

Spring 2013 McLean Province Homeowners Association Newsletter



Message from the MPHOA President

As the newly-elected President of the McLean Province Homeowners Association (MPHOA), it's exciting but a little intimidating to have to write something for the inaugural issue of our new newsletter. Still, many in the community have told us that they would like to see better communication between the Board and the residents, so this is one of our efforts to try to satisfy that request.

We want to make all the activities of the board as open as possible. All residents and homeowners are welcome to attend our meetings. There are a few things that need to be handled in Executive Session, but we try to keep those to a minimum. The meetings are usually held in Longfellow Middle School, Room 101, at 7PM on the third Thursday of every month and notice is posted both on the website and at both entrances to the community.

We try to keep the HOA as friendly and un-intrusive as possible, so please feel free to come to a meeting—even if it's only to meet us and get to know the members of the board a little better.

James L. Quinn Jr., MPHOA Board President

2012 HOA Annual Meeting Summary

The annual Homeowner's meeting was held last December. The meeting was not well attended and a quorum was not achieved. However, enough votes were cast via the follow-up mailing to achieve a quorum. Chad Polich and Debbie Kleinwachter were newly elected to the board. James Quinn, Steven Smith, Larry Kindsvater, Lola Ward and Cara Cline-Thomas were re-elected to the board. Lola Ward has since resigned. Ron McCready and Steve Meyer have one year remaining in their terms. There are eight board members and this is the most in recent history.

The HOA dues for 2013 were raised \$32, or 2.7%, to \$1,200. The increase was needed to cover rising normal operational costs (lawn service, other landscape repairs, utilities, and management services), and it will enable us to continue the long-term rebuilding of our capital reserves.

The following issues were brought up by residents:

- ❖ In past years, residents had a grace period until February 15 to pay the annual HOA dues. Could the grace period be restored? (Note: The current grace period is 30 days from the due date of January 1st).
- ❖ Could the annual meeting be held before Thanksgiving to avoid the Holidays and make it easier for homeowners to attend?
- ❖ There seems to be a lot of wood in the forest areas from the 2012 storms.
- ❖ The new Mountain Laurels (flowering bushes) on Kirby Road look great.
- ❖ Consideration should be given to assigned parking spaces (It was determined that this is not feasible since there are not enough common parking spaces to provide one for each house)
- ❖ Smokers are dropping their cigarette butts on our property.
- ❖ Dog walkers aren't always cleaning up after their pets.
- ❖ We would like to improve the sense of community in McLean Province.

The Board will respond to these issues in a future newsletter.

Architecture

The Architecture Committee has begun the Spring walkthrough of the neighborhood to identify violations and situations requiring maintenance. The initial results are encouraging - the neighborhood looks better than it has in years. We plan to complete the review in March, and letters will go out soon after. Based on previous experience, the following will be areas of emphasis:

- ❖ Roofs - if you have an original shake roof on the Circle, Gervais or Gillen, or an original shingle roof in Van Tuyl, it's very likely in need of maintenance or replacement.
- ❖ Bay windows - the bay windows are notorious for rotting from the inside out
- ❖ Dormers - the siding on these tends to rot near the joint with the roof
- ❖ Garage Doors - rot is common on the bottom of the garage door and the base of the garage frame
- ❖ Driveways - cracking and settling is common

As a reminder, many exterior changes require advance approval from the Board. Others can be done without approval, as long as you follow the Architectural Guidelines. Please see the [Guidelines](#) for details.

Landscaping

LANDSCAPE COMMITTEE REPORT. Our Landscaping costs are, by far, the largest component of our annual MPHOA budget. While we're probably all aware of the common area mowing conducted by our contractor (Blake Landscape, Inc.) - 24 times per year, we may be less aware of the multiple other activities Blake performs to maintain and enhance the appearance of our community. Those additional activities and services include:

- ❖ Edging - 12 times yearly;
- ❖ Weeding of tree mulch rings and shrub beds - 12 times yearly;
- ❖ Shrub Pruning - 4 times each year;
- ❖ Tree Pruning - twice each year;
- ❖ Perimeter Control - cutting back weeds, vines, and bushes at the edge of wooded areas - twice per year;
- ❖ Mulching of tree rings and shrubs - each spring;
- ❖ Turf fertilization, pre-emerge crab grass control, broadleaf weed control, insect control, liming, aeration and over-seeding - various times each year;

- ❖ Spring Clean-Up and Fall Leaf Removal; and,
- ❖ Seasonal Flower Planting - three rotations each year at the front entrance.

You will see the results if you look for them - turf, trees, shrubs, flowers, etc. Please take time to notice these features as you walk and drive through the community. Also, with spring now upon us, we encourage you to plan for your own home's landscaping needs and enhancements. Our community has always been known for its lovely plants and trees and we want to maintain this lovely tradition. Please also help us maintain our common areas by not littering them with trash, cigarette butts, and other debris that belongs in a trash can.

TREE MANAGEMENT PLAN

Our general landscape budget and annual maintenance process is designed to address those aspects of landscaping that can be planned and managed proactively year-in and year-out. However, in some years, we encounter the unexpected - major tree damage due to weather in 2012 is a good example. In some years, we undertake major remedial projects that are beyond the normal landscape maintenance process. The river rock drainage swale between MPC and Van Tuyl a few years ago is one example. For these types of projects, we have a Landscape Repairs and Improvements budget that goes beyond the basic annual maintenance contract. Further, a portion of the Reserve Fund is earmarked as a Landscape Contingency Fund for other unexpected major repairs and replacement of landscape features.

As our community ages and our trees grow, age, and become more susceptible to storm damage, or disease, and as they encroach on homes and utility lines, we are faced with the need to strategically plan for the removal and replacement of some of those trees. To address this need, the Landscape Committee has begun to work with the landscape contractor to develop a long-term Tree Management Plan (TMP). The TMP is being developed under the auspices of the Board-approved Tree Replacement Policy. The TMP will address the need to remove some trees whose location, size, and/or disease might make them a risk to property or human safety. It will follow a strategy to replace such trees with suitable species with an eye to appearance, erosion control, maintaining the privacy of our homes from adjacent highways and other neighborhoods, etc. One aspect of the TMP is that trees that are removed may not necessarily be replaced on a one-for-one basis. The same strategy has been followed for those trees that were lost to storm damage last year. Much of the areas opened up by the loss of those trees harbor saplings and smaller trees that are already larger than replacements that we might purchase. We expect that most of the open areas will fill in within three to five years. The TMP will be presented to the MPHOA Board for final approval.

Landscape Committee - Volunteers Needed!

Interested in maintaining and enhancing the appearance of our community? Join the Landscape Committee (LC). The 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. We conduct periodic walk-arounds in the community and provide guidance and recommendations to the Board on projects and expenditures for landscaping maintenance and improvements to the common areas with the community. For more information, please contact Steve Smith, Chairman of the LC: ssmith17@cox.net or call him at 703-405-8292.

Free Money for MPHOA? Volunteers Needed!

The Board and the LC are exploring opportunities to obtain a grant from the Fairfax County Neighborhood Enhancement Partnership Program (NEPP). Each year NEPP issues grants to local non-profit groups, including home owner associations such as ours.

Currently the LC is considering projects appropriate for submission to the NEPP. MPHOA will need to provide matching support to win a grant. Matching support can include HOA funds, but at least a quarter of the matching support must be volunteer labor from the community. If MPHOA submits a

proposal to obtain a \$5,000 grant, which is the maximum amount, we will need to contribute at least 50 hours of volunteer labor for the project. Most of the work will be outdoors and involve mild physical activity. Some support may be needed in helping prepare the grant proposal. If you are interested in volunteering to support a potential project, please contact Steve Smith, Chairman of the LC: ssmith17@cox.net or call him at 703-405-8292.

Reminders

Trash

Trash is picked up on Mondays and Thursdays. Recycling is picked up only on Thursdays and it should be placed in the blue bins. **Trash should be placed at the curb no earlier than 6 p.m. on the day before trash day.** Homeowners are required to set out their trash securely contained in trash receptacles or sturdy plastic bags. **Your trash can and recycling bins must be brought in the day the trash is picked up.** Please abide by these rules in our Architectural Guidelines document.

Pets

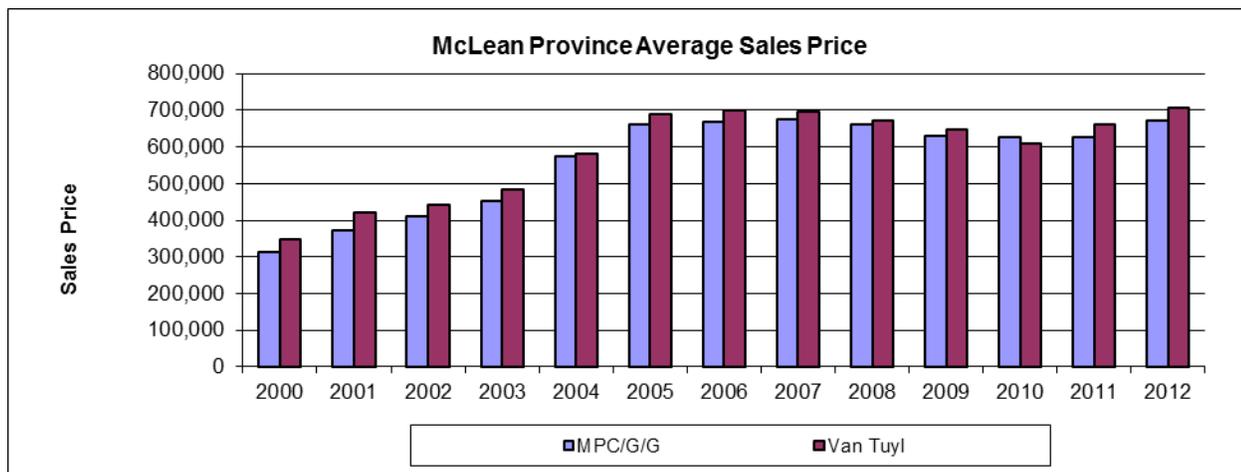
Please make sure your pets are on a leash and you pick up after them - it's not only common courtesy - it's the law. Please also keep to common areas and do not permit your pets to wander onto or go to the bathroom on other homeowners' properties. Your neighbors will thank you.

Dumping in Common Areas

Please do not dispose of waste items or discarded yard debris in common areas. This includes clothing, cigarette butts, branch trimmings, soil, weeds, 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).

Real Estate Valuations

Our home values have regained their pre-recession levels!



Other News

❖ We are sad to report that **Jim Fall**, a former MPHOA Board President, died October 13, 2011.

Contacts

MPHOA Board of Directors		
President	James Quinn	jquinnjr@jasquinn.com
Vice President	Debbie Kleinwachter	debbie4kle@gmail.com
Secretary	Steve Meyer	smeyer@mac.com
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At Large	Cara Cline-Thomas	Cara.Cline_Thomas@yahoo.com
At Large/Past President	Ron McCready	ron@rdmccready.com
At Large	Chad Polich	ChadPolich@carfax.com
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.

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](#)