



# Covenant "Issues" For Your Consideration/Assistance

*Bo Marlin*

With spring just around the corner, there will be an increase in the number of properties that will be on the market for sale or rent. Weekends are prime times for realtors to have open houses or show the properties. To provide good "curb appeal" for prospective residents, please do not put your trash cans out until 6 PM or later. As a reminder, please store your trash and recycling containers out of view (e.g., inside your garage or behind your home). These containers are not to be stored in front of your garage or on the side of your home.

Bagged trash/recycling items that are not in containers are attractive to our local wildlife and the wind. Please put bagged items inside the appropriate bins before placing them on the curb.

A well lit neighborhood is a deterrent to crime and improves safety. If you notice that it is darker when you arrive at home, check your yard light to make sure all the light bulbs are lit. If not, please replace the bulbs or make repairs to the yard light as soon as possible. A few minutes of repair time will keep make a huge difference for your yard and in the safety and security of the Grove.

Are you walking your dog in the community? Please be kind and pick up after your dog(s) when you are walking them in the neighborhood. There are two pet disposal stations in the Grove with plastic bags. It is important that you take the time to pick up your dog's "doodie" and not leave it someone's yard or in the common areas, or on the sidewalk.

Finally, as the weather warms up, Cardinal Management and the Board will be inspecting the neighborhood. Things like mold on the steps and sides of homes, mulch for plant beds and trees, damage to the home and/or property, yard maintenance, etc. will be looked at. If you can take care of these things ahead of time, you'll save the Association time and money in inspection and enforcement costs.

Thanks for your time and assistance in keeping the Grove safe, secure and looking good.

## Upcoming Events

Community Clean-Ups:  
April 12  
October 18  
(rain date November 8)

Board of Directors  
Meeting:  
March 20

Outdoor Home Inspections:  
First week of May

Parking Lot Sweeping:  
First week of April

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# Update on Lee District - Fairfax County Board of Supervisors

*Jeffrey C. McKay*  
*Lee District Supervisor*  
*Fairfax County Board of Supervisors*

Recently, the Fairfax County Board of Supervisors approved a list of previously unfunded projects for the \$1.4 billion allocated to us from the transportation plan (HB2313) that was passed by the General Assembly in April 2013. The projects include interchanges, roadway extensions and widenings, spot improvements, transit, and bicycle and pedestrian projects.

You can see a complete list projects at the County's Department of Transportation's website at <http://www.fairfaxcounty.gov/fcdot/cdot/documents/>.

## **Major Lee District Projects:**

- \$84 M: Extension of Frontier Drive. This will help connectivity around the Springfield Town Center, improve access to the Franconia-Springfield Metro Station, and support a bid to relocate FBI headquarters to the area.
- \$90 M: Route One widening from Mount Vernon Memorial Highway to Napper Road. This will complement current widening projects near Fort Belvoir and also widen Route One from four to six lanes and include pedestrian and bicycle facilities.
- \$5 M: Shields Avenue Improvements. This secures partial funding to improve traffic flow along Shields Avenue at the congested area of North Kings Highway.

If you have any questions, feel free to contact our office.

Sincerely,  
Jeff

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## A Closer Look at Paperboard: The Recyclable Cousin of Cardboard & Paper

What do soda fridge packs, cereal boxes, paper towel rolls and tissue boxes have in common? Other than being some of the most common products we use every day, they are also all made of the recyclable material paperboard.

Paperboard is defined as a material similar in shape and composition to paper, but generally thicker, stronger, and more rigid. It is not as easy to spot as its recyclable cousins, cardboard or mixed paper. Paperboard consists of numerous items you will find all over the shelves in your local grocery store, pharmacy, and mall such as: cereal boxes, tissue boxes, cracker boxes, egg cartons, paper towel rolls, toilet paper rolls, beer packs, soda packs, manila and bleached file folders, boxes from toothpaste or other toiletries, etc. You may be surprised to learn that even items such as coasters, shoe boxes, gift boxes and even boxes of chocolates are all also made of paperboard.

### Identifying Qualities of Paperboard:

- THICKER than a normal sheet of office or loose-leaf paper but THINNER than cardboard.
- Since paperboard is a common material for packaging many food and household items, it is often covered in images and logos...but not always (Think: toilet paper and paper towel rolls.) Either one of these forms of paperboard is recyclable.
- Cuts easily, unlike cardboard.
- A good rule of thumb is to grab the nearest (empty) cereal box and tear a piece off. Use this as a guideline; a vast majority of paperboard has the same visual and physical properties. Just remember to recycle the rest of that box after you tear off that piece!

# Message from the President

*Jim Preston*

Let me begin this note with my sincere gratitude to Hayley Holser-Green, who has volunteered to take over as editor of our newsletter. As you know, we've not been as productive in this area as we'd have liked in recent months, so we really appreciate her stepping up to the plate. And more volunteer opportunities await! Send a note to [board@gathm.com](mailto:board@gathm.com) if you'd like to help, and we will try to match your interests with one of our committees.

As we emerge from a tough winter season, it's time to start thinking about those springtime chores. Our neighborhood, while still more attractive than many surrounding communities, is beginning to show its age. We need to redouble our efforts at home maintenance to keep up the appearances that bring new buyers and renters into the Grove. We'll be entering the home-buying season soon, so please do your part to keep our property values high. In that regard, Cardinal Management and our Covenants Committee will be inspecting homes to point out areas of improvement. If you receive a letter or a door hanger, please consider it a "friendly reminder" and not a punitive notice. If you remedy the problem area quickly and inform Cardinal Management, that's the end of it. A second notice, however, tells you that it must be handled immediately to avoid assessments. In all cases, communication with Cardinal is crucial to avoid subsequent (and potentially costly) enforcement action.

The vast majority of our residents are diligent in maintaining their yards and homes, and I wanted to express the gratitude of the Board for the hard work you've done. We've been very happy with the overall appearance of the entire neighborhood, and that's all due to your efforts. One reminder, however, that dumping yard waste in common property areas is a violation of our Covenants and potentially Fairfax County regulations. This includes in the wooded areas behind your homes.

Thank you for keeping the Grove a great place to live, and we hope to see you at a Community event and/or an upcoming Board meeting. Have a great spring!

Jim

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## Community Clean-ups

*Gary Kosciusko*

On Groundhog Day, so the tradition holds, if the groundhog comes out and sees his shadow, there will be six more weeks of winter. We suspect that's not what you wanted to hear, but that's exactly what happened this year at one of the most famous Groundhog Day events, in Punxsutawney, Pennsylvania.

We may not be able to do much about the weather, but we can try to shake off those winter "blahs" by coming out for the spring community clean-up, scheduled for **Saturday, April 12, at 9am** (meet at the pool house). Though we'll be out for less than two hours, what a difference it will make in the appearance of our community! March is usually quite windy, so please bag and tie your trash and recyclables (even if they are already in a bin or receptacle). Thanks to all of you who already do this, and thanks to all the dog owners who pick up after their dogs. Special thanks to Dave and Kathy Mikkelson for assisting in the previous clean-up on October 26. We hope more of you will join us on April 12.



*Photo courtesy of Clancy Preston*

# Maintenance Updates

Dave Mikkelson

As members of The Grove at Huntley Meadows Homeowner's Association, we take pride not only in our homes but in the community as a whole and we expect that standards will be maintained. This is particularly important at a time when we are at a rental rate of 25%. Often the owner may not be local to oversee their properties and perform the required maintenance that may be beyond the responsibilities of the renter.

Maintaining curb appeal is important from both a homeowner and community aspect when it comes time to sell. In our community of 70 single family homes and 215 townhomes, we typically see about 25-30 homes sell each year. We had 21 sales in 2013. When selling, we know the appeal of not only a well maintained home but the same in neighboring homes and community amenities.

Although not all inclusive, the following are maintenance items you should consider:

- Paint house trim, doors and shutters (original color does not require HOA board approval). We've noted wood rot on the dormers and near the ground from lack of paint.
- Pressure wash green mold from steps and siding.
- Seal coat driveway to extend life of asphalt and give it that like new look for less than \$100. Some contractors will give a discount if you and your neighbor schedule for the same time.
- Annual mulching, edging, and weeding of beds and around trees.
- Trim trees and bushes, especially if they are brushing up against the house.
- Fertilize lawn. Adding a couple bags of topsoil adds nutrients and levels low spots. This is also a good time to add some grass seed to bare spots.
- Replace perennial plants and shrubs if the original landscaping has died leaving a bed empty.
- Remove any stored items along the side of homes.
- Overall repairs such as broken shutters, broken or bowed fence boards, etc.

Performing routine maintenance, such as painting, can prevent costly repairs if delayed too long. As an association, we have a process in place to aid in monitoring needed maintenance. This not only protects the standards of our community as a whole but also lets homeowners know if there is a problem. Receiving a door hanger or letter is not punitive but simply a notice. If there is a question or additional time is required to correct the issue, please communicate with our management company. In the end, we all benefit from performing routine maintenance that comes with homeownership and living in a preferred community.

Please remember that all streets (except Lindberg) in our neighborhood are considered private property! Anyone who is seen soliciting should be told that they are trespassing. A phone call to the Fairfax County non-emergency police number will help ensure that we have less solicitors in the future.



Photo courtesy of Clancy Preston

# Grove at Huntley Meadows 2014 Social Calendar

Check the [website \(gathm.com\)](http://gathm.com) and the [Grove's Facebook](#) page for regular updates on community events.



## Third Thursday...HOA Board of Directors Meeting

Every 3rd Thursday of the month plan to attend the community's monthly HOA meeting. The meeting starts at 7:00 PM and opens with a Community Forum where residents (owners and tenants) can address community concerns with the members of the board. The meetings are held at the Mount Vernon Government Center at 2511 Parkers Lane, Alexandria.

2014 Meeting Dates: April 17, May 15, June 19, July 17, August 21, September 18, October 16, November 20

## Two Annual Community Clean-up Dates Set

Mark your calendars to participate in the Community Clean-up Days on Saturday, April 12 and Saturday, October 18. Meet at the Pool House at 9:00 AM to walk the creek banks behind the townhomes and common areas to pick up trash that has landed in the tree lines due to windy days.

Gary Kusciusko, our resident community clean-up leader, makes sure that there are trash bags to use in the clean up. Participants are encouraged to wear long pants and bring gloves with them. Rain dates are listed on website.



Easter Egg Hunt  
Saturday, April 19  
10:00 AM - 12:00 PM

Easter Bunny may make a personal appearance!

## Two Annual Garage Sales Dates

Saturday, May 17 and Saturday, September 13

"One person's trash...is another's treasure." Start sorting your items for the Grove's Community Garage Sales...Saturday, May 17 and Saturday, September 13 are when residents can hold garage sales. The community promotes the sales on Craigslist and in the Washington Post. Residents are encouraged to list your garage sale items on Craiglist for additional promotion of the event.



Pool Opens  
Memorial Day  
Weekend



Join the community  
Facebook Page to  
stay in touch!



Volunteers are needed to help with Easter Egg Hunt and to make garage sales signs. Email Donna at [social@gathm.com](mailto:social@gathm.com).

# Meet Melissa Schweitzer, our new Secretary on the Board of Directors!

A short bio on Melissa:

- Former high school English teacher/school educator and administrator.
- Currently an office manager for an Aerospace/Defense contracting company.
- Loves the outdoors, animal rescue/animal shelter causes, and community service.
- Enthusiastic runner, book reader, and former soccer coach.
- Go Philadelphia Eagles!



Not happy with crooked utility boxes on your property? Call the utility company and let them know you want them straightened. Some ground settling is natural so this is something the company can fix. Cardinal Management cannot do this for the neighborhood because these are connected to the individual paying the utilities at the respective address where the boxes are located, but please email [v.garner@cardinalmanagementgroup.com](mailto:v.garner@cardinalmanagementgroup.com) so they'll have a record of your complaint."

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## Managing Water Drainage

by *Dave Mikkelson*

Managing water drainage is crucial to infrastructure. The Grove at Huntley Meadows is no exception. The developers of our community, in coordination with Fairfax County, created a plan to provide proper water drainage to protect our homes. This included bringing in fill dirt to raise the level of the land our homes are built on, installing a storm drain system and ensuring open drainage channels. As a homeowner association, it is up to us to keep these protective measures functioning.

As you should have seen in the recent community email, the association was advised of a Fairfax County code violation affecting the flow of storm water in the open drainage channels located on association common property. The cause was yard waste being placed in these drainage channels on community property.

While some of the drainage running through our community has water running most of the year, others may appear as just a trench during dry spells. Placing yard waste or other debris in these trenches is not allowed. We want to ensure all homeowners understand the importance of not dumping yard waste on common property and keeping water flowing properly.

Along the same lines, we have had reports of homeowners dumping leftover cooking oil and food down the storm drains located along the streets. This is not only illegal and bad for our storm drain system, but it is also unfriendly to the environment. Unlike sewage pipes, this water runoff drains directly into the Potomac River and does not go to a water treatment plant.

If you do have yard waste or debris in the open drainage channels behind your home, or see the water backing up or collecting debris, please take the time to clean these areas out. Keeping the excess water flowing away from our homes benefits everyone in our community.



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Property Manager: Victoria Garner  
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[GATHM.com](http://GATHM.com)

## Did You Know?

*Jeff McKay*

**Question:** The streetlight on my corner isn't working. How can I get it fixed?

**Answer:** If you live on Lindberg, streetlights are neither owned nor maintained by the HOA or Cardinal Management. You may report a Lindberg Drive outage by contacting Dominion Virginia Power at 1-866-DOM-HELP (366-4357). You'll need to have the location of the pole and the pole number (found at the base of the pole, or <http://gathm.com/faq>).

If you live on one of our privately owned streets, contact Victoria at [v.garner@cardinalmanagementgroup.com](mailto:v.garner@cardinalmanagementgroup.com) or 703-565-5016 to report an outage. She will also need the location/address of the pole.

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### FYI

Please remember to put trash into your trash bin! Do not leave trash out on the curb without the trashcan.



*Graphic courtesy of Shutterstock*

## Slow Down!

**As the weather warms up,  
please remember the speed  
limit in our neighborhood is 25!  
Slow down for pedestrians,  
children and pets!**

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## Other Important Phone Numbers

### Utilities

- Verizon: To report an outage call 1-800-837-4966.
- Cox: To report an outage call 703-378-8422.
- Washington Gas: If you smell gas, or in the event of a natural gas emergency, leave the area immediately and call 911 and Washington Gas at 703-750-1400 or 1-800-752-7520. Washington Gas customer service line: 703-750-1000.

### Downed Trees

If trees fall in your neighborhood, here's who to call regarding removal:

- Adjacent to Public Roads: Contact Virginia Department of Transportation at 1-800-FOR-ROAD, TTY 711.
- On County Parkland: Contact Fairfax County Park Authority at 703-324-8594, TTY 703-324-3988.
- Posing a Hazard to Public Areas: Contact Fairfax County Urban Forestry at 703-324-1770, TTY 703-324-1877.