

Focus on Fernbrook

A NEWSLETTER FOR THE FERNBROOK COMMUNITY

3rd QUARTER 2008

www.fernbrook.net

Editor Dee Cox

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Neighbors,

It hasn't been that long since the last newsletter, but there are several items that the Board wanted to make sure we communicated.

First we need to notify everyone that the Board has decided that the **dues will need to be raised in 2009 from the current \$120 to \$132. Although it's unfortunate, costs continue to rise and we've not raised dues since 2003.** Another contributor to our decision is that the Commonwealth has also enacted new legislation as the result of some inappropriate practices by management companies in Northern Virginia. This new legislation will most likely cause our Association to expend additional monies in order to comply.

I'd also like to remind everyone that our **annual meeting is coming up on October 21, 2008.** There is a **change in venue, it will be held at Grace Covenant Presbyterian Church** where the regular meetings are held throughout the year.

Along with the usual business of budgets, BMP status, and other updates at the annual meeting; we'll also hold **elections for two positions that are opening up on the Board** since both Buddy and I are finishing our terms.

In addition to Board members, **we are currently looking for help with bookkeeping / general administration** as well. Katharine Purrington has been invaluable in this capacity for years, but she has notified us that she is ready to move on to other things.



Fernbrook Calendar

October 21st (change in venue) – Annual Meeting 7:00 p.m. **Grace Covenant Presbyterian Church**

November 18th – HOA meeting at 7:30 p.m. Grace Covenant Presbyterian Church

Thanks for all the help Katharine!

If you're interested in helping your neighbors while also helping to reduce our overall Association costs, let one of the current Board members know that you'd be interested in any of these positions.

Speaking of helping out your neighbors, I'm sure everyone has noticed the sign at the front entrance. **We're now officially a Neighborhood Watch Community.** Don't hesitate to report suspicious activity in the neighborhood to the police and then follow-up your report by contacting your block captain. **The captains are listed below. Thanks to Fleming Buck and his team for getting the program started!**

I'm also pleased to announce that **Dick Atkinson has agreed to replace Gary Besnier as the committee chair for our architectural review committee.** Thanks go out to Gary for his service and to Dick for his willingness to step forward.

On the architectural front the **Board is in discussions with a local management company to assist us in conducting quarterly covenant sweeps** throughout

Fernbrook. Also, the **new Lawn and Maintenance policy memo** is attached.

Again, the annual meeting will be at **Grace Covenant Presbyterian Church** off **Jamestown Road** on **October 21st** at **7 p.m.**

We look forward to seeing all of you there.

Talk to you soon
Tim Lauth



Please pay attention to stop signs
and be sure to **STOP** before
continuing.



Please watch your speed when driving
through the neighborhood.



Comparison of Dues

Fernbrook	\$ 132/yr
Drummonds Field	\$ 170/yr
First Colony (no boat)	\$ 250/yr
First Colony (boat)	\$ 400/yr
Berkeley's Green	\$ 396/yr
Fieldcrest	\$ 400/yr



Two board members: duties to be determined once positions are assigned.

Volunteer Association Administrator: duties include bookkeeping and general administrative tasks.

Contact any board member if you are interested!



Neatly kept lawns enhance the value of everyone's property.

Guidelines for yard maintenance, in accordance with the Covenants signed by all homeowners, have been drafted in response to numerous requests and are listed below.

Fernbrook Homeowners Association, Inc.

Policy Memorandum No. 4

MAINTENANCE AND LANDSCAPING GUIDELINES

Adopted by the Board

The purpose of this memorandum is to establish certain maintenance and landscaping requirements for the Lots in accordance with Article V, Section 10(v) of the Declaration of Covenants, Conditions and Restrictions (Covenants). The Board of Directors serves to protect and enhance the value of the community by preserving and enforcing the Covenants.

For the protection of all homeowners and to maintain property values, all homes and Lots must be maintained in a manner that is consistent to other homes in the community. "Consistent with other homes" as used in the Covenants and this document is interpreted by the Board of Directors. These guidelines are not intended to be all-inclusive or exclusive. Owners should use the following guidelines for maintaining and landscaping their property and Lots:

1. Landscaping must be designed to complement the property and site, be consistent with the overall community landscape, and not be detrimental to neighboring properties.
2. It is expected that yards will include properly maintained turf areas. Portions of a Lot, which are not improved by an impervious surface or a structure, should be maintained with grass, except where flowering beds, dense woods, naturally protected areas or other appropriate vegetation exist.
3. Each and every Owner shall keep and maintain in an attractive, healthy, live and growing condition, any and all grass, shrubs, bushes, trees and other decorative landscaping which may be planted or growing upon said Lots.
4. Any and all dead or diseased lawn areas, shrubs, bushes, trees and flowering plants shall be promptly removed. Leaves shall be removed during and following the fall season.
5. All turf areas on a Lot must be kept neatly mowed. The Board will generally consider neatly mowed as turf under the height of six inches.

6. Each Owner shall remove weeds and trim all grass, shrubs, bushes, trees and flowering plants as often as reasonably necessary to maintain a neat and well-maintained appearance.
7. Vegetable gardens should be located in rear or back yards and on land which will not cause water to run into adjacent property during periods of supplemental watering. Gardens should be properly maintained during the growing period. After the growth season, dead plants, stakes, etc. must be removed.
8. Owners shall be responsible for the structural integrity, maintenance and repair of all structures and grounds, which are a part of the Lot. Any exterior building components (i.e., siding, gutters and downspouts, roof shingles, windows and doors) which are missing, broken or otherwise in a state of disrepair, must be repaired. Significant blistering or peeling of exterior painted surfaces is prohibited.
9. All additions, improvements and structures on the Lot must be properly maintained and in good repair. This includes, but is not limited to structural integrity, painting, staining and sealing.

Violation of these policies will be enforced through the provisions provided in the Fernbrook Homeowners Association, Inc.'s legal documents and will be subject to monetary charges as allowed by the law of the Commonwealth of Virginia.



Fernbrook HOA ANNUAL MEETING:

DATE: October 21st

TIME: 7:00 PM

**LOCATION (NOTE): Grace Covenant Presbyterian Church –
1677 Jamestown Road.**



**Please remember to pick up
after your dog when out walking.**



**Dogs should not be left out all
day to bark and should be
leashed and not allowed to roam
free.**

Neighborhood Captains



Fleming Buck
Lesley Atkinson
Lisa Mahoney
Ray Pacheco
Lisa Taylor
Katharine Purrington
John Rosenberger

Pat Groeninger
Loretta Fetsko
Cindy Joyner
Elmer & Alice Birdseye
Greg & Cindy Smith
Gary & Debbie Besnier
Tom Gold

You can reduce your chances of becoming a target by the following:

DO

- Use security devices on your doors & windows
- Leave lights & radio on when not at home
- Have police & fire numbers near your phone
- Carry only necessary items in your wallet or purse
- Check ID's before letting utility repairpersons in your home
- Close drapes/blinds in the evening
- Be suspicious of loiterers
- Call police when necessary



DON'T

- Keep large sums of money at home
- Carry large sums of money
- Let strangers use your home phone
- Undress in front of a window
- "Hide" a key
- Leave notes on door
- Display expensive items in windows or leave boxes of these items in plain view
- Use your name or telephone number on answering machines
- Answer personal questionnaires on the telephone

Copies of the Covenants, the Bylaws, and policies, as well as archives of the meeting minutes (two years) and newsletters can be

found at