



# George Mason Forest Reporter

NUMBER 2

[www.gmfhoa.org](http://www.gmfhoa.org)

SPRING 2012



## 2012 ANNUAL GMFHQA MEETING

Over sixty homeowners turned out for the March 21 annual meeting. Two major topics were discussed—the annexation of Amanda Place/update of our governing documents, and the proposed building of an assisted living facility at the intersection of Roberts and Braddock Roads. John Mohn explained the issues with Amanda Place’s annexation in 1999. Even though all of the proper steps by GMFHQA were done correctly, the registering of the Declaration of Annexation in Fairfax County was not done. As a result, Amanda Place has not been officially a part of GMFHQA for the past 12 years. William Marr, GMFHQA attorney, explained that Amanda Place must be recreated as a Virginia corporation, and then the annexation into GMFHQA redone. In addition, GMFHQA governing documents will have to be updated to reflect this change as well as make updates to be compliant with state regulations.

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### GMF BOARD MEMBERS

Tena Bluhm - President	703-978-9468
Heather Villavicencio-Vice President	703-764-9717
Vikki Keen - Treasurer	703-426-1776
Leo Baviello	703-764-3046
Charles Cason	703-978-7784
Tom Ezell	703-978-1958
Paul Kite	703-425-6314
Margo Lockard	703-978-2163
Frank McHugh	703-978-3219
Mike Miller	703-978-5515
Tom Ruzic	703-426-8432
Lori Taylor	703-978-1045
Ryan Yang	703-971-1772



## SUMMARY OF GMFHQA BOARD MEETING MINUTES

Complete Board minutes are on the web site [www.gmfhoa.org](http://www.gmfhoa.org)

The GMFHQA Board meets monthly except in Aug. and Dec. Summary of Jan, Feb and March 2012 below .

**A. Latest Treasurer Report:** As of March 2012: Operating account: \$23,685; Reserve account: \$6,867; CD: \$10,903. Some assessments remain outstanding.

### **B. Committee Reports:**

**Grounds Committee** – Possible ground spring re-activated at end of concrete path into common land, accounting for a muddy area at walking path’s end.

**Bridges and Trail** - Two asphalt trails from Tapestry Road into the common land replaced.

**Landscaping**— Grass cutting to begin in April

**Newsletter** — A new editor is needed.

**Social Committee** — Volunteers are needed to assist with upcoming GMFHQA annual picnic.

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## **2012 Assessments Past Due !**

The annual assessment notices for 2012 were sent out in mid February. Some assessments are still outstanding. A second and in some cases a third notice has been sent. The current amount is **\$130**. To pay send a check to **Vikki Keen, Treasurer, 10153 Red Spruce Road**. GMFHQA Conditions, Covenants and Restrictions allow interest to be charged on all unpaid assessments. A five dollar late fee is now in affect. The board is considering more serious options. The Code of VA. Property Owners Associations regulations allows for a homeowner association to place a lien on a homeowners house for an unpaid assessment. In addition, the homeowner will be liable for all legal costs incurred in the procedure of placing of a lien.

(Annual Homeowners Meeting-Continued. from page 1)

The second topic discussed was the proposed assisted living facility by HH Hunt Corporation at the intersection of Roberts and Braddock Roads. A presentation by Sylvanus Bent and Mike Clark gave several reasons why this construction would negatively impact on GMFHOA. Many homeowners also expressed the same sentiment. Main concerns were increased traffic at an already severely overwhelmed intersection; possible increased storm water run off into the GMFHOA common land stream; light pollution from the lighting surrounding the facility; decreased value of homes; and the long term change in the character of the north side of Braddock Road from all single family homes to commercial areas. Many expressed concern that such a change would be in violation of the Fairfax County Comprehensive Land Use Plan. Homeowners agreed to participate in an on-line survey. Results will be given to Supervisor John Cook.

**Board Elections**

Seven people were elected to the GMFHOA Board — Lori Taylor, Mike Miller, Vikki Keen, Tena Bluhm, Lou Baviello, Tom Ruzic and Tom Ezell. Eric Mondschein, Fred Knowles and Susan Job resigned after many years of service. A special thanks to them for their years of service.

**Activities Review**

The president reviewed the board activities from 2011. Accomplishments include: began review and update of governing documents; replaced of two asphalt paths into the common land; completed the repairs to the north bridge; repaired entrance lights at Red Spruce Road; renewed grounds maintenance contract for two years; renewed audit contract for two years; replaced shrubs at Tapestry entrance sign; cleaned and planted three Crepe Myrtle bushes on Red Spruce common area; established a fire hydrant adoption program; negotiated merchant discounts for residents; negotiated GMU for discounts to use its recreation/health club facility; held a GMFHOA picnic and Halloween Parade and Party for the children; and removed several down trees within the common land.

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**2012 GMFHOA CALENDAR**

**May 5, 2012** -Community Yard Sale

**Fall 2012—Community Picnic and Potluck**

**October 27, 2012** - Children's Halloween

Parade and Party

**GRADUATIONS TIE-UP  
BRADDOCK ROAD  
TRAFFIC**



June is graduation month for Fairfax County schools and twenty-two of those school graduations will take place at the Patriot Center on the GMU Campus. This year the ceremonies will be on **eleven days —June 3 through June 20**. On five of those days there will be three graduations on one day with the first one at 9:30 AM, the second at 2:00 PM and the third at 7:30 PM. Those eleven days will be difficult traffic days. The schedule of dates and times is posted on the Braddock District web site (<http://www.fairfaxcounty.gov/braddock/>) and a GMFHOA alert will be sent out to remind everyone. Be prepared and practice extra patience while exiting the neighborhood

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**520 POUNDS OF TRASH!!**

Yes, you read right— that is what was collected on our clean up day. Thanks to our faithful volunteers all of that trash is now gone to the dump and our common land is clean again. The most common trash found was plastic grocery bags, but “treasures” like an old tractor tire rim, old lawn mower parts, 12x12 piece of canvas was hauled off to the dump. It was reported many homeowners continue to dump their yard debris and store items in the common land. GMF covenants as well as Fairfax County law **prohibit dumping**. Our common land is a Resource Protected Area under the Federal Chesapeake Bay Ordinance. The water from our stream flows into the Pohick and then into the Chesapeake Bay. Dumping yard debris kills vegetation, changes the contours of the land and eventually water flow, and provides a home for vermin. Use your trash service to remove your shrubs, tree branches, limbs, grass clippings and leaves. ( Better yet, use the grass and leaves on your flower/shrub beds -free fertilizer). A big THANK YOU to the following volunteers for all of their work: **John Sullivan; Steve Lockard; Roger Bernard; Vikki Keen and Spencer (11); Eric Mondschein; Gerald Nwana and Remka (9); Frank McHugh; Fred Knowles; Ray Bluhm; Tom Ruzic and Paul Kite** for using his truck to haul away all 520 pounds. Will we see **you** pitch in next year?







## TRAFFIC CONGESTION LOOMS AHEAD ON BRADDOCK ROAD

In addition to the graduations in June, **four major construction projects** will be taking place starting **July 1, 2012**, as GMU and University Mall start making road improvements at the same time. This will undoubtedly cause major traffic congestion as the work proceeds. There will be lane changes and at times lanes blocked on Braddock Road as the construction proceeds.

University Mall will undergo a renovation and expansion of the buildings and some changes to the entrance/exit roads of the mall.

GMU will make changes to improve traffic flow along Braddock Road and at the intersection of Ox Road (Route 123).

1. The following changes will take place at Roanoke River Lane: an addition of three lanes out bound lanes off campus and two lanes inbound campus; new traffic signals and signal phasing; and crosswalk improvements.

2. The east bound left turn lane onto Roanoke River Lane will be extended.

3. Eastbound left turn lanes will be constructed onto the west campus parking lots at the intersection of Braddock and Pestiwick Drive.

4. At a later date, the construction of Campus Drive (the west campus connector) under Ox Road between the Field House and Mason Inn will also take place.

Illustrations of the changes are available on the following web site. [communityrelations.gmu.edu](http://communityrelations.gmu.edu)

Minimal events are planned at the Patriot Center for the month of July in an effort to keep traffic at a minimum while construction is proceeding through the month. GMU summer school schedules will not change.

Until all of the construction at both GMU and University Mall are completed traffic will be a challenge. No date was given for the completion of the projects. It would be best to avoid driving west on Braddock Road and use Main Street through Fairfax City instead for all of your destinations west of GMFHOA.

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### WANTED — News Editor

GMFHOA is looking for an editor for the *George Mason Reporter Newsletter*. The newsletter is published four times per year. It is the most comprehensive source of information to GMF residents about our neighborhood. The newsletter is written on MS Publisher program which is very easy to use. A two year commitment is desirable. Contact [TenaRB@aol.com](mailto:TenaRB@aol.com) for further information.

## STRONG RESPONSE TO ASSISTED LIVING FACILITY SURVEY

The April 16 survey summary report asking GMF resident opinion about the proposed assisted living facility clearly showed the majority oppose the facility. One hundred and one homeowners responded.

- 99% of the respondents are aware of the facility;
- 79.2% believe the facility would adversely affect the residential character of the area;
- 82.2% believe such use would generate peak hour traffic in excess of that which would be generated if the property were redeveloped for single family detached use;
- 63.4% believe such use would decrease the value of homes within the affected area;
- 92% believe factors such as impact on home values, cost of widening or improving Roberts Road, traffic from staff, traffic from visitors should be considered by the Board of Supervisors when determining whether to approve a zoning amendment ;
- 79.2% believe the proposed assisted living facility be denied and of those opposing the facility 56.4% feel very strongly;
- 69.4% of homeowners surveyed have lived in GMFHOA longer 15 years;
- 56.4% would attend a future meeting on the proposed facility.

The survey results have been sent to Supervisor John Cook, Braddock District Supervisor. He does not support an amendment to change zoning for residential density, which must be approved by the Board of Supervisors before the facility can be built.

HH Hunt the developer of the proposed facility has asked for another meeting with the GMFHOA community. The GMFHOA Board has appointed a committee to develop an agenda, meeting date, time and place. An announcement with information about such a meeting will be sent via the **GMFHOA Alert Net**.

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## **NEAR TRADGEY AT THE BUS STOP**

Several weeks ago at about 6 AM, a vehicle speeding east bound on Braddock Road lost control and crossed the median, driving up onto the sidewalk and grassy easement where the middle and high school students wait for the morning school bus. As a result the students are now to wait for the morning bus on Red Spruce Road **inside** the development. It is imperative that GMF drivers be aware of this change and are alert for students crossing the street to get to their new location.

## INCREASE IN CRIME HITS LOCAL AREA



Fairfax County Police are reporting a recent increase in the crime rate. The West Springfield District police weekly activity report cites several burglaries, one of which occurred in Hickory Farms, the neighborhood just north of GMF. In several of the robberies, forced entry into the home was made through a rear window or door. The majority of break-ins are occurring during the evening hours when residents are gone. Electronic equipment, TVs and jewelry were stolen. The police advise residents to keep doors and windows locked at all times. Call 911 immediately if any suspicious activity is seen. The most effective neighborhood watch is residents keeping eyes open and reporting unusual behavior.

The police are also reporting an increase in stolen vehicles. Keys are left in vehicles or car doors unlocked. The majority of those incidents are occurring between 5 and 7:30 A.M.

The West Springfield District weekly crime report can be seen at the following web site:  
<http://www.fairfaxcounty.gov/police/stations/westspringfield/wir.htm>

You can subscribe to receive the weekly report. Scroll down the West Springfield District Police site to make your request.

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### Keep up with Community News

Keep up with the news of the community by checking the [GMFHOA.org](http://www.gmfhoa.org) website frequently. Monthly Board meeting minutes are posted as well as information about coming community events.

Important time-sensitive information is sent out electronically via the **GMF ALERT NET**. Over 90% of GMFHOA members receive it. Alerts give police warnings, traffic alerts and other selected information. Email addresses are kept private. If you don't get the ALERT send an email to [TenaRB@aol.com](mailto:TenaRB@aol.com) to be included.

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### COMMUNITY YARD SALE— May 5

GMFHOA community yard sale will be held on Saturday, **May 5, 2012 at 9:00 AM**. The event will be advertised on the internet. An alert will be sent out to remind everyone and announcement signs posted at the entrances. Now is a great time to clean out the basement, garages and closets.

## UPDATE ON AMANDA PLACE ANNEXATION

GMFHOA is finally seeing the light at the end of the tunnel. Correcting an error that occurred 12 years ago has been a long process. The residents of the Amanda Place section are now incorporated with the Commonwealth of Virginia as a homeowners association. They have a three member Board of Directors and have established their governing documents. The next step for them will be to vote to ask to join the GMFHOA. As soon as that is completed, Amanda Place Property Owners Association (APPOA) will send a letter requesting annexation into GMFHOA.

The final step in the annexation process will be GMFHOA voting to accept their request. Per GMFHOA Declaration of Conditions, Covenants and Restrictions (DCCR), Article II—Annexation of Additional Properties, a special meeting will be called to vote to accept the request. Homeowners are allowed to vote by proxy and proxy ballots will be available. GMFHOA DCCR's require 3/4 approval to annex a property. Detailed instructions will be provided for all GMFHOA homeowners prior to the meeting and voting.

Once the annexation process is completed, it is necessary to update GMFHOA governing documents to reflect the annexation and to make any changes to be in compliance with the current Code of Virginia addressing property owners associations.

Prior to each step in this process, detailed information will be available to all homeowners.

### ACC SPRING REMINDERS

- Summer yard/lawn clippings pick-up schedule now in effect. Put out bags/containers not more than 24 hours prior to pick-up.
- Trim back shrubs and trees near the sidewalks to meet ACC Guidelines.
- Submit a request for ACC approval for **ANY** change or update to the exterior of your property **BEFORE** starting the project. The request form is at the GMFHOA website.