



George Mason Forest Reporter

NUMBER 1

www.gmfhoa.org

WINTER 2010



2010 ANNUAL GMFHOA GENERAL MEMBERSHIP MEETING

The annual GMFHOA general membership meeting will be held on **Wednesday, March 10, 2010 at 8:00 pm** at the Oak View Elementary School Library. The agenda will include a report and update of all of the activities of 2009; board goals for 2010; treasurers' report; committee chair reports; and an election to fill the four vacant seats of board members whose terms will be completed. The 2010 approved budget will be presented. This meeting provides an opportunity for the GMFHOA membership to present their requests and ideas to the Board of Directors. GMFHOA members are strongly urged to attend. The GMFHOA Board of Directors wants to hear from you. Come and bring your neighbor. Let's have a big turnout!!



SUMMARY OF GMFHOA BOARD MEETING MINUTES

Complete Board minutes are on the web site www.gmfhoa.org

The GMFHOA Board meets monthly except in August. Summary of Oct, Nov, Dec 2009 meetings below

A. Treasurer Report: As of December:

Operating account: \$19,488; Reserve account: \$18,444; CD: \$10,852. Board voted to give a contract to Dalal and Company for audit and tax preparation for the years 2009, 2010 and 2011. 2008 audit is still not completed by accountants.

B. Committee Reports:

Grounds Committee-The task force has gathered three proposals for a grounds maintenance contract. Their recommendation of a company will be made to the Board in the January meeting for Board vote. Two dead trees were reported across the stream in the common land. Fairfax County Dept of Storm Water Management was contacted and a visit made. Since the trees do not block the flow of the stream, the county will not remove them. Grounds committee will continue to monitor.

Bridges and Trail - Upon advice from Fairfax County staff, rip-rap will not be used to retard erosion of the bank under the bridge. A retaining wall was recommended. The task force has obtained three bids from construction companies but they apply only to the erosion problem and not for any bridge repair. The task force will return to the bidding contractors to get costs to also repair and reinforce the bridge.

GMF BOARD MEMBERS

Tena Bluhm - President	703-978-9468
Nancy Sajjadi - Vice President	703-323-0042
Fred Knowles - Secretary	703-426-8204
Vikki Keen - Treasurer	703-426-1776
Charles Cason	703-978-7784
Susan Job	703-272-7234
Paul Kite	703-425-6314
Margo Lockard	703-978-2163
Frank McHugh	703-978-3219
Mike Miller	703-978-5515
Eric Mondschein	703-426-0403
John Sullivan	703-978-4522
Lori Taylor	703-978-1045

(Minutes continue on page 2)

GMFHOA ANNUAL ASSESSMENT

The GMFHOA Board of Directors voted to maintain the annual assessment rate of \$120. Notices to homeowners will be sent out the first week of February. Remittance is due upon receipt of the notice. For those with available email addresses your notices will be sent electronically. There will be two attachments to the email. The first is a letter containing the assessment amount; instructions how to pay the assessment; and information about the general meeting. The second attachment is the 2010 approved GMFHOA budget. For those who do not have electronic mail, the notice letter, budget and other information will be sent by postal mail.

Your assessment is used to pay for the following: maintaining the grounds owned by the homeowners association; insurance; fees required by the state of Virginia Common Interest Community Board as well as the state registration fee; the financial audit and tax preparation required by the state; electricity to light the front entrances; social events for the community; copying of information flyers; web site fees; and miscellaneous expenses.

A percentage of the assessments, required by law, is set aside in a Capital Reserve Account to be used for future maintenance projects of property owned by the association. That property includes the fence along Braddock Road, repair/ replacement of bridges, trails, and the entrance signs and landscaping around the entrances.

Homeowners are asked to pay the assessment upon receipt of the notice. Make checks payable to GMFHOA and mail them to Vikki Keen, Treasurer, at 10153 Red Spruce Road. Sending of second notices is costly and requires more of our volunteer board members time.

If you know a resident who is **not** getting the electronic newsletter because they do not have a computer, contact TenaRB@aol.com. Arrangements will be made to get a paper copy of the newsletter to them.

(Board Minutes continued from Page 1)

The task force will then make their recommendation and present it to the Board for a vote.

Publications - Electronic distribution of the newsletter begins January 2010.

Social Committee - Attendance at the annual October Halloween Party and Parade was slightly smaller this year due to bad weather.

C. Web Site: The GMFHOA web site is updated regularly. Consideration is being given to a lost / found and classified section. More information will be gathered before a decision is made. Newsletters will be posted on the web site. The plan of using a password to access some sections of the web site has been tabled.

QUICK REMINDERS

—Place trash and recycle cans out the night before your trash pick up day. Cans placed too late and missed by the truck should be removed and returned to the curb for the next pickup day. Residents using American Disposal are reminded there is not a Wednesday yard debris pick up from January to April.

During those months put out yard debris with the regular Tuesday and Friday trash pick up.

—Take a few minutes and pick up paper and trash that falls in the curb gutters, road ways and common land. This helps keep our community look great.

—Be a good neighbor, promptly clear the sidewalks in front of your property after a snow.

—Clean up after your pet. Complaints are made to the board frequently about dog owners who do not clean up after their pets. Be considerate of your neighbor. Parents, if your children are walking your pet, remind them to clean up.



Do not throw the waste matter in storm water drains or trash cans that are left on curbs on pick up days.

— Check our web site www.gmfhoa.org for information. You can find GMFHOA policies, board minutes, the VDOT snow removal policy, our community calendar, request forms for a Disclosure packet, ACC request forms to use in making changes to the outside of your home and yard, and much, much more.

BUDDHIST TEMPLE ON BURKE STATION ROAD

A Buddhist Temple has been established in the house located at 4522 Burke Station Road, the intersection of Braddock Road and Burke Station Road. There have been a number of requests from the community asking for information about the temple and the impact on the neighborhood and traffic at that site. In December, contact was made with Supervisor John Cook's office to ask for information and to express neighborhood concern. The temple falls under the federal law called "Religious Land Use and Institutionalized Persons Act" (RLUIPA) passed in 2000. The law protects the property rights of houses of worship. Because of that federal law, the county has limited authority in dealing with property owned and used by religious organizations. You can see the content of the law by going to www.rluipa.com/index.php/article/398.html.

The following information was also provided by the supervisor's office:

- the name of the property's owner is withheld from public release by request (no change from past tax records);
- a visit to the property by Fairfax County zoning department personnel found several county violations which include: there are more than four unrelated adults living in the residence; there is a question whether permits were requested to do the renovations; there is more than one kitchen in the residence.
- regarding the parking area--the county regulations do not permit a parking pad in back yards, but do permit them in side yards. If the address and front of the house is on Burke Station Road than the present parking pad is considered the back yard and is not allowed. However, if the address and front of the house is on Braddock Road than the parking pad is considered in the side yard and within the zoning regulations.
- there is zoning concern that groups will be residing overnight--that is a difficult issue as it has to be proven that people are actually sleeping overnight and not attending an all

night ceremony which is not a violation of county ordinances.

There are other aspects of the temple that also concern our HOA such as traffic problems at the Burke Station-Braddock Road intersection and possible parking along Burke Station Road. The board will continue to be in contact with Supervisor Cook's office. As updates are received, the community will be notified. Please contact board members of your specific concerns regarding the temple. Board members also encourage homeowners to notify Supervisor Cook's office of your concerns. The phone number is 703-425-9300. or email address is www.braddock@fairfaxcounty.gov.

GMFHOA BOARD OF DIRECTOR ELECTIONS

The terms of four board of director members expire in March 2010. They are Nancy Sajjadi, Charles Cason, Paul Kite and Margo Lockard. These board members have volunteered to serve another term and have placed their names on the slate of candidates. The election will be held on March 10 at the general membership meeting. The By-Laws of the GMFHOA allow for nominations from the floor. Anyone interested can volunteer the night of the meeting to be on the ballot. Four candidates will be elected. Paper ballots will be provided and will be counted by an election committee. The names of the elected members will be announced that evening. The By-Laws state one vote allowed per lot. A quorum must be present so GMFHOA members are encouraged to attend and to vote.

2010 GMFHOA CALENDAR

GENERAL MEMBERSHIP MEETING	MARCH 10
COMMUNITY CLEAN UP DAY	APRIL 10
COMMUNITY YARD SALE	MAY 15
COMMUNITY PICNIC	SEPT 18
HALLOWEEN PARADE AND PARTY FOR CHILDREN	OCT 31

2010 US CENSUS

Employment

The Fairfax office of US Census is looking for residents interested in short-term employment with the 2010 U.S. Census later this winter and spring. These are short term, paid assignments (several weeks to two months) that involve interviewing households that did not return a mailed Census questionnaire. These positions pay \$20 per hour in Fairfax County and can be an opportunity for recent graduates, retirees, and others to earn some additional income while serving their community.

To qualify for employment applicants should: be at least 18 years old; be a U.S. citizen, legal resident, or hold an appropriate work visa (hiring preference is given to U.S. citizens, though non-citizens with hard-to-find language skills may also be hired); have a valid Social Security number; have a valid driver's license; pass a background check; take and pass a written test.

A sample test can be downloaded from the 2010 Census Jobs website (www.2010censusjobs.gov). The local Census office is currently giving the test several times per week at various locations throughout Fairfax County. Call 1-866-861-2010 to schedule a test session. A full test session, which includes completion of a job application, takes about two hours.

CENSUS INFORMATION

Census questionnaire forms will be mailed to households. If those forms are not completed and returned, workers will make a visit to the home. The US Census worker will have a badge, a handheld device, a Census Bureau Canvas bag and confidentially notice. **Never** give your social security number, credit card or banking information to anyone, even if they claim they need it for the US Census. No matter what is asked, you really only need to tell them how many people live at your address.

SNOW REMOVAL

GMFHOA roads are property of VDOT and provide all of the maintenance and snow removal. Check our web site to see the VDOT snow removal policy.



GROUNDS MAINTENANCE CONTRACT APPROVED

In the January 20, 2010, GMFHOA board meeting, the Board of Directors approved a two year grounds maintenance contract with Silverbrook Nursery and Landscaping of Lorton, VA. The first year will be a probation period. Silverbrook will cut the board approved areas that were cut prior to 2008. Among the items the board approved and included in the contract is mulching of the entrance beds; a fertilization and herbicide program; poison ivy maintenance along the path in the common ground and several other services. The cost for one year of maintenance is \$11,280. This service will be monitored quality control.

COMMUNITY CLEAN-UP DAY

The annual GMFHOA common land clean up will be held on **Saturday, April 10, 2010**. Participants are asked to assemble at the Red Spruce Road entrance at 9:00 AM. Bags will be provided. Areas for pick up will be assigned and sites to place the filled bags will be designated. With a lot of hands the task can be completed within two to three hours. Areas to be cleaned are the grassy area along Braddock Road; the stream bed and banks and all other common grassy areas. This project is a golden opportunity for students looking for community service time. Reminders will be sent out via email and the GMF information signs will be placed at the entrances to remind everyone of the day.

WELCOME NEW RESIDENTS

There has been a resurgence of home sales in the GMF community. Please greet our new residents and welcome them to our community. Make sure the GMF board knows of a new arrival, so a visit will be made and they can be officially welcomed.