



Message from the MPHOA President

Summer has faded away, alas, schools have been open for two months, and it's long past time for me to recover from the summer relaxation and get some hard work done.

There has been quite a bit happening behind the scenes in our community. The Landscape Committee has been busily making repairs and improvements, and the Architectural Review is underway to ensure compliance with our rules and covenants. If you are unsure of the architectural requirements, they're available on our website: www.mcleanprovincehoa.org.

The Annual Meeting will be held at 7:00 PM on Thursday, December 5th at Longfellow School. I hope to be able to present a comprehensive revision to our governing documents and I would welcome your comments. We've had to make a series of changes, primarily because there have been changes to Virginia state law and we need to respond to these changes. We will also be electing new board members, and I would love to hear from anyone interested in becoming a member of the board.

On behalf of the entire board, I would like to say that it continues to be an honor for us to serve you. If you need anything, please email or call us. And I hope that the rest of the autumn is safe and enjoyable for you and the entire community.

Regards,
James L. Quinn Jr., President

Architecture

Many exterior changes require advance approval from the Board. Changes which require advance approval include removing dormers and shutters, replacing windows, and changing paint color. Particular attention should be paid to maintaining your siding above rooflines and fixing decaying molding around garage doors. Please refer to the [Architectural Guidelines](#) for information about our HOA requirements and guidelines.

Treasurer's Report

Through the first 10 months of the year, the budget is in the red (deficit) by several thousand dollars, but if we are fortunate and have no major snow removal expenses for the remainder of the year, we will be in balance by December 31.

The major unanticipated expenses this year are primarily attorney fees. Unfortunately, the Association has had to pursue several homeowners for failure to pay the annual assessment, and we had a major architectural violation requiring a court suit against a homeowner. Moreover, we needed legal advice regarding a business establishment within our community. On the positive side, some of our legal expenses will eventually be reimbursed because we won the two law suits that we initiated, and late-fees/interest/attorney's fees are being paid by other homeowners who failed to pay the annual assessment on time. The Association's other major expenses (such as landscaping, trash removal and utilities) are essentially on-budget, and the snow removal budget is presently in surplus.

Landscaping

Landscape Committee Meetings - Open to All

The Landscape Committee (LC) is a group of volunteers that helps plan and shape how our budget is spent on the common areas of the MPHOA. We meet at 7:30 PM on the second Wednesday of each month at Longfellow School in Room 108. LC meetings are open to all members of the community. Look for signs announcing our meetings - posted every month at each entrance to the community.

For information, please contact Steve Smith, Chair of the LC: ssmith17@cox.net or call 703-405-8292.

MPHOA Awarded NEPP Grant. Volunteers Needed!

MPHOA was recently awarded a \$3,000 Grant by Fairfax County's Neighborhood Enhancement Partnership Program (NEPP). MPHOA will match the \$3000 grant with \$2,200 and at least 32 hours of volunteer labor (required as one of the conditions for the grant). We will use the grant for Woodland Clean-up which fits nicely into the MPHOA Landscaping Committee's Five Year Plan. We will be working on the wooded area behind Gervais Drive and 6838 - 6848 MPC. That area has, as have all of our wooded areas, lost a number of trees over the past two or three years due to storm damage as well as disease. For the most part, those trees have fallen or been cut, and left in place on the woodland floor - creating excessive clutter and a highly unattractive view to residents who look out into that area. The NEPP project will employ the services of a professional tree service company to remove the large heavy limbs and tree trunks that litter the area. Volunteers will handle the smaller branches and limbs, as well as the removal of man-made trash, helping clear the way for the heavy-duty professional work on the larger, heavier items.

If you are interested in joining your neighbors to support this project and improve our community, please contact Steve Smith at: ssmith17@cox.net or call him at 703-405-8292.

Seedlings

Many members of the community have inquired about the green plastic tubes sprouting up at several locations in the MPHOA common area. These are protective tubes to help ensure the survival of the 66 seedlings that were planted by more than a dozen volunteers from the community this past spring.

The protective tubes and the seedlings were provided to us free, by Fairfax ReLeaf, Inc., an independent, non-profit organization of volunteers who plant and preserve trees, improve community appearance, and restore habitat on public and common land in Northern Virginia. The plantings include Virginia Pines, Redbuds, Redbud Dogwoods, Maples, Hollies, and Hazelnuts. To date, approximately 55 of these plantings have survived, due to very suitable weather conditions this spring and summer, as well as to the thorough and careful work of those who did the planting. Thanks to all volunteers and to Cara Cline-Thomas, a member of the MPHOA Board and of the Landscape

Committee, who organized this event.

Landscape Contract

Since January 2010, MPHOA has employed the services of Blake Landscapes, Inc. for our basic landscape maintenance support - mowing, edging, mulching, weed and insect control, pruning, and several other standard maintenance tasks. This service was provided under a three-year base contract with a one-year extension which expires at the end of 2013.

In July, the Board issued a Statement of Work (SOW) to four potential bidders. In late July, each bidder conducted a community walk-around with our Management Company, Board members, and members of the LC. Proposals from each bidder were accepted in early August and were evaluated by the LC. The LC recommended, and the Board approved, the bid from Environmental Enhancements. Beginning in 2014, Environmental Enhancements will be our new landscaping contractor.

Some increase in landscaping costs is expected due to inflation (the rates in the current contract have been frozen for two years) and the higher levels of service requested in the SOW compared to the current contract. However, the LC and the Board will work to keep increases as modest as possible, while working to assure that the overall appearance of the community is not degraded and that our turf, trees, and other natural assets are not compromised or allowed to deteriorate.

Reminders

Parking

- ❖ Make sure that you do not block someone else's driveway when you park.
- ❖ Do not park next to the yellow fire lanes.
- ❖ Do not block the front entrance by parking on either side of the sloped lane.
- ❖ If you plan to leave your car in a common area parking space for more than four weeks, please inform [Wesley Schroeder](#) at our management company.

Trash

- ❖ Trash should be placed at the curb no earlier than 6 p.m. on the day before trash day.
- ❖ Trash must be securely contained in trash receptacles or sturdy plastic bags. There have been too many incidents of trash blowing around the neighborhood and birds ripping open flimsy trash bags.
- ❖ Trash cans and recycling bins must be brought in and put out of public view (which means not visible from the street) no later than the evening of the day the trash is picked up.

Avoid Theft

- ❖ Be sure to lock your automobile. Remove valuables or keep them out of sight.
- ❖ Turn on your front, exterior house lights at night.
- ❖ Do not leave your garage door open and unattended.

Signs

For Sale and Political signs may not be placed on MPHOA common grounds. An "Open House" sign may be installed on the common grounds at the entrance to MPHOA during the hours of an open house and not more than one hour before and one hour after. This is the only time a sign can be placed on the MPHOA common grounds.

Pets

Please make sure your pets are on a leash and you pick up after them - it's not only common courtesy - it's the law. Please also keep to common areas and do not permit your pets to wander onto or go to the bathroom on other homeowners' properties. Your neighbors will thank you.

Dumping in Common Areas

Please do not dispose of trash, waste items, or discarded yard debris in common areas, including the wooded areas. This includes clothing, cigarette butts, tree or shrubbery trimmings, soil, weeds, beer cans, vodka bottles, dog poop in plastic bags, and small trees, all of which have been found in common areas recently! All of these items should be disposed of in the trash. If you have a large amount of trash or debris, you may contact McLean Trash for a special pickup (see their contact information at the end of the newsletter).

Keep your contact info up-to-date

If your email address or your tenant's email address changes, please inform [Wesley Schroeder](#) at our management company. The Board intends to make increasing use of e-mail to communicate with residents.

Improving Home Comfort

Hello neighbors, below I share some things that I have done and considered doing to improve the comfort of my home. I hope you find this list useful.

- ❖ Replace all the windows and doors with ones that are Energy Star rated. I did this over several years and it was only after all the windows were replaced that I noticed a pretty dramatic improvement in comfort on the top floor in summer.
- ❖ Install heated tile in the rec room on the bottom floor. This led to a substantial improvement in the comfort of this room during winter.
- ❖ Caulk air leaks around the window and door frames.
- ❖ Install a rubber strip on the bottom of the garage door.
- ❖ Close window curtains and shades in summer on the side of the house receiving afternoon sun.
- ❖ If you feel an air flow coming in through the electrical outlets, install gasket covers under the faceplates.
- ❖ Install a programmable thermostat and program it to control temperature.
- ❖ Spray foam insulation around cutouts in walls for sink drains.
- ❖ Install an attic fan.
- ❖ Add more insulation in the attic.
- ❖ Add insulation to the top of the attic opening cover.
- ❖ If you have any holes in your wall drywall, patch them.
- ❖ Ensure the exterior dryer exhaust flap is properly closing. You may need to clear out bee hives.
- ❖ In the summer, close (or nearly close) the bottom floor registers and open wide the top floor registers. In the winter, open wide the bottom floor registers and close (or nearly close) the top floor registers.
- ❖ For those of us on McLean Province/Gillen/Gervais:
 - Change the airflow twice a year in the duct damper near the heater on the ground floor. During winter, the airflow should be directed down and during the summer it should be directed up.
 - Add insulation underneath the second floor kitchen bump-out
 - If you aren't using your fireplace, close the damper. Don't do this if you are using your fireplace!

Best wishes for a comfortable home,
Debbie Kleinwachter, MPHOA Vice President

Contacts

MPHOA Board of Directors		
President	James Quinn	jquinnjr@jasquinn.com
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Architectural Review Committee Chair	Steve Meyer	smeyer@mac.com
Landscaping Committee Chair	Steven Smith	ssmith17@cox.net
MPHOA Web Site: www.mcleanprovincehoa.org The web site has copies of the Architectural Guidelines, Declaration of Covenants, and Bylaws.		
Management Company Please send all requests for architectural changes and verification of HOA dues payment for real estate transactions to: McLean Province Homeowners' Association c/o National Realty Partners 365 Herndon Parkway, Suite 106 Herndon, VA 20170 Our community manager is Wesley Schroeder. To reach Wes, please call National Realty Partners at 703-673-9131 or email wschroeder@NRPartners.com		

Other Contact Numbers:

Trash: McLean Trash, 703-442-7387
 Call to arrange pick up of large items for a small fee.

Electricity: Dominion Virginia Power, 1-888-667-3000

Gas: Washington Gas, 1-800-752-7520

Water: City of Falls Church, 703-248-5071

Street Lights: Virginia Dominion Power, 1-888-667-3000
 Call to report an outage, blinking or a damaged pole. There is a number on the pole that uniquely identifies it. Note this number before calling for service.

Fairfax County Hazardous Waste: 703-324-5068
 4618 West Ox Road, just off Route 66. It is open Saturday, 8am to 4pm and Sunday, 9am to 4pm.

Non-Emergency Police: 703-324-7329

Elected Representatives:

Fairfax County Board of Supervisors: John Foust (Dranesville District) 703-356-0551, [Website](#)

Virginia House of Delegates: James M. Scott (53rd District) 703-560-8338, [Website](#)

U.S. House of Representatives: Jim Moran (8th district of Virginia) 202-225-4376, [Website](#)