

# The Gazebo

A Publication for the  
Afton Glen  
Homeowners Association  
Springfield, VA



## Afton Glen Annual Meeting Held

The 2013 Annual Homeowners Meeting took place at the St Raymond's Church community room on Monday, December 2, 2013.

Although the meeting was well attended by homeowners, additional proxies arrived to ensure that voting could occur at the meeting.

Meeting consisted of approving last year's meeting minutes; Board report to homeowners; elections; financials; ARB report; neighborhood information; and ended with a forum.

One order of business for homeowners was the election of board members. Two Board positions were open by expiration of terms of current Board members. The floor was opened for nominations of candidates. Board Member Jack Ward agreed to serve another year and Kailash Gupta agreed to extend for another 3-year term. There were no other volunteers, and both candidates were accepted and approved by 37 written ballots and voted proxies.

The budget and financials were discussed, along with the announcement that homeowner assessments would remain at \$138.50 per quarter. The reserves are being boosted to ensure adequate funds for the repairs to the trails due to erosion.

Neighborhood information was provided to the homeowners:

- A new Kingdom Hall Of Jehovah's Witnesses Church was approved in September for two lots at the corner of Flint Street and Pohick Road. The special permit will allow a one-story building that will accommodate 320 worshipers with about 120-150 parking spaces. One lot (8701 Pohick Rd.) recently was sold to the church and the second (8713) is pending sale. It should take two years to complete

construction and once completed will host two congregations and three services per day. Drainage continues to be a major concern for the surrounding homes as flooding of Flint Street is a common occurrence.

- Real Estate values – Afton Glen is in a “Super-Zip” area of 22153 zip code. This means our real estate value is 12 – 20% higher than equivalent properties. This is good news for homeowners.
- The Afton Glen website, newsletter and e-mail list are active and full of information. Jane made an appeal to homeowners to provide e-mail addresses to facilitate communication with the homeowners.
- Off leash dogs have caused some recent concerns. Please follow all Fairfax County leash laws to ensure safety of our neighbors.
- Please remember to shovel sidewalks during snow storms.

The Architectural Review Board members were present and brought up the following points:

- Annual inspection of properties was much better than in years past.
- Many routine ARB requests are being approved by streamlining management approval policies.
- Capital improvements included a new roof and signage for the gazebo, new paint for the gazebo and LED light system which has significantly reduced electric bills.
- If anyone is interested in helping with the ARB please let a Board Member know.

The meeting continued with a homeowners forum. It was a good venue for homeowners to ask questions or to bring up issues or concerns.

The evening ended with light refreshments and many homeowners staying to meet neighbors.



# Around the Gazebo

Jane Davies, President, AGHOA

2013 was another good year for Afton Glen HOA. Quarterly assessments will stay the same for 2014 and our reserves are being increased in preparation for major repairs of our common area trail system.

Many thanks to the homeowners for attending the annual meeting, or for submitting their proxies. Community involvement is important and keeps Afton Glen a great place to live. Plus, it keeps our property values high. Although our community is small, it is still important to stay abreast of what is happening here and in our surrounding area. AGHOA has a better website, a Facebook page and we would like to have everyone's email address (we currently have 30% of the homeowners' emails). Printing and mailing out the newsletter costs money; emailing the newsletter saves money. To send us your email address, email to [thegazebo@icloud.com](mailto:thegazebo@icloud.com) with Subscribe (your address) in the subject line.

At the January 2014 Board of Directors meeting, elections for officers was held. I'm pleased to announce that you have the same team in place to serve Afton Glen for another year. Hopefully, next year, other homeowners will come forward to serve on the Board.

Two issues that are of concern to our homeowners are: dogs and where cars park.

Dogs in our neighborhood usually fall into two categories; unleashed or nuisance barking. Both are covered

under Fairfax County code. If either is a problem to your family, call Animal Control at 703-691-2131, not a Board member. Documentation is helpful. For instance, I have a great picture of a neighbor's unleashed dog in our backyard at 11:30pm.

Parking in our neighborhood can be congested at times. Many homeowners have multiple cars and the driveways and areas along the road can fill up. Although the Board cannot tell folks where to park we are asking that drivers show courtesy to their neighbors; such as trying to park by your own home. There are laws and code that cover parking, as our streets are state owned. The street areas adjacent to your property are not yours to control. Parking is open to all. If you feel that a driver is parked illegally, call the Fairfax County police at 703-691-2131. Examples: parking within 10 ft of a driveway entrance or parking within 20 ft of an intersection.

The community pulled through again from yet more punches from Mother Nature and helped each other with snow removal from sidewalks. Your cooperation is very much appreciated. During the latest snowstorm some homeowners put out their trash (optimistic) for a removal that did not occur. Safe to say, if the government closes for bad weather, trash pickup most likely will not occur. We did get notice the first big storm about no trash pickup and put up signs, Facebook and website notices.

With spring around the corner, the urge to fix up our homes will also come. So don't forget to check with the ARB on those projects you have in mind. Info and forms are in this newsletter.

Stay safe and thanks for continuing to help keep our community one of the best.

(note: on pp 5, the ARB Guidelines are dated January 2013 vice 2010)

## Directory of AGHOA Board of Directors and Community Management Company

President	Jane Davies   h. 703.440.8934   e. <a href="mailto:janedavies.cap@icloud.com">janedavies.cap@icloud.com</a>
Vice President	Dan Sigg   h. 703.451.7649   e. <a href="mailto:drs616@verizon.net">drs616@verizon.net</a>
Secretary	Carol Ward   h. 703.866.4697   e. <a href="mailto:jjwardjr@verizon.net">jjwardjr@verizon.net</a>
Treasurer	Carolyn Eng   e. <a href="mailto:carolyn@theEngZone.com">carolyn@theEngZone.com</a>
Board Member	Kailash Gupta   e. <a href="mailto:kailash.gupta68@gmail.com">kailash.gupta68@gmail.com</a>
Board Member	John Ward   h. 703.866.4697   e. <a href="mailto:jjwardjr@verizon.net">jjwardjr@verizon.net</a>
Board Member	Jim Harper   e. <a href="mailto:bowserrex@earthlink.net">bowserrex@earthlink.net</a>
Architectural Review Board (ARB)	Dennis Dombkowski   h. 703.644.4507   e. <a href="mailto:den.d@verizon.net">den.d@verizon.net</a> John Davies   h. 703.440.8934   e. <a href="mailto:jcdavies_8629@icloud.com">jcdavies_8629@icloud.com</a> Gerald Lebel   e. <a href="mailto:gerald.lebel@femmecomp.com">gerald.lebel@femmecomp.com</a>
Newsletter	<a href="mailto:thegazebo@icloud.com">thegazebo@icloud.com</a>
Facebook	Afton Glen Homeowners Association
Community Management	Chris Huemmer CSH Community Management 6700 Norview Court, Springfield, VA 22152 p. 703.913.1480   e. <a href="mailto:chuemmer@yahoo.com">chuemmer@yahoo.com</a>

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

## 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](mailto: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. \_\_\_\_\_

[Continued on next page]

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

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**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 January 2013 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 <b>DO NOT REQUIRE</b> prior approval ▼	Examples that <b>REQUIRE</b> prior approval ▼
<b>Exterior features</b>	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.
<b>Landscaping</b>	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).
<b>Decks</b>	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 3, 2014 - 8:30a.m.

Join your neighbors and help your community by giving a few hours of your time on May 3rd. 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 17, 2014 8:00a.m. to 12:00pm

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. Service restarts on or about March 12.

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