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HOA BOARD OF DIRECTORS

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jetjock737@cox.net

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Vice President

Shelle Mancl
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Treasurer

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Issue 20—Fall 2010



Fall Festival: October 2 @ 1 PM

It is that time of year when we all gather for a fun afternoon of meeting neighbors, enjoying some great food and watching all the children loaded with energy. This year, we will hold the Block Party on Saturday, October 2 from 1—5 PM. The event will be complete with catering, games and activities.

Bakers! Bakers! Compete in the Apple Dessert Contest—bring your best apple dessert to share. The winning recipe will be published in the Winter newsletter.

50/50 Raffle: Buy a raffle ticket for a chance to win some cash and a beautiful quilt wall hanging donated by Shelle Mancl. 50% and the quilt will go to the winner and 50% will go to a local charity.

Parking: At noon on Friday, October 1, all vehicles need to be removed from the parking areas across from the pool house for the tent.

Want to help with the Fall Festival? All volunteers are welcome—contact Trish at social@gathm.com.



The Shining Lamp Post ~ Dave Mikkelson

In darkness the world can be a mischievous place, which makes a well lit neighborhood all the more secure. As shorter days approach, here is a reminder of the steps for repairing a front yard lamp post.

If the lamp post is not working properly, first try replacing the light bulb(s). If that does not work confirm the circuit breaker is not tripped or the GFI switch in the garage does not need to be reset.

Should the electronic light sensor need to be replaced, you can purchase a new device at local hardware stores for approximately \$13. You may want to remove the old one and take it with you to the store to ensure a proper replacement.

Replacing the sensor takes about 20 minutes. Remember to trip the circuit breaker prior to disconnecting the light from the post. Begin by unscrewing the top of the light and removing the glass enclosure. Then unscrew the light fixture from the post and lift the light base from the post. You should find standard black and white wires with either end caps and a ground wire or a 3 pin connector. Next, unscrew the end caps and separate the wires or disconnect the connector. Set the light aside. Remove the electronic sensor from just inside the post and insert the new sensor. Secure the new sensor and rejoin the wires. Reattach the light and cover and reset the circuit breaker.

The properly working lamp post should now help to make the neighborhood safer by keeping darkness at bay.

Note: Ordinary light bulbs burn out more quickly. Consider using longer lasting incandescent bulbs.

Board Activities

~ Shelle Mancl, Secretary



The HOA Board of Directors has taken the following actions over the course of the past several months:

- ✓ Approved re-investing an upcoming CD with our broker, Morgan Stanley Smith Barney.
- ✓ Approved retaining Goldklang Group for the yearly audit and tax preparation.
- ✓ Approved a proposal from Palmer's Property Maintenance, the community groundskeeper, to renovate common

area turf throughout the community. This work will take place late SEP to early OCT. Particular areas will be aerated, top dressed with organic material, and seeded.

- ✓ Set the date for the Annual Grove Block Party for October 2, 2010.

Thank you to all residents who have attended recent board meetings. Your input is invaluable to the process of governance here at The Grove at Huntley Meadows. See you at the Fall Festival (block party) in October!

Message from President ~ Jim Preston

Time sure flies when you're having fun. It's hard to believe summer's almost over; just a few more weeks of mowing lawns and swatting flies. Our memories of the huge snowfalls are beginning to fade. (Okay, not so much.) The neighborhood is looking good—the vast majority of our residents are doing a great job of keeping their yards nice and tidy. It's also the season for home improvements, and most of us are submitting applications for exterior changes as required by our covenants. Thanks to the efforts of our Covenants Committee and the cooperation of those affected, many of the erroneously placed satellite dishes have been moved as required. Unfortunately, some new ones have sprouted up, and we're working with those residents to get them moved. Calling the company and threatening to cancel service can be a viable tactic in getting them to come do it for you.



Our policies are very simple: if you want to modify the exterior of your home, you must apply to the Architectural Review Committee. This includes changes like exterior light fixtures, satellite dishes, new or modified decks, landscaping, front door and/or shutter painting, etc. In short, changing or adding anything that's visible from the exterior of your home must be approved. The ARC will soon begin the process of upgrading our standards; they were written several years ago and there've been changes in styles and design, so we want to give our residents the opportunity to keep their homes contemporary. If you'd like to be a part of the standards rewrite, send a note to Kristin Briner (k.briner@cmgmt.com) or Victoria Garner (v.garner@cmgmt.com) at Cardinal Management and they'll put you in touch with the ARC.

I hope to see you at the Fall Festival on Saturday, October 2. The theme of this year's party is, "Thanks to Our Volunteers." Please come and thank the people who work so hard (for no pay!) to keep things pleasant in our neighborhood. It'll be a day of fun, food and friendship, put together by our hardworking Social Committee. If you're available to help, let us know (board@gathm.com).

Neighborhood Watch

~ Heidie Rothschild

Avoid a Facebook Fiasco! There have had several burglaries of homes in the past couple of weeks and there was a common denominator in all! Occupants had posted on their Facebook pages stating they would be out of the area/on vacation and the length of time they would be gone. In this electronic age we must be extremely careful of the information we put out on the internet. Personal information like this is a gold mine for criminals looking for targets. Financial crimes, stalking, cyber bullying, burglary and identity theft are but a few of the possible pitfalls when putting your life online. If you have an interactive cyber life, please take precautions to avoid becoming a victim. Below are some links to articles about social networking hazards. For more information, visit these websites: **A)** 08/17 *Washington Times*: <https://www.washingtontimes.com/news/2010/aug/17/privacy-concerns-about-facebook-blogs-grow/>

B) May 2010 story on CBSnews.com: <http://www.cbsnews.com/stories/2010/05/08/earlyshow/saturday/main6469373.shtm>

C) Article about Facebook dangers on About.com: <http://youngadults.about.com/od/legalissues/a/facebookcaveat.htm>

Keep Your Door Locked! Recently a door-to-door solicitor sexually assaulted a teenage girl in her home. Please be sure to keep your doors locked and do not open them to a stranger on the other side. Refer to the "Just Say No to Solicitors" article downloadable here: <http://www.fairfaxcounty.gov/police/stations/mountvernon>.

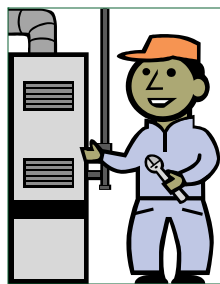
Don't Get Scammed! A street scam targeting the elderly, originally reported in the McLean district back in June has been linked to other incidents, one occurring on the Richmond Highway corridor. Please be on the lookout for scam artists such as these. If you have been a victim, or believe you are witnessing this crime in progress – please call the police. **Non-Emergency: (703) 691-2131; Emergency: 911**

Free Police Notifications/Alerts! Community Emergency Alert Network (CEAN) is a free service which provides police notifications/alerts to your phone or email. To register for this service visit the Mount Vernon Police District website - <http://www.fairfaxcounty.gov/police/stations/mountvernon/>

Avoid Furnace Water Damage

~ Janice Allen

The properties in our community are now 5-7 years of age. When properties reach this age, mechanical breakdowns start happening. Here is a tip to preclude interior water damage. An "EZ Trap" can be installed on the drain line of each furnace that will cause the system to automatically shut down condensation should the line become clogged causing water damage to the attic/basement. If your home has a heating/cooling system in the attic, consider having a drip pan around the furnace in the attic as additional precaution. Repair costs may vary depending on whether or not you have an annual service contract with the heating and air conditioning company that services your HVAC unit.



A real estate advertisement for Sylvia E. Karpf, Realtor. It features a large gold key icon on the left. The text includes: "GREEN DOT REALTY", "SYLVIA E. KARPf REALTOR", "P: 703/801-5225", "F: 703/953-1200", "SKARPF@SYLVIAREALTORS.COM", "10529 - D BRADDOCK ROAD FAIRFAX, VA 22032", and the MLS logo. A small photo of Sylvia E. Karpf is on the right.

Opening on the Board of Directors

Due to other commitments, Vineet Gupta, the Member at Large, had to leave the Board of Directors. The Board would like to thank Vineet for his service to the community. This position is now open; if you're interested in serving on the Board, please email us at board@gathm.com. The current Board votes on the replacement for this position.



The Grove at Huntley Meadows HOA

Cardinal Management
4330 Prince William Parkway, Suite 201
Woodbridge, VA 22192

Property Manager: Victoria Garner
Phone: 703.569.5797
Fax: 703.866.3156
Email: v.garner@cmgmt.com



Covenants Committee Updates and Reminder

~Covenants Committee Chair

On behalf of the Covenants Committee, we would like to express our appreciation to those of you who have worked with us and the HOA Board on promptly resolving covenant violations. We're continuing to make steady progress towards our objective of maintaining a "first class" neighborhood appearance and, consequently, the value of the properties.

As a reminder, trash containers and recycling bins must not be put out on the curb before 6 pm on Sundays and Wednesdays and must be removed and out of view (not in front of garages or the side of the homes) as soon as possible after pickups.

The number of inoperative yard lamps is coming down, but there appears to be a number of "repeat outages" occurring. To prevent frequent bulb burnouts, we recommend yard lamp bulbs be replaced with long life "A" rated bulbs. Ordinary indoor light bulbs will burn out very quickly.

We've also seen an increasing number of satellite dishes that have been installed without an approved application and/or are improperly located (e.g., placed in clear view on the front of the homes or on the front side of the roofs). Per the Covenants Handbook, satellite dishes may not be installed on the front vertical face of the house and must be installed on the rear roof of the home below the peak of the roof. In other words, if the satellite dish is visible from the front of the house, it is most likely improperly installed.

We've also had a few instances where yard lamp fixtures have been replaced without an approved Architectural Review Committee application and doors/shutters that have been repainted in "non-standard" colors. Our goal is to maintain the high standards of the development, its amenities, and the overall setting. Your understanding and cooperation are keys to our overall success. If you are contemplating a change to the exterior appearance of your home (painting, light fixture changes, pavers, decks, gardens, play structures, etc.), chances are that it will require an ARC application and approval. In these cases, requesting approval for your improvements before making them will avoid costly "redo's" or monetary assessments.

Schedule of Events

September

- } 6 - Enjoy a day of rest and relaxation!
- } 13 - Pool closes for the year
- } 18 - Community Garage Sale - a great way to make some extra cash, 8 AM - 2 PM
- } 21 - HOA Board Meeting, 2511 Parkers Lane, 7 PM
- } Fall Begins

October

- } 2 - Fall Festival, Pool House, 1 - 4 PM
- } 11 - Columbus Day
- } Wine Tasting, 7 PM, Dave and Kathy Mikkelson, 7589 Lindberg
- } 19 - Board Meeting, 2511 Parkers Lane, 7 PM
- } 30 - Halloween

SEPTEMBER 2010



Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 Labor Day	7	8	9	10	11
12	13 Pool Closes	14	15	16	17	18 Garage Sale
19	20	21 Board Meeting	22 <i>Fall</i>	23	24	25
26	27	28	29	30		



OCTOBER 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 Fall Festival
3	4	5	6	7	8	9
10	11 Columbus Day	12	13	15	15	16 Wine Tasting
17	18	19 Board Meeting	20	21	22	23
24/31	25	26	27	28	29	30 Halloween



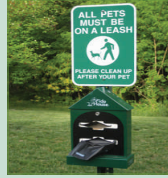
Meet up with your neighbors at the Fall Festival—
October 2!



Friendly Reminders and FYI



Tot lots are for children only—All pets must be on leashes when out in the community. Fido Stations are located throughout the community for your convenience. Be considerate of the all residents—**please, please clean-up after your pets.**



Check out the community website
AND register your profile @
www.gathm.com

Fall Garage Sale Day
Saturday, September 18

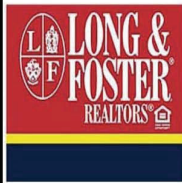


Time to sort the clothes closet, let go of the trinkets or simply do a fall cleaning for the Garage Sale. The saying is that 'one person's trash is another person's treasure' AND you make some cash.

Interested on serving on the Board or volunteering for a committee? Visit the website - www.gathm.com. Email board@gathm.com or respective committee chair of your interest to volunteer.

Did You Know...

- ✓ *Have something for sale?* Place a FREE classified ad at www.gathm.com
- ✓ *Need to get rid of gently-used furniture?* ACCA Furniture Program (703) 256-9518 or visit www.accacares.org to learn more about their services.
- ✓ *Cleaning out your closet or kitchen?* Two donation suggestions: Goodwill donation center and retail center located at 8228 Richmond Highway. The Back Porch located at 7838 Richmond Highway and provides funding for UCM on Fordson Road.



Maridol Garcia-Joy
Realtor
Direct 703-655-0777
maridol@LNF.com
Alex/Kingstowne Ctr



A Grove at Huntley Meadows resident.
Ready to serve all your Real Estates needs; selling, buying, rentals, property management.
Let me sell your home in the shortest time and with the highest net to YOU!

To see my web page go to: www.maridolgarciajoy.LnFre.com

Last Time to Splash in the Pool!
Monday, September 13
Pool Closes at 6 pm

Wine Tasting
SATURDAY, 10/16
7 PM
The Mikkelsons
7589 Lindberg

School is in Session!



Please be watchful for children walking to bus stops and school busses stopping to pick them up!

Neighborhood Safety Issues?

MPO Greg Kottemann
Crime Prevention Unit
Mount Vernon District Station
Fairfax County Police Department
(703) 360-8928
Gregory.kottemann@fairfaxcounty.gov

Advertise your services/products in the newsletter. Forms on the website.