

Forest Hills

Community Association



The Newsletter of the Arlington County Forest Hills Townhouse Community

August 2016

Frank Shoup - FHs Newsletter

Mark Your Calendars

Forest Hills Town Hall Meeting

September 7, 2016

The FHCA Board will hold a town hall meeting on **September 7th at 7:00 pm at the Aurora Hills Community Center** (room adjacent to the library) at 735 S 18th Street, Arlington 22202.

Two important items will be discussed.

First, five proposed amendments to the Covenants will be presented. They include language dealing with short term transient rentals, penalties for covenant violations, and revising the number of votes needed for future covenant amendments. The texts of the proposed amendments, including an explanation for each, will be sent out to all homeowners prior to the meeting. An attorney from Forest Hill's law firm will be present to address all questions from the attendees.

Second item on the agenda will be a briefing on the work that will begin shortly on the Queen Street entrance way and the berm adjacent to Army Navy Drive. The short-term impact this work will have on residents will be part of the presentation.

We urge all homeowners and residents to attend this important meeting.

NEW Forest Hills website

<http://www.foresthillstownhomes.com/>
Remember to visit the FHs Website for current newsletters and financial reports, committee member listing, Forest Hills Community By-Laws, Forest Hills Community Declaration of Covenants, Newsletter Articles, links to important information and Board or Committee email contacts.



Forest Hills Fall 2016 Yard Sale

Saturday September 24, 2016

It's time to start gathering all those items you want to get rid of including clothes, garage items, stuff in the back of closets you haven't thought of in years. The Forest Hills Community is planning the Annual Fall Yard Sale on Saturday, September 24, 2016, beginning at 8 a.m. and ending at 12:30 pm, with a rain date of Sunday September 25.

We will provide balloons and maps.

Look for a flyer with a reminder closer to the event date. To help us organize we will need to know if you will be participating. Please RSVP no later than September 19 to **Nell Pinol**, (703) 920-9423 or email nellpinol@hotmail.com.

2016 Fall Festival Picnic

Save the Date!

The 2016 Annual Forest Hills Fall "Festival" Picnic will be held on Saturday, October 15, 2016 from 4-6 pm, with a rain date on Sunday, October 16.

Bring a dish to share with your neighbors, possibly on the "festival" theme. Former residents are always welcome. We will send out a flyer and an email invitation with more information closer to the date.

If you have questions, please contact the Co-Chairs of the Social Committee, **Judy Pastusek** or **Judy Stearns** at events@foresthillstownhomes.com, or call 703-966-8692 (JudyP) or 703-798-1470 (JudyS).

Members of the 2016 Forest Hills Social Committee:

Mary Engoglia, Eileen Fenrich, Missy Haney, Jocelyn Hong, Barbara Morris Lent, Diane Lynott, Liliana Celin-Winkel, Nell Pinol.

Architectural Control Committee of the Forest Hills Homeowners Association

The role of the Architectural Control Committee is to work with owners seeking to make exterior changes to their property to ensure that the proposed changes are in accordance with Article VIII of the Declaration of Covenants, Conditions and Restrictions of the Forest Hills Community Association. The Forest Hills Covenants are provided, reviewed and the new owner agreement is acknowledged, as part of the Forest Hills Disclosure Package Closing Papers before settlement.

Architectural Control Committee rules are established to help homeowners avoid conflicts with FHCA Covenants and to ensure the continued integrity of the Community's appearance in the spirit of fairness and consistency to all residents.

Exterior changes - Owners contemplating exterior changes must submit a request to the ACC for review, consideration and approval.

Examples of changes requiring approval - Brickwork, shutters and doors, painting, patio walls, sidewalks and driveways, garage doors, external lights and mailboxes/drops, windows, heat pumps and air conditioning units, signs, fixed trash receptacles, shrubs and hedges.

Request procedures - Owners submit a formal request to the ACC with as much specific information as possible i.e. materials sample, on-line specifications followed by on-site inspection, consideration of impact to immediate neighbors, Community and other Committee(s) oversight, and meeting County regulations i.e. permits if required.

Non-compliance - Please note that any project undertaken without proper procedure and approval may have to be remedied at the owner's expense. It is now policy that if resolution is not reached as the result of the Architectural Control Committee's efforts, non-compliant changes will be forwarded to the FHCA Board. Currently when a property in violation requires a Disclosure Package for a sale closing, the ACC will include the violation on the Checklist it submits to the FHCA President for sign-off.

Areas of restriction - Commercial trucks, commercial buses, or other commercial and some recreational vehicles, television and satellite antennas, and enclosures. Consult Article VIII for more details and other examples of exterior changes that require ACC approval and restrictions.

Judy Stearns, ACC Chair



FHs Block Captains 2016

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|----------------------|---|
| Diane Lynott | Chairman |
| Debbie Gibson | East Side of S. Queen St. odd numbers 2309 thru 2337 |
| June Brown | Queen St. Circle odd numbers 2401 thru 2413; even numbers 2408 thru 2426 |
| Mary Engolia | 24th St. Cul-de-sac – all numbers 1801 thru 1824 |
| Maryann Rowe | East Sides of S. Rolfe St. odd numbers 2321 thru 2351 28th St. odd numbers 1817 thru 1801 |
| Judy Barton | West Side of S. Rolfe St. – even numbers 2300 thru 2346 |
| Judy Huba | South Side of 23rd St. odd numbers 1801 thru 1817 |
| Mike Petrina | East Side of S. Queen St odd numbers 2341 thru 2373 |
| Lester Martin | West Side of S. Queen St. even numbers 2326 thru 2362 |

Reserve Projects Update

Forest Hills Resident and Homeowner - August 22, 2016

We are ready to begin the rebuilding of the **Queen Street Entryway** and **Upgrading the Berm** along Army Navy Drive in accordance with detailed construction plans developed by **Moody Landscape Architects**. After careful consideration of competing offers and alternatives, the Association has awarded contracts for these projects to **Grow Landscapes, Inc.** Grow currently maintains our common areas and has been our Landscape and Grounds contract for several years. The Board believes that in addition to being competitively priced, Grow has a significant incentive to provide first-quality work.

By the terms of this contract, Grow will begin work in September and complete the projects, weather permitting, within 4 months. This is somewhat later in the year to be working than we had intended however, both the contractor and your FHCA committee believe it can be completed and the areas re-established and stabilized before the spring growing season.

During the early part of this work, we will experience significant disruption to the on-street parking at the entrance to Queen Street and South 28th Street . These areas will be used for site access and temporary storage of construction equipment and materials. Grow will attempt to keep this to a minimum, but please appreciate that material storage and availability will be a major constraint for the contractor as well as an inconvenience and eyesore for the community. We will not obstruct private driveways or off-street parking areas. We will block streets for no more than minutes at a time during loading/unloading of equipment and materials. Please watch out for the construction workers, and particularly keep your children and visitors away from the construction sites.

Most Forest Hills residents will only be effected by the reduction of on-street parking and construction noise between 7:00 am and 6:00 pm, Monday through Saturday during the construction period. We will not work on Sunday. The extended work day will allow our contractor to optimize the work schedule and take full advantage of good weather periods this fall. Almost all work will be on community property, but in some cases, workers/equipment may occasionally cross private property. We will make every effort to minimize this inconvenience and will notify you in advance if we require your permission.

Some residents living on the west side of Rolfe Street may be additionally disrupted by temporary loss of internet and cable television service as we re-grade areas to improve surface drainage. We may need to raise some air conditioner condenser units adjacent to your back property walls. We will hand-carry a notice with additional details to each homeowner/resident to be effected by these issues as soon as we have a re-grading schedule for the area. We will notify service providers of our expected work, and ask that they have repair crews on-call to minimize the down-time of potential interrupted service. Should we inadvertently disrupt a utility, please call the affected utility and please also call one of the committee members listed below immediately. If you have a special concern with regards to this work, please contact Bob Pastusek immediately so we can mitigate your concern.

You may have questions now, and may have issues that arise during this work.

We will review the details of the upgrade plans at our **FHs Town Hall Meeting** for residents and owners on **Wednesday, September 7, 7:00 pm, at the Aurora Hills Community Center**. We will also conduct a walk-through of the construction sites on **Saturday, September 3**, for all who wish to attend, starting at the Queen Street entryway at 8:00 am. Please bring your questions to these meetings or contact a committee member. Please do not approach our contractor Grow or his workers with your questions, This can significantly disrupt their work, and they likely won't be able to provide the answer.

You may also write or call a committee member listed below with you questions or concerns. Although we're always happy to discuss these projects in person, we would appreciate an email from you if time allows. We will respond as soon as possible.

Thank you for your continuing encouragement and support of this most important project.

Robert R Pastusek

FHCA Reserve Committee
703-271-8008
rpastusek@htii.com

Bud Wood

Entryway Committee Chair
703-553-4422
budwood3@verizon.net

Mal MacKinnon

Berm Committee Chair
703-370-8038
mmacmm@aol.com

Frank Stearns

FHCA Reserve Committee
703-798-1793
F_Stearns@verizon.net

Welcome New Residents

Jeannie Comlish (son - Andrew – 8th grade)

1804 24th St.

Ty & Elizabeth Chamberlain

(sons – Tyler 10yrs and Tommy 4yrs)

2314 S Rolfe St.

Paul & Wendy Owen

2322 S. Rolfe St.

Jessica Pierce & Ernesto Suarez

2334 S Queen St.

Kristin Haley

2348 S. Queen St

Julie Keenan

2416 S. Queen St

Lucy Usayan & Mehmet Yuksel

2408 S. Queen St.

Moving On :O[

Long time residents

Khacki and John Berry of 2414 South Queen Street have re-located to Alexandria's Goodwin House. They have lived in Forest Hills for 23 years except for an overseas assignment in Rome. They promise to attend community events and remain a part of our community. They report they are already missing their friends in FHs, even though they just moved four days ago on August 19th...?

Goodwin House – Alexandria

4800 Fillmore Ave. #1485

Alexandria, VA 22311



FHs Board Meeting

The next FH Board meeting will be held Wednesday, September 14th at the residence of the FHCA President,

Elaine Freeman, 1803 S. 24th Street at 7:00 PM. Residents are welcome. Remember to give a minimum of three days notice that you plan to attend. Future Board and Committee meetings are listed on the FHs website.



Watering in Extreme Heat

Watering your plants and trees during these very hot days of summer.

- Irrigate your plants deeply if extremely hot weather is predicted. Watering the plants ensures their roots have plenty of water. Even though morning watering is normally the best practice, water the night before predicted heat if you will not be able to water the morning of the day hot weather arrives.
- Water established plants deeply once or twice each week. Gauge whether or not you watered plants deeply by measuring the depth of moist soil after watering; moist soil should reach about 1 inch deep.
- Provide water to plants near your lawn more frequently than you water other plants. Plants near lawn become accustomed to irrigation a lawn receives and may have more shallow roots than plants farther away.
- Water plants in morning so more water will go into the soil rather than evaporate in the hot air. Morning watering also allows leaves, stems and flowers to dry out quickly, making them less susceptible to fungal growth.
- Irrigate slowly to decrease runoff and to allow the water to soak into the soil. Deep watering encourages deep root systems that will protect your plants against drought and hot weather. Consider installing a soaker hose or drip-irrigation system instead of watering with an overhead sprinkler or with a hose.
- Examine your plants' leaves during extremely hot weather. Leaves that wilt during the day but appear fine the next morning receive enough water. If the leaves still droop the next morning, however, then the plants are either overwatered or need water.
- Feel the soil around your plants if their leaves droop the morning after you water the plants. If the soil is still moist, you overwatered and need to let the plants recover and dry out. If the soil is dry, then water the plants again, even if you just watered them the previous day.

Water costs very much less than replacing plantings.

We need your help!

Forest Hills Communications is looking for a few people to join our Team and assist with the Annual **FHs Directory** and **FH Website**. If you are curious about how we communicate or what you can do to help, give us a call. **Lester Martin** - 703-898-6285 or respond to this FHs email.