invoice was sent in mid March. Dues are payable on April 1, and considered late after April 30. Please make your checks payable to Afton

Glen Home Owners Association, and mail them to CH Management, 6700 Norview Ct., Springfield, VA 22152. Another change this year is that we are requesting that all Architectural Review requests be mailed to the management company. An updated copy of the ARB Guidelines will be mailed to all homeowners after April 5. If you have not received your copy, and you are a homeowner, please contact the management company. If you are a tenant, your homeowner should provide you with a copy.

I regret to inform you that during the past year your Board found it necessary to take a homeowner to court for not having paid dues since moving into his home. A lien was placed on his home after he missed payments for over six quarters. After approximately three years of trying to work with the homeowner, legal action became necessary. A judgment was issued against the homeowner, and he is now required to pay the dues and all legal costs. This was a difficult decision for the Board, but we believe our fiduciary responsibility to the neighborhood required it. I am pleased to report that no other homeowners are seriously delinquent with their dues payments.

We welcome any homeowner to drop in for one of our board meetings and observe what goes on. And, of course, if you have issues you want us to address, or suggestions for improving our services, please join us at our monthly meeting. Meetings are generally held at 8:00 pm on the third Wednesday of each month, except for August and December. (August is vacation month, and December is our Annual Meeting.) Meeting notices are placed at the Gazebo a few days before the meeting. Elsewhere in this newsletter you will find the names and contact information for each of the Board members, and for the ARB members.

Membership on the Boards is voluntary, with Homeowner Board positions elected at the Annual Meeting, and ARB positions appointed throughout the year. Although these are the only boards required by our by-laws, other boards may be appointed if a need is recognized and there are volunteers available. As you go through the neighborhood, think about ways we can enhance living in Afton Glen. Pass your suggestions to a Board member, and indicate your willingness to assist. We look forward to hearing from you.

Annual Meeting, cont'd...

Dennis Dombkowski mentioned that input was received from various sources and that three board members worked on the guidelines. After many reviews, outdated items were found and updated. The guidelines are online and address was in the last newsletter. ARB has 30 days to respond. Requests must be sent to management company. Some of the changes noted: Change to the driveways, decking and fence material; holiday lights; vegetable garden locations.

A short discussion ensued and resident Tom Dietz brought up that the guidelines were not specific enough.

Tom Dietz is a former member of the ARB and was thanked by David Buffington for his past service.

David Buffington mentioned that input to the ARB is welcome and guidelines are flexible.

2008 Annual Meeting Minutes

With correction to board member names, minutes were approved.

Election of Officers

Dennis Dombkowski's and John Davies' terms were over and Buffington asked for nominations. One nomination had been made: John Davies nominated Jane Davies. Buffington asked the floor for an additional nomination. Caroline Eng offered to run for the board.

Melissa Hopkins moved to accept by acclamation, seconded by Hal Neptune. All were in favor.



Can never remember when to put out the trash and recyclables? Here's a Reminder:

Trash is picked up weekly on Monday and Thursday.

Recyclables are picked up every Monday.

Garden waste is picked up every Wednesday and must be bagged or bundled. The bundles can't be longer than 4 ft or more than 50 lbs. Loose piles of branches will not be accommodated.

All Trash, regular and recyclable, should not be put out to the curb before 6 p.m. the night before.

Directory of AGHOA Board of Directors and Property Management Company

President	David Buffington h. 703.455.1482 e. david.buffington@gsa.gov
Vice President	Jane Davies h. 703.440.8934 e. janedavies.cap@me.com
Secretary	Melissa Hopkins h. 703.569.3390 e. phibry@aol.com
Treasurer	Dan Sigg h. 703.451.7649 e. drs616@verizon.net
Board Member	Hal Neptune h. 703.455.9621 e. Hal_Neptune@dell.com
Board Member	Carolyn Eng e. carolyn@theEngZone.com
Board Member	Carol Ward h. 703.866.4697 e. jjwardjr@verizon.net
Architectural Review Board (ARB)	
	Dennis Dombkowski h. 703.644.4507 e. den.d@verizon.net
	John Davies h. 703.440.8934 e. jedavies_8629@me.com
Newsletter	Jane Davies h. 703.440.8934 e. janedavies.cap@me.com
Property Management	
	Chris Huemmer
	CSH Community Management
	6700 Norview Court
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