



George Mason Forest Reporter

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RECORD TURN OUT FOR GMFHOA 2013 ANNUAL MEETING

Over 60 homeowners turned out for the GMFHOA annual meeting held on April 24, 2013. Rosemary Ryan of Supervisor John Cook's office answered questions about the proposed assisted living facility at the intersection of Roberts and Braddock Roads. She reported that Supervisor Cook continues to refuse to grant an "out of turn amendment" to the Ten Year Plan for HHHunt. The present Ten Year plan only allows only residential buildings of a specific size and number per acre on the north side of Braddock Road from Route 495 to Route 123. The 90 bed facility HHHunt is proposing does not fit any of the present criteria.

The president reported the activities and accomplishment of 2012.

1. Amanda Place Property Owners Association was properly annexed into GMFHOA and the annexation was recorded with Fairfax County.
2. The Board of Directors established a Complaint Policy mandated by the Commonwealth of VA. The policy is to be used to by members who feel the association has violated the association governing documents. The policy and procedure are posted on the GMFHOA web site.
3. Removed several common land fallen and damaged trees as the result of several storms.
4. Investigated with Dominion Power the frequent power outages experiences in certain sections of the neighborhood.

(Continued on Page 4 Meeting)



SUMMARY OF GMFHOA BOARD MEETING MINUTES

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

The GMFHOA Board meets monthly except in Aug. and Dec. Summary of Feb and March 2013 minutes below .

Treasurer Report: As of April 2013: Operating account: \$22,438. Reserve account: \$19,772. All annual homeowner assessment have been paid.

Committee Reports:

Grounds Committee – Non-working street lights continue to be a problem. Dark streets are a safety hazard. Residents should report outages near their property to Dominion Power. Phone number for Dominion Power is 1-866-366-4357 and is listed in the GMFHOA phone directory.

Bridges and Trail — A volunteer work crew placed top soil to fill in ruts and sowed grass seed along one of the Tapestry Drive asphalt paths.

Publications — The 2013 Phone Directory was distributed to all residents.

Social Committee — No activity to report.

2013 GMFHOA CALENDAR

- | | |
|----------------------------|---------------|
| HOA Special Meeting | July 1 |
| Community Picnic | Sept 7 |
| Halloween Party | Oct 26 |

GMF BOARD MEMBERS

Tena Bluhm - President	703-978-9468
Heather Villavicencio-Vice President	703-764-9717
Fred Knowles - Secretary	703-426-8204
Charles Cason	703-978-7784
Celeste Delehunty	703-323-8264
Paul Kite	703-425-6314
Frank McHugh	703-978-3219
Mike Miller	703-978-5515
Tom Ruzic	703-426-8432
Lori Taylor	703-978-1045
Bob Winstead	703-321-7018



THE DOCUMENTS ARE COMING!! THE DOCUMENTS ARE COMING!!

You have been hearing that phrase for quite a while but it is finally happening now.

WHY are we amending our founding governing documents? The present GMFHOA governing documents, written in 1979, contain inaccuracies and inconsistencies; outdated restrictions and other provisions; irrelevant references to the 1979 developers and in some instances do not reflect current federal or state law. In addition, the proposed amended documents help GMFHOA fully realize the benefits of our 2012 annexation vote to bring the Amanda Place section Lots under the Association's jurisdiction.

WHAT are we amending? 1. The Articles of Incorporation (AOI) designate that GMFHOA is a non-stock, non-profit holding corporation. 2. The Declaration of Conditions, Covenants and Restrictions (Declaration or CCR) are a set of rules establishing the individual and collective rights and obligations of property owners within a particular community of sub-division. 3. The Bylaws are official rules and regulations which govern a corporation's management.

WHO prepared the proposed amended documents? The Board of Directors in 2011 appointed a Document Revision Committee composed of members of the community. They are experienced and familiar with the management of our association. The association hired an attorney to review the work of the committee and make any corrections for the documents to be in compliance with the Code of VA, Federal Law and the Code of Fairfax County.

WHEN and HOW will the association see the amended documents and vote to approve them? Notification of a special meeting, the three proposed amended documents, a proxy ballot for voting with instructions was sent out May 28, 2013 to announce the Special Meeting on July 1, 2013. The special meeting is held for the members to ask questions about the proposed amendments as well as vote to approve the amended documents.

WHAT happens if the proposed amended document isn't passed? Our association will be in violation of Commonwealth Law and Federal Law and County Code. Our association could be liable for legal action for non-compliance. Our association may not be able to regulate the appearance of our

neighborhood because some of our present outdated and vaguely written restrictive covenants could not be enforced.

This has been a very long and tedious process and we are almost finished. We discovered problems along the way but have resolved them. The Board is asking you as a property owner to act responsibly and support this project by reading the amended documents that were sent to you and voting to approve them. The value of your property is at stake.

To help you understand some of the changes, here are some key questions and answers:

1. What changes will you see in the amended Articles of Incorporation (AOI)?

Some of the changes in the AOI include:

--the listing of the Deeds of Dedication and Subdivision for all six

sections of GMFHOA and their reference in the Deed Books of Fairfax County.

--removal of outdated references to classes of membership and removal of names and references to the developer

--a change in the percentages of votes for corporate actions consistent with present Virginia corporate Code and the proposed amended Declaration.

2. What changes will you see in the amended Declaration of Covenants, Conditions and Restrictions (DCCR)?

Some of the changes in the DCCR include:

--an adjustment in the percentage increase in the maximum annual assessment. The percentage increase of the maximum assessment will be capped at 12% unless changed by an Association membership vote. This change will give the association the flexibility to increase the assessment amount in anticipation of increases in the operating account and reserve account for the coming years. This flexibility will help the association meet its financial obligations without resorting to a special assessment.

--clarification of the actions that can be taken by the association and the late fee charged when the annual assessment is not paid after 30 days (related to a new Virginia statutory provision effective July 1, 2013, HB 1595)

--definition of and restrictions on a home based business (related to a new Virginia statutory provision effective July 1, 2013, HB 2200). The purpose for the amendment is to maintain the same character and residential tone of the GMF community that has prevailed for the past 30 years and yet to comply with the changes and regulations coming into effect under applicable law.

--insertion of language to more clearly govern household pets, removal of pet waste and compliance with Fairfax County animal control laws and regulations

(Continued from Page 2)

—insertion of language more clearly defining/describing satellite dishes, consistent with applicable federal law, and Code of VA Section 67-701 (July 1, 2008), provides for reasonable regulation but not prohibition of installing/using solar panels.

—insertion of language that provides that the cost, including attorney fees, of enforcement efforts is the responsibility of the owner violating the governing documents, rather than being borne by the membership as a whole.

--insertion of language that expressly allows the Association to use modern technology for certain communications with its members to the extent allowed by applicable law. The present DCCR is silent on the use of modern technology.

--includes language consistent with the Virginia Property Owners' Association Act (POA Act) regarding the authority to assess charges for violation of the governing documents, after providing notice and an opportunity for a hearing.

3. What changes will you see in the amended Bylaws?

Some of the changes in the Bylaws include:

--change in the minimum and maximum number of days required for notices for both annual and special meetings.

--the requirement of monthly director meetings reduced to a minimum of quarterly.

--the procedure the Association will follow to fill a vacancy of a director position due to resignation, death or removal to be consistent with Section 13.1-857 (E) Non-stock Corporation Act.

---insertion of "notice to Members" as consistent with POA Act Sec. 55-510.1

--specific language as to when Association books and records are available for member review.

--insertion of language to give permission to Fairfax County authorities to enforce animal control laws on common areas.

This is your opportunity to secure that our governing documents are consolidated; updated and consistent with the applicable law; to complete the annexation of Amanda Place, and to help your Association run more efficiently Most importantly completing this process will keep your community a desirable place in which to live and raise your family. Read the cover letter sent with the proposed amended documents for more details.

**July 1, 2013 Special Meeting
7:30 PM at 9002 Burke Lake Road
At the Braddock District Office
Adjacent to Kings Park Library
Your Board urges approval of these
these documents**

ACC SPRING TIPS

- Nice weather brings out walkers, and spring rains brings plant growth. Check your bushes and trees to insure they clear the sidewalk sides and 7 ft. overhead.
- All changes to the exterior of your house and property other than minor landscaping needs ACC approval
- Place bags of yards debris and garbage cans 6-12 in. away from the curb to permit storm water flow.
- Please pick up newspapers, plastic bottles, etc. that are lying in the street or curb gutters.
- Do not throw bags of dog waste into the storm drains. What goes into the drains ends up in your drinking water.
- Do not let your landscape or mowing crew place grass and debris bags at the curb except 24 hrs. or less before pick-up.
- Check your planting beds and remove weeds before they go to seed.

If we work together we can continue to have a beautiful community!

TRAFFIC NOTES

Comments and action to promote safe driving within the neighborhood from homeowners were made during the annual meeting. Suggestion for signage within the neighborhood and the painting of a center line at the Red Spruce and Braddock Road intersection were proposed.

Three requests were sent to VDOT. The first is to paint a center line on Red Spruce Rd at the entrance into the neighborhood. Barry Harrison, Senior Engineer at VDOT, investigated the intersection. A review of the reported crashes at this location was low and there were no patterns that would be alleviated by the installation of a center line. However, the intersection will be included in a traffic count in June to see if there are any measures that can be taken to make the intersection safer. VDOT was informed that drivers have been observed pulling around the right side of a car attempting to make a left turn onto Braddock Road and simultaneously making the left turn with the lead car.

In response to a second request for signage to slow drivers at the Red Spruce curve, VDOT stated the speed limit is posted 25 mph and was "determined the present speed limit signage is sufficient for the conditions throughout the network of streets".

A third request for an additional stop sign at the first intersection of Red Spruce and Gilbertson, making it a three-way stop, was referred by VDOT to FCDOT for investigation. No report has yet been received on that request.

(Annual meeting continued from page 1)

- 5. Completed the final draft of the GMFHOA proposed amended documents for presentation to association attorney for review/edits and corrections before presentation to the membership for approval.
- 6. Published and distributed a new edition of the phone directory.
- 7. Hired a new attorney, Allen Warren of the law firm of Chadwick, Washington, Elmore, Moriarty and Bunn as legal counsel for assistance with the proposed amended documents.
- 8. Held the annual picnic and Halloween Party for the children of the community.
- 9. Obtained reduced rates with American Disposal Trash Removal for GMF residents.
- 10. Continued to oversee maintenance of the grounds as well as plantings areas and lights at the three entrances.

The president listed the goals for 2013:

- 1. Membership approval of the proposed amended governing documents and proper recording with Fairfax County and Commonwealth of VA of the amended documents.
- 2. Investigation and discussion of hiring professional management for our association. The management of GMFHOA has become an almost overwhelming job for volunteers, due in large part to the additional demands of government regulations, and too few members volunteering to assist. In order to protect our association, it has become necessary to attend frequent legal seminars and educational opportunities to keep apprised of the annual changes in the law. This requires a commitment of time that many are unable or unwilling to give.

BE A RESPONSIBLE DOG OWNER



That means not only picking up after your animal but disposing of the waste at home. The Board continues to receive numerous complaints about dog waste that has been placed in plastic bags and then thrown into their trash can as it sits on the curb during our trash pick up days. It is not uncommon for the waste to fall out of the plastic bag inside of the trash can. Working homeowners aren't home during the day to remove their trash cans from the curb as soon as they are empty. Be considerate and think about the unpleasant surprise that might be awaiting. You wouldn't want it to happen to you.

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DISAPPOINTING TURNOUT FOR COMMUNITY CLEAN UP DAY

The annual community clean up held in March had a very low turnout of volunteers to work this year. The clean up has been held every year since the first houses were constructed in this community and is the major reason our community looks attractive and desirable to buyers as well as to all who drive our streets. Next spring make sure you to volunteer an hour or so to help. The annual GMF calendar is published annually in early January in both the newsletters and on our website so you can reserve that date on your calendar to help clean up our community.

AGING IN PLACE

Ninety percent of older adults want to remain in their own homes as they get older—that is “age in place”. Community leaders are hearing their requests and providing educational opportunities for seniors to do just that. The Braddock District Council has formed an *Aging in Place Committee* that sponsors monthly educational presentations such as preparing your home to make it living friendly as you age; understanding Medicare; where to go for services both private and public to help you age in place and many, many more topics. For more information about these programs contact Bruce Wallachy at bwallbdc@gmail.com.

The next educational opportunity will be held on Wednesday June 19 at 7:00 PM at the Kings Park Library. The topic will be MEDICARE presented by Howard Houghton. Reservations are necessary. Contact Bruce Wallachy to make your reservations. Don't miss this very informative presentation.

In addition, Fairfax County has also heard seniors and is holding community forums during June and July to listen to what seniors think would help them remain in their homes. Go to the county websites www.fairfaxcounty.gov/olderadults or www.DFSCCommunity@fairfaxcounty.gov to learn more.

CONGRATULATIONS TO ALL GMFHOA GRADUATES

