

The Gazebo

A Publication for the
Afton Glen
Homeowners Association
Springfield, VA



Residents Help Clean Up Afton Glen

The Annual Clean Up for Afton Glen was held on Saturday, May 5.

This year saw the lowest turnout of volunteers in many years. Although the volunteers were few, they did a great job for the community. And they had coffee and donuts.

As usual, volunteers found an assortment of items in our common areas and along the creek areas.

Balls, children's toys and many plastic bags were found. Dog owners: throwing your 'gift bags' down the sewer drains is a no-no. They end up in the creeks!

And the vandalism, graffiti, on our tot lot and bridges were evident yet again.



Board and ARB Members Tour Common Area with Engineer

The Board had commissioned a local engineering firm to review the erosion problems in Afton Glen's common areas. The erosion issues had been aggravated by the severe storms the past two years.

To have a better understanding of how to prioritize the major issues, Kevin Murray, Tri-Tek

Engineering, highlighted and discussed the areas.

Immediate issues were handled by the management firm, while the more substantial issues will continue to be reviewed.

Repairs and maintenance of the common areas are major financial concerns to the Board.



Around the Gazebo

Jane Davies, President, AGHOA

The Afton Glen Board of Directors had a change this summer. Jeff Gil, our treasurer, resigned his position due to work and family commitments. Carolyn Eng, board member at large, has graciously stepped forward to fill the responsibility. Our appreciation and thanks to Jeff for his work for our community and to Carolyn, too. At the next annual meeting, the vacancy will need to be filled.

Our Community. Overall, Afton Glen residents have continued to maintain their properties according to our guidelines and Fairfax County code. Once in awhile, we do come across residents who will forget to obtain ARB approval for work done on their properties.

Our guidelines are not there to keep a stronghold over our community, but rather to protect our property. Homeownership is a major financial responsibility and guidelines assist all of us.

Board and ARB Committee members are volunteers and residents, with limited time due to work and family. They do not have the time nor should they be expected to 'police' our community.

All of us have the responsibility to our community and if there are concerns or issues, the property manager, Chris Huemmer, should be contacted first.

Chris can review the situation and take appropriate action; and he will keep the Board apprised.

This is not to say that Board members should not be called. An informational call is always

welcome. But, it is Chris who will handle 99% of all concerns.

Annual Inspection. In May, the property manager along with three board and ARB members, reviewed the community.

Overall, the majority of properties were in good repair. The property manager did leave quite a few notices on properties for on-the-spot corrections. Violation letters were sent out to homeowners with items of concern. Most homeowners have responded however, second notices have been sent out.

To assist the Board and the homeowners, a photo was taken of each property. This will aid in future annual inspections. And, will assist ARB members in approving application requests.

For Commuters. Afton Glen is affected by the continuing work on Fairfax County Parkway, now Rte 286. The latest project is the Saratoga Park and Ride, scheduled for completion in October 2012. The rest of the Rolling Road construction is set to be completed by the end of summer. The construction by Fair Lakes parkway, widening the FCP and eliminating some traffic lights, is scheduled to be completed next year.

Directory of AGHOA Board of Directors and Property Management Company

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Architectural Review Board Guidelines: When is approval needed?

With the warmer weather right around the corner, our thoughts go to landscaping and home improvements. As residents it is our responsibility to maintain the standards of our homeowners association (HOA). So the question arises: do I need to submit an ARB Approval Form? Each homeowner should have a copy of the 2010 ARB Guidelines (need a copy? it is available for download on the website). Here is a handy excerpt from the guidelines to serve as a tool for when to submit an approval.

- All exterior alterations require the approval of the ARB.
- Unless specifically stated otherwise in the handbook, the ARB must approve all improvements, alterations, repairs, change of paint colors, excavations, changes in grade, or other work that in any way permanently alters the exterior of any lot, permanently or temporarily, or the exterior appearance of one's property. Once a plan is approved it must be followed, or the ARB must approve a modification unless the handbook specifies otherwise.
- The ARB reviews each application individually. No approvals are "automatic" unless the handbook specifically identifies them as such. For example, a homeowner who wishes to construct a deck or fence identical to one already approved by the ARB for another homeowner must nevertheless submit an application.
- The following table uses some common scenarios to illustrate the difference between projects that require approval and ones that do not.

	Examples that DO NOT REQUIRE prior approval ▼	Examples that REQUIRE prior approval ▼
Exterior features	Replacing existing approved exterior items with the same items and materials.	<i>Changing</i> the exterior of your home or lot. This means changing or altering exterior features (siding, paint, windows, roof, etc.), additions, driveways, or landscaping.
	Repainting your front entrance door with the same approved color as before.	Repainting your front entrance door a different color than before.
	Replacing your roof with the same approved type and color as before.	Replacing your roof with a different type or color.
	Replacing your driveway with the same approved material as before, and with the same dimensions.	Replacing your driveway with a different material and/or color, or changing its dimensions.
	You want to replace doors, shutters, roofs, or other exterior features with substantially the same items.	You want to replace doors, shutters, roofs, or other exterior features with items of a different style or color.
Landscaping	Removing trees or shrubs that are dead, diseased, or badly damaged.	Removing sizable healthy trees or shrubs.
	Replacing your existing worn-out lawn with new sod or seeding.	Noticeably reducing the size of your lawn to install new or enlarged shrubbery beds or flower gardens.
	Replacing old or overgrown landscaping with new plants of the same type, and your project is no larger than 20 feet x 20 feet (400 square feet).	Redesigning your front or rear landscaping, and your project is larger than 20 feet x 20 feet (400 square feet).
Decks	Replacing worn-out decking and deck railings with the same approved materials as before.	Replacing your deck with a larger or redesigned one, or replacing it with a new type of material.
	Repainting or restaining your deck with the same approved color as before.	Staining or painting your deck with a different color than before.

Upcoming Events in Afton Glen



**Afton Glen
Yard Sale
Saturday,
September 15**

Need to clean out your basement? Looking for that trash to treasure? Our community-wide yard sale is just the event. The AGHOA will do the advertising for the community. This is a great opportunity to clean out and clean up!

Trash & Recyclables 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. Garden waste is picked up March through December and the first two weeks of January.

All trash, recyclables, should not be put out to the curb before 6 p.m. the night before. However, a change to the ARB Guidelines allows for garden waste to be put out the weekend prior but it would be better if it could wait till the night before.



AFTON GLEN HOMEOWNERS ASSOCIATION

c/o CSH Community Management
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