



Living in “The Grove”

Fall 2014—Issue 33

Jim Preston



It has been a little while since we’ve had an article that gives new people an idea of what life is like here in the Grove at Huntley Meadows. We have a website

(www.gathm.com) and a Facebook page (www.facebook.com/groups/gathm) and encourage everyone to sign up and participate. The Facebook page has been useful when a resident has a question and does not know who to turn to (i.e., city, county, water, electric, etc.) to find someone who can respond with an answer; the page has also reconnected a lost dog with its owner. Below are a few examples of some tips on our community guidelines. While some appear to be common sense, we hope you’ll recognize and appreciate our attempt to keep newer residents informed.

- Dog owners - please try to avoid using private yards when they (the dogs) do their “duty.” If they do happen to, please be sure to clean it up. Dog waste must also be picked up from common areas.

- In the townhouses, dues go to the mowing of the front yard, but you’re still responsible for killing weeds, mulching flower beds, trimming trees and bushes, and mowing the back and side yards (if applicable). Palmer’s takes care of the “devil’s strip” (the grass between the sidewalk and the road) for the community.

- On Lindberg, with the exception of the devil's strip, residents are responsible for everything yard-related, including raking leaves, mowing the entire yard, weeding, mulching and all trimming and edging.

Continued on page 6

Upcoming Events

Annual Block Party

September 6, 12:00PM—5:00PM

Dog Swim

September 8, 8:00PM

Last Day at the Pool

September 8th

Community Yard Sale

September 13, 8:00AM—1:00PM

Board of Directors Meeting

September 18, 7:00PM

Inside This Issue

Living in the Grove

Page 1 & Page 6

President’s Report

Page 2

Route 1 Updates

Page 3

Covenants Committee Report

Page 4

Grove Goodies

Page 5

President's Report

Dave Mikkelson



You may have noticed a different name listed above for the president's report. Since going back to flying with Southwest Airlines, Jim Preston has found himself very busy with his flying schedule. Because of this, he requested to step down as president and will now be filling the role of vice president. I want to thank him for all the hard work he has done leading the community over the years.

With the end of summer comes our biggest community event of the year — September 6th is the community block party! This event is always a great way to bring our community together as an opportunity to get to know each other. As in years past, we will have plenty of good food and fun events for the kids. Our social chair, Donna Jarvis-Miller, will be orchestrating and if you'd like to lend a

hand, please contact her at social@gathm.com. As a reminder, we will need to block off parking spots near the pool on September 5 and 6. These spots will be marked with signs a few days prior. More events are listed in the upcoming events section as well as on our community calendar on our website, www.gathm.com.

If you don't have our community website bookmarked, I highly encourage it. Ideally, we would like to have all our homeowners and renters registered on our site. Registering is quick and easy and provides access to areas of the website not viewable unless signed in. This also places you on our email list for times when the Board (or Cardinal Management through the Board) needs to quickly get information to the community as well as routine community information. For those worried about being spammed, on average we only send out about one email per month. We want to ensure everyone stays informed and email is the fastest, most cost-effective means available for our community.

Communication is also a two way street. As volunteers serving on the Board of directors, we want your input and feedback. If you are emailing Victoria or Nicole at Cardinal Management, Cc the board at board@gathm.com. This keeps us aware of issues and can work on your behalf.

One issue brought to the board is the speed of the traffic on Cyrene going past the pool house. We currently have a lot of young children living on that corner and many traversing to the pool. To reduce this hazard, the board voted to make the corner of Cyrene and Grey Goose a 4-way stop. This should also help those residents on Audubon Meadow turning onto Cyrene which has limited visibility.

In closing, our community continues to thrive with solid financial standing, strong home sales, well maintained common areas and amenities, outstanding community events and prime location. I look forward to hearing from you and serving as your president.

Tidbits:

The grass areas between the townhomes are designated as common area to provide access for those located on an inside unit to access the back of their home from the street. This allows the storage of garbage containers in the back of a townhome.

Common area parking can become difficult at times. As a courtesy, please use garages and driveways as appropriate. Lots are not meant for long term storage of vehicles. One measure of ensuring sufficient parking for residents and short term guests is all vehicles must have current registration and inspections.

Exciting News for Route One—Jeffrey C. McKay

Article from *Lee District Newsletter* (April 2014)

We're currently working on two big projects that I believe will dramatically improve traffic flow and mobility along the Route One corridor in Fairfax County. The first is the Route One Multimodal Alternatives Analysis, a year-long study with a goal of enhancing mobility along a 15-mile segment of Route One between Route 123 in Woodbridge and the Huntington Metro Station. Based on staff evaluation and community input, the study team will recommend improvements that could include bus rapid transit (BRT), light rail transit (LRT), extended Metrorail service, roadway widening, and restructured pedestrian/bicycle pathways and facilities.

I hope the study reaches a conclusion that can be incorporated quickly in the corridor. It is crucial that we make changes today to improve congestion immediately. A sole recommendation that will take 30-plus years is a non-starter for me. We need at least a temporary fix to relieve the amount of cars and improve safety on Route One as soon as possible.

You can learn more about the study and weigh in on your hopes for the future of the corridor by visiting <http://route1multimodalaa.com/>. The recommended alternative will be presented at the final public meeting this summer.

I am also pleased to report that after 20 years of planning, the long awaited Route One widening improvement project is finally getting underway. The project will widen the 3.5 mile stretch of Route One from Telegraph Road to Mount Vernon Memorial Highway from four to six lanes. Construction is expected to be completed in June 2016 and will include bike, pedestrian, and future transit accommodations.

There may be some growing pains to go through while the roadway is under construction, but once completed, it will be well worth it. Please visit <http://rte1ftbelvoir.com/> for more information on the widening project.



Upcoming Events:

Everyone should have gotten a postcard mailing of fun upcoming events at the Grove! Here are a few reminders:

Grove Annual Block Party: Saturday, September 6, 12:00PM—5:00PM

Location: Pool house, Cyrene Blvd and Audubon Meadow Way

Children's activities, food, games, face painting, bounce house, entertainment and more! RSVP required.

Garage Sale: Saturday, September 13, 8:00AM—1:00PM

Dog Swim: Monday, September 8, 8:00PM—9:00PM

Bring your dog for the last swim of the season!

Fall Festival/Halloween Event: Saturday, October 25, 1:00PM—3:00PM

Location: Patio (Rain/cold weather location: Pool House)

Bring the kids out in costume for some treats and fun activities! Costume parade at 2:00PM.

Community Clean-Up Event: Saturday, October 18, 9:00AM—11:00AM

Location: Meet at the pool house. Closed toe shoes required. Long pants and sleeves are suggested.

Covenants Committee Report

Help Us Maintain the Beauty and Safety of the Grove

DO: Always use your trash containers/recycling bins and store them out of view (e.g., inside your garage or behind your home) and not in front of the garage or on the side of your homes when not out for pickup.



DON'T: Put trash containers out on the driveway or on the curb for pickup until after 6 PM on Sundays and Wednesdays.

DON'T: Put yard waste (grass clippings, leaves, branches) out on the curb for pickup until after 6 PM on Tuesdays.

DO: Keep your pets off resident's yards--their urine will kill the grass and cause "brown spots." Pick up your pet's solid waste and deposit it in the pet stations around the neighborhood.



DO: Regularly remove the weeds from your landscape beds and mulch the beds/ around your trees as required (at least every other year). Mow your grass at least every other week (if not sooner). If you live in a townhouse, the Grove's maintenance service will mow the front yard but NOT the back or side yards and will NOT weed the landscape beds.

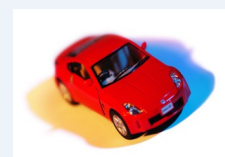


DO: Regularly trim shrubs and trees to keep the branches from overhanging the sidewalk and/or driveway.

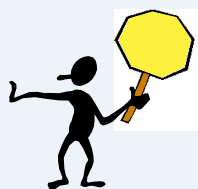


DO: Replace burned out yard light bulbs or repair inoperative yard lights as soon possible. If the bulbs are not burned out, check your ground fault indicator switch by the electrical outlet in the garage. Reset if necessary.

DON'T: Park your vehicle in the opposite direction of traffic. Also do not park where you will block pedestrian access to sidewalks or force them to walk in the street.



Grove Goodies



Please **Slow Down!** The speed limit is 25 miles per hour in The Grove at Huntley Meadows. We've got children, families, and pets at play!

Have you been looking for fun things to do near GatHM?
If so, you can find adventure just around our corner!

Huntley Meadows Park Visitor Center is open 9 am to 5 pm on weekdays (closed Tuesdays) and 9 am – 1 pm on weekends (except for holidays) (these hours are subject to change after August 31) (You can access Huntley Meadows Park on Lockheed Blvd. and on S. Kings Highway.)



Tour the house at **Historic Huntley** (Thomas Francis Mason's house) near Huntley Meadows Park.

You can find many more fun ideas and things to do here in Fairfax County. Plan your next outing at <http://www.fairfaxcounty.gov/parks/>.



Don't forget! The pool's closing date is Monday, September 8th



Not sure when trash pickup is? Not sure if inclement weather will keep collection from occurring? Check out American Disposal's website for the answers! <http://www.americandisposal.com>

A notice from Management: Annual inspection letters have been sent out. If you have additional questions or need more time, please contact Management (You can find contact information on our website or at <http://www.gathm.com/about-our-community/management-contacts>).



The Grove at Huntley Meadows HOA
Cardinal Management Group Inc.
4330 Prince William Parkway, Suite 201
Woodbridge, VA 22192
Property Manager: Victoria Garner
Phone: 703.569.5797
V.garner@cardinalmanagementgroup.com

Continued from page 1

- Trash and recycling are picked up early on Monday morning; trash alone is picked up early Thursday. A trash tote and recycling bin have been provided for each home—these, or similar receptacles, are the only acceptable containers. Use of plastic bags is not acceptable and is subject to assessment.
- Yard waste is picked up on Wednesday mornings, usually before 6:30 am.
- Trash, recycling and yard waste are not to be placed on the curb before 6:00 pm the night before collection, and containers must be stored out of view when not out for collection.
- Residents are to maintain their homes in good condition. Power-washing, regular maintenance and painting may be needed on a routine basis. Resealing a driveway every few years will help your driveway stay in good condition.
- The Board is charged with doing what it must to support our governing documents, and we hope to avoid fines and legal action. We're entrusted by you, as residents of the Grove at Huntley Meadows, to help maintain the beauty and property values that attracted you to the neighborhood.

Social events – we occasionally have neighborhood-wide events, and all residents are invited. The yearly Block Party is coming up and National Night Out was held on August 5th. We have events for children, like Halloween and Easter parades, and we sometimes have Community Socials, where residents open their homes to host their neighbors, who bring drinks and snacks. To RSVP to any of these events, signup through www.gathm.com. Volunteers to support these events are always welcomed.

Cardinal Management is our agent for collection of monthly assessments and coordinating repairs to common areas. Contact information for Cardinal is on the www.gathm.com website.

Finally, the Board meets on the third Thursday of each month at 7:00 p.m. Directions to the meeting can be found on the website; all residents are welcome to join us and are encouraged to provide input to the Board as well as learning more about the community and its management. We hope to see you there!