

The Gazebo

A Publication for the
Afton Glen
Homeowners Association
Springfield, VA



Afton Glen Gazebo Gets a New Look

Long overdue, the gazebo received a new look - setting a welcoming tone for residents and visitors of Afton Glen.

First off, two new signs were commissioned. The gold lettering on the solid green background make for a bold statement. Thanks to John Davies and Jack Ward for their work on the installation, saving AGHOA those costs. The signs were produced by a local firm.

The next step was to replace the failing roof. The original cedar shakes roof was feeling the effects of the rough weather our area has seen the past few years. A safety hazard, shingles with nails were littering the ground around the gazebo.

Lastly, once the weather warms up, a coat of paint will be the final touch.

Annual Meeting Held in December 2012

On Thursday, December 1, 2012, residents of Afton Glen gathered for the association's annual meeting. The meeting was held at the Newington Forest Elementary School.

Before 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), Carolyn Eng (treasurer), Carol Ward (secretary), and member-at-large

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

2011 Annual Meeting Minutes

Minutes of the 2011 Annual Meeting were accepted and approved.

Election of Officers

Due to expiration of terms and a resignation, three Board positions were open. The floor was opened for nominations: Jane Davies volunteered for another term; Jim Harper and Jack Ward came forward for the remaining positions. Both candidates were accepted and approved.

Board Report to Homeowners

A presentation was made outlining the past year in AGHOA. Highlights included the two AGHOA-sponsored yard sales and common area clean-up day that was held in May. It was noted that the tot-lot is experiencing vandalism, including the recently refurbished picnic tables.

Planning continues on storm damage recovery in the common areas. Tri-Tek Engineering has been working on a plan to assist the Board to prioritize the work needed. The Board will share with the homeowners future progress.

Homeowner assessments will stay the same for 2013 at a rate of

\$138.50 per quarter. Future outlays include improvements on the gazebo (most of these have been done) and to increase reserves for the common areas. Postage fees are on the increase and homeowners have been asked to submit their email addresses. But the email addresses have been slow in arriving.

A new trash contract, negotiated by our community manager, has given AGHOA huge savings. These savings will help increase the reserves.

Representatives of neighboring communities were on hand to provide information on the proposed construction of a Kingdom Hall of Jehovah's Witnesses at 8701 - 8713 Pohick Road at the corner of Flint Street. It is

a proposed 13,000 square foot facility. Information and flyers were available for homeowners to take.

The Board will keep the homeowners apprised of any new information.

Homeowner Forum

Several items were raised by homeowners:

- Dogs should be

kept on a leash and to pick up their wastes.

- Question was raised about the photos taken of each home during 2012 inspection. Photos were taken from the curb and will only be used to reference each home. Remain on file for each home and will not be used for any other purpose.
- The dumpster and portapotty were raised. (This has since been rectified. But has become a good reference point for AGHOA.)
- Homeowners were reminded to shovel sidewalks in front of their homes.

Closing of Meeting

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

Guest Speaker

After the formal meeting, members of Afton Glen were fortunate to have as the guest speaker, Delegate Dave Albo.

Mr. Albo spoke for about 30 minutes and provided an update on issues that will or have been addressed in the Richmond General Assembly. Healthcare issues, education, transportation funding and new law proposals were discussed. He closed by stating that he welcomes comments/questions from constituents. He can be reached at:

Dave@DaveAlbo.com



Photos of vandalism at tot-lot and of beer cans and other items found by resident



Around the Gazebo

Jane Davies, President, AGHOA

encourages all residents to review the guidelines and if you have questions, contact the community management company or ARB members. ARB request forms should be emailed or mailed to the

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

The Board saw some other changes, but first a hearty “thanks” to departing members Linda Mossey and Jeff Gill. And a big welcome to Jack Ward and Jim Harper for stepping forward to join the board.

For the current board, contact information is on this page of the newsletter.

Our Community. As mentioned at the Annual Meeting, we are trying to cut costs and one involves using email versus mailing, especially of the newsletter. If you have an email address, please send an email to thegazebo@icloud.com with your address in the subject line. We would appreciate your assistance.

Spring time is the perfect time to review maintenance needs of your property. It is also when the community manager and members of the ARB and Board conduct the annual inspection. Areas that are frequently cited for violations are: mold on siding, missing shutters, cracked driveways, peeling paint and wood rot. Some work will need approval from the Architectural Review Board (ARB). The Board

community manager. As our ARB members are volunteers, please give the ARB enough lead time to approve the request.

Just a reminder that we have set up a new website for AGHOA. This will allow us more flexibility and growth for the future. Dennis Dombkowski has graciously offered to handle the site (and is also a member of the ARB). He welcomes suggestions and comments and his contact information is in the Directory. Don't forget to 'Like' our Facebook page.

As was mentioned at the annual meeting, there is a proposal to build a Kingdom Hall of Jehovah's Witnesses on the corner of Flint Street and Pohick Road. Our neighbors in Chapel Acres have been diligent in working on this issue. With the high concentration of institutions within 1/4 mile of each other on Pohick Road, traffic and safety issues will affect Afton Glen HOA.

The latest from Chapel Acres Cmte on this proposal: Fairfax Board of Zoning Special Permit # S P 2013-M V- 012.

- Fairfax County Board of Zoning has issued a permit to the Jehovah Witness to build a Kingdom Hall at

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Directory of AGHOA Board of Directors and Property Management Company

President	Jane Davies h. 703.440.8934 e. janedavies.cap@icloud.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	Carolyn Eng e. carolyn@theEngZone.com
Board Member	Kailash Gupta e. kailash.gupta68@gmail.com
Board Member	John Ward h. 703.866.4697 e. jjwardjr@verizon.net
Board Member	Jim Harper e. bowserrex@earthlink.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@icloud.com
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Newsletter	thegazebo@icloud.com
Facebook	Afton Glen Homeowners Association
Community Management	
	Chris Huemmer
	CSH Community Management
	6700 Norview Court, Springfield, VA 22152
	p. 703.913.1480 e. chuemmer@yahoo.com

AGHOA Website: <http://www.aftonglenhoa.com>

Around the Gazebo, cont'd

Pohick Road and Flint Street.
Special Permit # S P 2013-M V-012.

- The special permit has been accepted and is currently under review by the B.Z.A. Staff.
- A public hearing is scheduled at the Board of Zoning Appeals on May 1, 2013 at 9:00 A.M. (We have requested in writing to schedule the public hearing in the evening hours, still waiting for response from B.Z.A.)
- Residents opposing the special permit interested in speaking at the public hearing can go online and register on the B.Z.A. website @ bzaclerkmail@fairfaxcounty.gov

- Opposition group has petitioned Mr. Lloyd Ntuk, agent for Jehovah Witness, to meet with community residents opposing the Kingdom Hall to discuss important concerns affecting our neighborhood. Certified letter requesting a meeting with Mr. Lloyd Ntuk was sent March 4, 2013, no response as of this date from Mr. Ntuk.
- A community meeting will be announced at a future date, as soon as we have a commitment from him, we will notify interested parties by e-mail.
- A review of the B.Z.A. file on this date revealed only (9) letters opposing the Kingdom Hall have been received. It is imperative to write opposition letters to the

Board of Zoning Appeals at the e-mail address listed. Rebecca.Horner@fairfaxcounty.gov or Susan.Langdon@fairfaxcounty.gov, so they can be presented to the B.Z.A. board prior to the public hearing.

If you are interested in this issue, please contact the Chapel Acres rep: Joe Peralta, at email: jjp560@live.com

Local Information. Just a reminder that Supervisor Pat Herrity publishes a monthly newsletter that residents can receive by signing up at <http://www.fairfaxcounty.gov/springfield/>

He occasionally hosts open town-hall meetings that are of interest to all residents.

AGHOA Architectural Review Application

The following section is an excerpt from the Jan 2013 version of the Afton Glen Homeowners Association Handbook Architectural Review Board Guidelines (the application form is on pages 5-6)

A sample of the form that homeowners must use in applying for approval is attached at the end of this handbook. It is also available from the management agent, members of the Board, and online at the Afton Glen web site at <http://aftonglenhoa.com>. Generally, the following items should be a part of every application.

Site Plan

A site plan is most easily prepared by submitting a copy of the house location plat, modified as needed with notations describing the improvement. Proposed changes should be indicated, including dimensions and distances from property lines.

Description of Materials and Colors

Specify materials and provide samples of the colors to be used, as well as an

indication of the existing colors and materials. Where materials and/or colors are compatible but different from those of the existing structures, samples of color chips should be submitted for clarity.

Drawings and Photographs

A graphic description should be provided, and may be in the form of manufacturer's literature or photographs, as well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the proposal. If appropriate, plans or provisions for landscaping or grading, etc., should be shown as they affect the applicant's house and as they relate to neighboring houses. In any case, the sketch or photograph should be accompanied by a written description.

Review Procedures

All applications should be submitted to the ARB through the current management agent as listed on the application form. The ARB will meet as necessary to review applications. An application first will be reviewed for completeness. If the application is

complete - meaning the ARB has no unanswered questions - the review process may begin. If it is incomplete or the ARB has further questions, the application will be returned to the homeowner for additional information. The ARB has 30 days from date of receipt by the management agent to review a completed application. The decision of the ARB will be sent by letter to the applicant's address by the management agent. If the ARB fails to act upon any request submitted to it within 30 days from date received by the managing agent, the application will be deemed approved as submitted.

Appeal of an ARB Decision

An appeal procedure exists in the event that a homeowner disagrees with the ARB's decision. To initiate the appeal procedure, the applicants or other affected residents must submit a written request for an appeal within 20 days of the applicant's receipt of the ARB decision. The appeal will be referred for review to the Board of Directors, who must act on it within 20 days.

ARCHITECTURAL IMPROVEMENT REQUEST

Submit to: Afton Glen Architectural Review Board
c/o CSH Community Management
6700 Norview Court
Springfield, VA 22152
703 913-1480
(email: chuemmer@yahoo.com)

Please contact the ARB through the management company (above) before submitting this application, if you have any questions.

Name of applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Afton Glen Lot No.: _____ Model: _____ A&M Foster Bros.

Telephone (H) _____ (W) _____

General description of proposed improvements:

You must submit the following in duplicate with this application:

1. A detailed description of the improvement. If you do not provide a sufficiently specific description, the ARB will return your application without approval for additional information.
2. A site plan showing the size, shape, and location of improvements with respect to your home and adjoining properties (including specific dimensions of the improvements and distances to adjoining properties).
3. If your project involves removing any live tree with a trunk more than 4 inches in diameter, or removing any flowering tree or broadleaf evergreen with a trunk larger than 3 inches in diameter measured at a point 12 inches above the ground, your project description must identify those trees. (No permission is needed to remove dead or badly damaged trees or shrubs.)
4. Manufacturer brochures and color samples for improvements, if available.
5. For major additions or improvements: architectural plans or drawings.
6. A grading plan, if applicable.

Signatures and street addresses of owners of at least two neighboring homes:

1. _____ 3. _____

2. _____ 4. _____

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By submitting this application you warrant that you assume full responsibility for all of the following:

- (i) All landscaping, grading and/or drainage issues relating to the improvements (including replacing bonds or escrows posted by the developer currently in place affecting the lot)
- (ii) Obtaining all required county approvals relating to these improvements
- (iii) Complying with all applicable county ordinances
- (iv) Any damage to adjoining property (including common areas) or injury to third persons caused by the improvement.

You hereby state that you have read the ARB guidelines and agree that all work performed will comply with those guidelines.

Signature of applicant

Date

ARB RESPONSE

Date application received _____

Request approved as submitted.

Request approved subject to the following conditions: _____

Response suspended pending submission of the following: _____

Request denied for the following reasons: _____

Signature—ARB Member

Date

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 4, 2013 - 8:30a.m.

Join your neighbors and help your community by giving a few hours of your time on May 4th. 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 18

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
6700 Norview Court
Springfield, VA 22152