

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 9, 2010. 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 (president), Jane Davies (vice president), Dan Sigg (treasurer), Melissa Hopkins (secretary), and members-at-large Carol Ward and Hal Neptune. Chris Huemmer of CSH Management was in attendance as well.

Prior to the meeting, residents had a chance to chat over light refreshments; snacks and cookies. All were made and donated by Jane Davies,

Carolyn Eng, Melissa Hopkins and Carol Ward.

Church Parking Update

There were no updates to church parking issues. In general, homeowners agreed that church parking is no longer a major issue except at major holidays such as Christmas and Easter.

Budget for 2011

Good news came to the homeowners with the announcement that the quarterly fees would not be increased for 2011. This is the second year in a row that Afton Glen residents have not had fees increased.

Management pointed out that some changes to the budget were decreased interest

income and increased trash collection costs. The offsets did not affect the overall operational costs.

It was announced that for second consecutive year there would not be an increase in association assessments for 2011

ARB Guidelines

Dennis Dombkowski and John Davies, ARB members, mentioned that the new ARB Guidelines had been mailed to each homeowner. (The document is available for

See Annual MeetingPp 4

Upcoming Events in Afton Glen

Annual Afton Glen Cleanup, Saturday, May 7, 2011 - 9a.m.

Join your neighbors and help your community by giving a few hours



of your time on May 7th. The cleanup will focus on the common

areas by trimming back bushes, picking up litter and making the paths safe for our residents. The meeting point is at the beginning of the path to the tot lot on Green Garland Drive. 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 21

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!



Around the Gazebo

Jane Davies, President, AGHOA

The Board of Directors had some changes this year, especially among the officers. It is my pleasure to be able to serve as your association president this year. Seems to be a Davies household tradition of service to the community; John served as president for 8 years and is now on the ARB.

With all the changes we need to give a hearty “thanks” to: David Buffington for serving as president for the past two years, now board member-at-large; Melissa Hopkins for completing her term and serving as secretary in her last year; and Hal Neptune for completing his term.

New to the board are: Jeff Gill and Kailash Gupta - Welcome! Other officer changes are: Dan Sigg, vice president; Jeff Gill, treasurer and Carol Ward, secretary. Contact information for the entire board is on the last page of this newsletter.

Changes ahead. Some of changes we are looking at for AGHOA is the use of Facebook and email notifications to the homeowners/residents. This includes emailing the newsletter instead of delivering a paper copy. Currently, only 14% of homeowners have subscribed to receive their newsletter by email. We need over 95% to make this possible. To sign up, email: thegazebo@me.com with Subscribe (your address) in the subject line.

Our goal is to ensure that our community has the latest information in the most cost effective method. The information posted on our website will continue to be integral to this goal. To make the email notifications work, the property manager and board need the primary email address for each resident of AGHOA. We hope to have this accomplished by summer. Requests will be mailed shortly to homeowners. Our Facebook page is: *Afton Glen Homeowners Association*.

Our Community. With today’s real estate market and the county’s latest assessments, it is important that we ensure our properties are well maintained and in keeping with ARB guidelines. After the high winds and weather extremes we have experienced, our properties can use some attention. The Board encourages all residents to review the guidelines and if you have questions, contact the property management company or ARB members.

Local Information. Fairfax County offers its residents a variety of resources.

Workhouse Arts Center, located just down the road in the old Lorton Penitentiary. Classes and summer programs are always being offered. Additional information can be found at: www.WorkhouseArts.org

The South County Federation wishes to remind residents of a new service: cheap bus service, \$30 one way, from Lorton to New York City. For information, go to: www.vamoosebus.com

Architectural Review Board Guidelines: When is approval needed?

With the warmer weather right around the corner, our thoughts go to landscaping and home improvements, especially after the severe weather our area has been experiencing. 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 received a copy of the 2010 ARB Guidelines (and 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.

Annual Meeting, cont'd...

download from the Afton Glen website.)

Both noted that violations are down from previous years.

Common areas are being identified that will need repairing or replacing. The roof of the gazebo needs replacing but is covered by the reserve funds.

A discussion ensued on the existing tot lot, which has had wear and tear over the years. Homeowner Tom Dietz brought up that the HOA must have and maintain the tot lot. Recommendation was made by Jane Davies to conduct a survey of the residents regarding the tot lot.

David Buffington mentioned that input to the ARB is welcome and guidelines are flexible to meet the needs of Afton Glen and its residents.

2010 Annual Meeting Minutes

Minutes were accepted and approved.

Election of Officers

New board members were selected this year. Melissa Hopkins, whose term ended this year, was thanked by David Buffington for her service, as was Hal Neptune, who stepped down due to work demands. Dan Sigg, whose term also was ending, submitted his name for re-election. Two other nominations had been submitted; Jeff Gill and Kailash Gupta.

Motion was made and seconded to accept the nominees and approved.

Closing of Meeting

David Buffington closed the meeting after a motion was made, seconded and approved.



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. Garden waste is picked up March through December and the first weeks of January.

All trash, recyclables, and garden waste 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	Jane Davies h. 703.440.8934 e. janedavies.cap@me.com
Vice President	Dan Sigg h. 703.451.7649 e. drs616@verizon.net
Secretary	Carol Ward h. 703.866.4697 e. jjwardjr@verizon.net
Treasurer	Jeff Gill m. 571.217.1625 e. jeff.gill@koons.com
Board Member	David Buffington h. 703.455.1482 e. david.buffington@gsa.gov
Board Member	Carolyn Eng e. carolyn@theEngZone.com
Board Member	Kailash Gupta e. kailash.gupta68@gmail.com
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	thegazebo@me.com
Facebook	Afton Glen Homeowners Association
Property Management	Chris Huemmer CSH Community Management 6700 Norview Court, Springfield, VA 22152 p. 703.913.1480 e. chuemmer@yahoo.com

AGHOA Website: <http://mysite.verizon.net/afton.glen/>