



George Mason Forest Reporter

NUMBER 2

www.gmfhoa.org

SPRING 2011

2011 GMFHQA MEMBERSHIP MEETING HELD IN MARCH

The annual GMFHQA membership meeting held on March 16, 2011 had the largest attendance in recent memory. Annual reports were presented by the officers and chairs of committees. The Documentation Revision Committee (DRC) chair explained the procedure and progress being made in updating the GMFHQA governing documents. The GMFHQA liaison to the West Springfield Police District Citizens Advisory Committee reported on the police activities that affect our community. The complete meeting minutes are posted on the association website, www.gmfhoa.org

Fred Knowles and Frank McHugh were re-elected. Heather Villavicencio was newly elected to the Board.

Braddock District Supervisor, John Cook, spoke to the community about the changes around GMU which will affect traffic congestion on Braddock Road; about the University Mall update project; and answered questions from the audience. (Continued on Page 2)



SUMMARY OF GMFHQA BOARD MEETING MINUTES

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

The GMFHQA Board meets monthly except in Aug. and Dec. Summary of Jan, Feb, March 2011 below

A. Latest Treasurer Report: As of March: Operating account: \$33,513; Reserve account: \$11,909; CD: \$10,902. 2009 Audit completed. 2010 financial information has been sent to the auditors. As of March 10, 87% of homeowners have paid their association assessment. Late notices were sent out.

B. Committee Reports:

Grounds Committee- A leaning tree in the VDOT easement along Burke Station Road was cut down by VDOT. Cox Cable removed an exposed feeder cable near Tapestry Drive and moved it to a new location .

Bridges and Trail - Drains in common land near creek will be cleared out. Rip/rap is to be placed at base of north bridge to reduce erosion.

Landscaping - Plantings are to be done on the northwest side of storm water retention area on Red Spruce curve, and dying shrubs replaced at the Tapestry entrance sign.

Publications - An addendum to the GMFHQA directory with updated email addresses is being prepared and will be distributed.

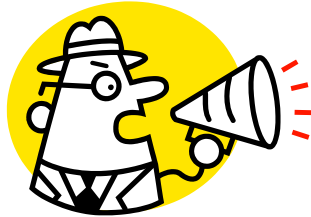
Social Committee - Annual community picnic and potluck on Saturday, June 4.

ACC - In 2010, 16 applications were approved, 8 pre-sale inspections completed, and 5 complaints of various conditions resolved.

GMF BOARD MEMBERS

Tena Bluhm - President	703-978-9468
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
Lori Taylor	703-978-1045
Heather Villavicencio	703-764-9717
Ryan Yang	703-971-1772

WHAT'S HAPPENING ? **A PICNIC**



The annual GMFHOA picnic and potluck will be held on **Saturday, June 4**, from 4 –6 PM at Ratcliff Park located on Sager Road. Parking located on side streets around the park and in the parking garage located behind the museum accessed on Main Street. The entrée of pulled pork and chicken barbecue from Red, Hot and Blue will be provided as well as potato salad, drinks and paper products. Attendees are asked to bring either a side dish, salad or dessert to share. As always, there will be drawings for great prizes. Volunteers are needed for set up and for clean up. Contact Susan Job at 703-272-7234 or susanmjob@gmail.com for questions and to volunteer.

POLICE/CITIZENS ADVISORY COUNCIL UPDATE

The GMFHOA Liaison, Cary Adams, said the police have received an increased number of car break-in reports, mostly theft of GPS items. The stolen GPS systems are then sold on the internet for cash. The police urge citizens to lock their cars at night and to remove items of value from sight.

Kings Park West is continuing to have problems with unruly GMU students who live there. GMU is working with the police and the neighborhood to use the school honor code by which students risk being expelled from GMU for their behavior.

The speed trailer will not be available to GMFHOA any time soon. It now used to monitor speed on streets used as a cut through.

The police strongly urge citizens to be watchful and report to them all incidents of suspicious behavior. Even a report of a minor nature can often lead to an arrest and conviction of a criminal. They also stress that all vandalism incidents be reported to them.

Call **911** if you see an ongoing crime, or **703-691-2131** for a non emergency situation.

(Meeting continued from Page 1)

Two merchants, Costco and BJ's , offered discounts to GMFHOA residents during the meeting. Costco representatives provided refreshments and time-limited applications for discounted membership. BJ's also provided time-limited applications for discounted membership. (This offer was first announced via the GMF Alert Net in March —did you see it?)

ADOPT A FIRE HYDRANT

The GMFHOA Board of Directors is asking your help to improve community safety by participating in the "Adopt a Fire Hydrant" program of the Fairfax County Fire and Rescue Department.

Large winter storms can often hide fire hydrants making them difficult to find quickly. It is critical that the fire and rescue department have quick access to hydrants during a fire. If firefighters have to locate and shovel out a fire hydrant before hooking up to it, precious time is lost, often as much as 5-7 minutes after firefighters arrive on the scene. That's enough time to lose a house.

Normally, firefighters attempt to clear every hydrant in their first duty area, but sometimes this is difficult. They are asking our help by keeping fire hydrants in our community clear of snow with a **three-foot clearance** on all sides.

The GMFHOA Board asks GMF residents to participate by adopting the hydrant closest to your home and notify a board member. When all of the hydrants are adopted, the fire department will be contacted and informed that GMF-HOA is participating in the program. The house you save may be your own!

SIDEWALKS IN GMFHOA

The ACC reminds residents that it is time to trim trees and shrubs that overhang our walks. Overhanging trees and shrubs may endanger pedestrians or force them to walk in the street. ACC Guidelines state that trees overhanging walks must have a clearance of seven feet. Shrubs should be trimmed to clear the walk completely.

There are still complaints of animal droppings. Pet owners must clean up after their pets. Consider your neighbor and do not deposit the animal waste in emptied trash cans that are on the curb, or in the street storm gutters.

CONGRATULATIONS GMF GRADUATES

Congratulations to all of our graduating high school and college students. Many best wishes in your new life adventures.



WELCOME NEW RESIDENTS

Our association makes every effort to officially welcome all new residents. If a new neighbor arrives, contact Susan Job, Social Committee Chair at 703-272-7234 or Lori Taylor at 703-978-1045 and a welcome visit will be made.

THANK YOU

The Board of Directors and community of GMFHQA thanks Nancy Sajjadi and John Sullivan for their selfless service to the community on the homeowner board of directors. Nancy served for one and a half terms as vice-president and resigned due to other commitments and John served for one three year term. Both of them were dedicated board members helping our community.

The Board appointed Ryan Yang to complete Nancy's term of office. Welcome Ryan.

New Virginia Legislation Affecting Homeowner Associations

The Virginia assembly passed legislation which now requires all Property Owner Associations (POA), which includes homeowner associations, to have available to members a uniform complaint form. This must be filled out for each complaint concerning violations of the POA's governing documents or violations of the Code of Virginia which governs POAs, and requires explanation of the complaint.

If the complaint is not able to be resolved with the POA, the complainant has the option to forward the complaint to the Common Interest Community Board (CICB) in Richmond for resolution. Neither the CICB nor the homeowner association resolve neighbor to neighbor issues. POAs now must keep records of complaints and their resolution. GMFHQA homeowners are directed to submit the required Complaint Form to the Board of Directors when registering a complain. A form is posted at www.gmfhoa.org.

DOCUMENT REVIEW COMMITTEE

All property owner associations such as GMFHQA are governed by three specific documents which must be in compliance with the Code of Virginia. The three documents consist of 1) the Articles of Incorporation; 2) the Conditions, Covenants and Restrictions; and 3) By-Laws. The original GMFHQA documents were established by the developer in June of 1979 and are now thirty-two years old. In 1989, Braddock Manor and in 1998 Amanda Place were accepted into the GMFHQA. The Declaration of Annexation and Supplementary Declaration of Covenants and Restrictions stated the annexed developments will be governed under the GMFHQA documents.

Because of the many changes in the Code of Virginia since 1979, as well as advances in technology, GMFHQA documents need a relook and revision.

The Articles of Incorporation designate that GMFHQA is a Virginia non-stock, non-profit corporation.

The Conditions, Covenants and Restrictions (CCR) are a set of rules establishing the individual and collective rights and obligations of property owners within a particular community or sub-division. The CCR define membership; voting rights; property rights; maintenance assessments; common driveways; restrictive covenants; easements; powers and duties of the association; and rights of a mortgagees, creditor or lender in a mortgage agreement.

The By-Laws are official rules and regulations which govern a corporation's management. They are drawn up at the time of incorporation. GMFHQA By-Laws set rules for meetings of members; selection, nomination and election of board of director members; meetings of directors; powers and duties of board of directors; election of board officers and their duties; appointments of committees; methods of book and record keeping; annual and special assessments; and procedure for amendment of the original document.

A time line has been established for the Document Revision Committee with consultation from an attorney who specializes in property owners association law to complete the review.

2011—February to July — Documentation Review Committee (DRC) reviews governing documents for compliance with Code of Virginia and with consultation with attorney.

July - DRC presents recommended changes to BOD.

August to September— Board review

October— Attorney review for final draft

December—Special GMFHQA member meeting to present draft of revised documents to GMF members.

(DRC Continued on Page 4)

(DRC-continued)

2012— January to February GMFHOA members review new documents

March GMFHOA Annual Member meeting. Members vote on recommendations. New documents will then be recorded with the State of VA and Fairfax County.

At present, the DRC has reviewed all three documents and are in the process of making recommendations. The GMFHOA membership will continue to be informed of the progress of this project.

2011 GMFHOA CALENDAR

JUNE 4 COMMUNITY PICNIC AND POTLUCK

OCT 29 HALLOWEEN PARADE AND PARTY

Outstanding GMF Student



The “Best of Braddock” awards are given each year to recognize outstanding residents of Braddock District. It is given to citizens or businesses of the Braddock District whose excellent performance or contributions to the

welfare, beauty of strength of Braddock District deserve special recognition. A special category recognizes students. The presentation and recognition is made at the annual Braddock picnic held on Wednesday July 13, 2011. If you have a student or know of a student in the neighborhood who would fit this category, contact TenaRB@aol.com so we can make the nomination. The deadline is **May 28.**

NEIGHBORHOOD SURVEY

Watch for a Neighborhood survey to be sent out on the GMF Alert Net soon. You will be able to respond to the survey on line. The Board of Directors wants to hear your ideas and comments.

COLLEGE AND HIGH SCHOOL GRADUATIONS SCHEDULED AT PATRIOT CENTER

George Mason University graduation is be May 21, 2011, at 10 AM and the Graduate School of Education Convocation is at 2:00 PM at the Patriot Center.

Many Fairfax County high school graduations will also be held at the Patriot Center. In addition on June 16, 17 and 18, other graduations will take place at the Robinson High School. Traffic congestion on Braddock Road on those three days will be very high both east and west bound. The following is the schedule at the Patriot Center to help plan travel accordingly.

Sun. June 5	2:30 PM	Paul VI
Fri June 10	7:00 PM	Gar-Field
Sat. June 11	9:30 AM 2:00 PM 7:00 PM	Hylton Forest Park Freedom PWC
Thur. June 16	9:00 AM 2:00 PM 7:00 PM	Robinson South County Stone Bridge
Fri. June 17	9:30 AM 2:00 PM	Westfield Herndon
Sat. June 18	10:00 AM 2:00 PM 7:00 PM	Broad Run Briar Woods Thomas Jefferson
Mon. June 20	9:30 AM 2:30 PM 7:30 PM	Oakton Park View Chantilly
Tue. June 21	9:30 AM 2:00 PM 7:30 PM	Centerville W. Springfield Lake Braddock
Wed. June 22	2:00 PM	Lee

CULTURAL ENTERTAINMENT

The Hope Chinese School (Fairfax) Mom Dance Group and the George Mason University Confucius Institute are presenting the “Dance of Spring”, a dance and vocal performance, at GMU Center for the Arts on May 28 at 7:00 PM. One of our residents will be performing in this cultural event. Please contact Ying at 703-380-5912 or yizang02@yahoo.com for tickets and information.