

The Gazebo

A Publication for the
Afton Glen
Homeowners Association
Springfield, VA



Association Holds Annual Meeting

On Thursday, December 1, 2011, residents of Afton Glen gathered for the association's annual meeting. The meeting was held in the community room of St Raymond's.

Prior to the formal meeting, residents were able to socialize over light refreshments provided by board members.

President Jane Davies called the meeting to order when the quorum was met.

Board Members in attendance: Jane Davies (president), Dan Sigg (vice president), Jeff Gill (treasurer), Carol Ward (secretary), and members-at-large Dave, Buffington, Carolyn Eng and

absent was Kailash Gupta. Chris Huemmer of CSH Community Management was in attendance as well.

Board Report to Homeowners

During the past year, two yard sales were sponsored and advertised by the Association, and a common area clean-up was held in May. As part of the clean-up effort, picnic tables at the "tot-lot" play area were repaired.

The severe storms in August and September did considerable damage to our common areas. Several trees came down which blocked the

walking paths and areas of the culverts and drainage ditches were destroyed, as well as areas of the paths themselves being washed away. As a result, the Board approved the construction of a new 20' wooden bridge that matches

It was announced that quarterly association fees would be increased to \$138.50 for 2012.

the one that was installed last year on a nearby section of the walking path. Unfortunately, someone has seen fit to

vandalize the new bridges and renovated picnic tables with graffiti. We ask all homeowners to report any such incidents of vandalism and graffiti. "Tagging" is one of the first signs of gang activity, something that we do not need in Afton Glen.

As part of the storm damage recovery, the Board consulted with an Engineering Firm to study the erosion and form a plan to stabilize the stream channels and prevent additional erosion.

Budget for 2011

There will be a 5% increase in quarterly dues commencing with the January 2012 bills, which will bring the fees to \$138.50 per quarter. The last increase was in 2008. The additional fees will be used to build up the required reserves and help pay for future repairs to common areas.

Homeowner question on the budget: Paying \$2250.00 for a 2011 Audit and Tax Preparation seems excessive. Dan Sigg answered that because of the problems resulting from Koger Management (embezzlement) a few years ago, we are very wary of our financial health. Virginia Law requires HOA

audits each year. Homeowner Tom Dietz volunteered to do the audit for 2012, however the audits require three people to perform them, and it has been an issue trying to get three volunteers in the past. The audience was polled for additional volunteers and none stepped forward. As a result the issue was tabled.

Homeowner question on trash pick-up. Inquiry was as to if we had ever looked into trash pick-up only one time per week instead of two. Chris Huemmer stated that he had and that it would only result in lowering our expenses by \$0.50 per home as the volume of trash being picked up and processed remains the same. He will still try to negotiate lower fees for the Association with AAA.

Homeowner question regarding line item for bad debts. Jane Davies stated that there are only 4 out of 142 homes in arrears. The largest debt owed was by a homeowner whose home went into foreclosure and no funds were collected as part of the foreclosure settlement. The homeowner moved out prior to foreclosure. A claim is being submitted through the Small Claims Court for the next largest debtor who owes approximately \$1400.00.

Homeowner question on postage. Fees seem high, why? Jane Davies replied that newsletters are now being mailed out instead of being hand delivered by one person. Electronic transmission via e-mail was attempted but only 15 homeowners registered their e-mail addresses.

Homeowner question on status of Afton Glen roads. When are Afton Glen roads due to be re-paved? It has been almost 25 years since Afton Glen development was built. John Davies answered that he had investigated the issue previously and found that there was no "list" that has a schedule of when roads get re-paved, but he will try to survey VDOT and see if we can be put on a schedule.

ARB Guidelines

A question from a homeowner was fielded about why there was a need to submit an ARB request if they are merely replacing / repairing what already exists. John Davies stated that it keeps a management record on the property, and it helps to manage and enforce architectural guidelines uniformly. It also informs your immediate neighbors as they have to sign the request, acknowledging that they know

what is intended on your property.

2011 Annual Meeting Minutes

Minutes of the 2010 Annual Meeting were accepted and approved.

Election of Officers

Two Board positions were open by expiration of terms of current Board members. The floor was opened for nominations of candidates. Carolyn Eng volunteered for

another term and homeowner Linda Mossey submitted her name as a candidate for the second opening. Both candidates were accepted and approved by a unanimous voice vote. Dave Buffington, whose term ended this year, was thanked by Jane Davies for his service.

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

Closing of Meeting

Jane Davies closed the meeting after a motion was made, seconded and approved.

Guest Speaker

Immediately following the formal business meeting, the



Association welcomed the guest speaker, Mr. Pat Herrity, our new Springfield District Supervisor. He spoke for about 30

minutes and provided an update on issues impacting the community. He fielded many questions from the floor and after his presentation.



Graffiti: (above) renovated picnic table; (right and below) first new bridge and second installed bridge have been marked and gouged.



(above and below) The pathways in Afton Glen took a beating from the August and September 2011 storms.



Photos shown at Annual Meeting





Around the Gazebo

Jane Davies, President, AGHOA

It is my pleasure to serve again as your association president this year.

The Board saw other changes, but first a hearty “thanks” to David Buffington for having served on the board in various positions. New to the Board is Linda Mossey, serving as member-at-large. Contact information for the entire board is on the this page of the newsletter.

Our Community. As was presented at the Annual Meeting, our common areas have been subject to vandalism. Repair and/or replacement can be costly and is shared by all residents. A walk through our tot lot showed additional tagging on the slide set. Let’s all work together to protect our community’s assets.

As part of the Board’s responsibility to the community, we are working a major issue regarding erosion damage to the common areas. Several pathways were damaged last year and are potentially hazardous. Also, most of our paths need to be repaved but until the erosion issue is addressed, we would be throwing our funds out. The Board is working the issues by contracting out studies and as plans are finalized, we will send information to residents.

One item that did come from the reviews of the erosion areas is that **homeowners must not put**

yard waste into the woods behind their homes. This is especially important on the homes on Groveland Drive backing onto the woods, pathways, and water

run-off areas. The added material is causing extra strain on natural and man-made spillways and culverts.

Spring time is the perfect time to review maintenance needs of your property. Some work will need approval from the Architectural Review Board (ARB). The Board encourages all residents to review the guidelines and if you have questions, contact the property management company or ARB members.

Local Information. Supervisor Pat Herrity was a great guest at our annual meeting. Supv Herrity publishes a monthly newsletter that residents can receive by signing up at <http://www.fairfaxcounty.gov/springfield/>

Of interest to residents:

Fairfax County Parkway Town Hall Meeting, Tuesday, April 7, 7pm at Robinson Secondary School, Recital Hall, 5035 Sideburn Rd, Fairfax.

Springfield District Budget Town Halls, will be held on Thursday, March 15th at 7pm in Conference Room 9 & 10 at the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax. And, on Monday, March 19th at 7pm in the Community Room at the West Springfield Government Center, 6140 Rolling Road, Springfield.

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	Lori Mossey e. lkmossey@att.net
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
	Gerald Lebel e. gerald.lebel@femmecomp.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/>

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



Annual Afton Glen Cleanup Saturday, May 5, 2012 - 9a.m.

Join your neighbors and help your community by giving a few hours of your time on May 5th. The cleanup will focus on the common areas by trimming back bushes, picking 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 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 19

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, and garden waste should not be put out to the curb before 6 p.m. the night before.



AFTON GLEN HOMEOWNERS ASSOCIATION

c/o CSH Community Management
6700 Norview Court
Springfield, VA 22152