

THE MAINSTREAM

Hiddenbrook Homes Association
www.hiddenbrookhomes.org

Hiddenbrook Homeowners Respond to Guidelines

AN FYI AND FUN FACTS ABOUT NEW ARCHITECTURE RULES

By Paul Bergeron

The updated architectural guidelines were recently shared by the Board and homeowners offered a variety of impassioned commentary about everything from driveways to mailboxes, to the color palette, to sheds and potted plants. The Board continues to review and in many cases its feedback is pending.

A copy of the architectural guidelines can be found on the main page of the Hiddenbrook website, www.hiddenbrookhomes.org.

In the meantime, here are some fun facts based on random comments and an FYI regarding the new document:



- There are no anticipated additional costs associated with revising the architectural guidelines. The goal of the revisions is to reduce ambiguity and enable the constant application of the rules.
- Hiddenbrook homeowners commented often about changing the guidelines (for example: trash can restrictions). These guidelines are subject to the rules stated in the “Declaration of Covenants, Conditions & Restrictions” (“CCR”). Any change to the CCR requires 75% of the community to vote in favor, which has historically been unachievable.
- Owners with existing modifications that do not meet the new standards will be considered “grandfathered” and will not have to comply with the new standard unless or until the feature must be replaced or substantially repaired.

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WHAT TO DO WITH EMPTY CARDBOARD PIZZA BOXES

By Paul Bergeron

True or False? Cardboard pizza boxes should be recycled?

False! Even though cardboard is an acceptable material, pizza boxes are contaminated with food such as grease and often are not flattened. So, put those in the regular trash stream.

Here are guidelines from Fairfax County – which picks up our recycled materials.

ITEMS ACCEPTED CURBSIDE

These materials can be recycled in your blue recycling cart.

- Mixed paper, magazines, junk mail, newspapers

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Hiddenbrook Architectural Guidelines FYI & Fun Facts cont.

- The HOA has no jurisdiction over vehicles parked in the street. Homeowners are directed to VDOT for specific rules and regulations.
- Thinking about widening your driveway apron to accommodate a second car or to ease the use of a two-car garage? The HOA has no jurisdiction over the driveway apron. Applications can be made to VDOT to change the size of a driveway entrance. The Hiddenbrook guideline of 18 feet is based on the minimum interior size of a double-car garage. The Board will consider alternative maximum widths based on feedback from the community.
- The Board agrees and is looking into language modifications to state that no landscaping should encroach on sideway areas.
- As for allowing potted plants in front yards, the intent to require approval for potted plants was to prevent homeowners from installing container vegetable gardens, to which the Board has previously received complaints. The Board will consider modifying the language to allow potted plants while restricting visible container-grown vegetables.
- Putting trash cans out after sundown is a more relatable time than “dusk.”
- Homeowners are responsible for obtaining all required County permits. It is not possible for the Board to provide guidance as to what permits are required to confirm with Fairfax County regulations.
- Fairfax County requires deck structures to be pressure-treated lumber.
- The guidelines restrict the height of hedges used for fencing in the front yard to “maintain the ‘open feel’ of the homes in our community.
- The guideline restricts the use of metal sheds because they “have an industrial look that is not keeping with the community’s desired appearance.” Likewise for PVC/plastic fencing.
- On the color palette, one homeowner wrote: I am not a fan of the potato-inspired color palette for the Modern homes. Why not incorporate a more modern color palette of neutral grays or blues?

Architectural Guidelines Meeting April 18

The Hiddenbrook Board of Directors invites members to a meeting at the clubhouse at 7:00 p.m. on April 18 to discuss the architectural guidelines.



Mile 20 Craft Brew Pub Always Hopping

ALONG THE W&OD TRAIL, THE LOCAL HANGOUT OFFERS 24 VARIETIES ON TAP AND MORE

By Paul Bergeron

There’ll be 300 or more locals who come to Mile 20 during Herndon’s weekly Friday Night Live events each summer. But it’s always beer season for many Herndon residents.

Mile 20 is the preferred, local craft-beer stop, offering 24 brews on tap and many others in bottles. The Herndon/Eastern Loudoun County area has been a relative mecca of craft breweries in recent years. While some have closed due to the overly competitive market, Mile 20 has stayed hopping since it opened in September 2018 – six nights a week, all year (it’s closed on Mondays).



Located a few steps from the W&OD trail and well within listening distance of the stage, the lively bar serves 24 beers on tap along with liquor and a full menu from The Mediterranean Breeze, attached to the decorated pouring room with high tops and outside seating. Many Hiddenbrook

residents are fine with the easy walk from our neighborhood, through the wooded areas to downtown Herndon.

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Volkswagen's ID.4 EV: It's a Gas

By David Boldt

It's hard not to notice the number of electric vehicles (EVs) we see on the streets and garages in the Hiddenbrook community.

They are gaining a share of the marketplace, but still, they comprise less than 5% of total vehicle sales in the US. And while Americans have embraced Teslas and, more recently, the Mustang Mach-E, Chevy Bolt, and various Hyundais and Kias, only the Chevy is aimed at what we regard as the "middle" of the marketplace, the middle class.



Then there's Volkswagen – whose U.S. headquarters is in Herndon – that recently introduced its electric ID.4.

Herndon automobile reporter David Boldt (not to be confused with Bolt) offers his thoughts on the new model.

All new, the model attempts to find a sweet spot in the EV segment, with a spec that's accessible and a price point - \$40,000 and up – just this side of aspirational.

In the walk-up to VW's 4-door all-electric crossover, I'm impressed by the footprint; the ID.4 seems to strike that just-right balance offered by Volkswagen's Tiguan, with outside dimensions easy to maneuver and inside space large enough for a family. In profile the ID.4 sits slightly back on its chassis, imbuing the EV with an upmarket, rear-wheel drive vibe, while its greenhouse is sufficiently generous for your in-town maneuvers.

And while the sheet metal isn't as angular as the Tiguan or VW's larger Atlas, you can imagine it in a VW-centric garage, perhaps with a Golf R or GTI on the other side.

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What to do with Empty Cardboard Pizza Boxes cont.

- Collapsed cardboard. [All cardboard must be collapsed. Styrofoam™, packing peanuts, plastic, bubble wrap and any other material must be removed from the collapsed boxes, bagged, and placed in the trash cart.]
- Metal food and beverage cans
- Cartons (milk, juice). Remove straws
- Plastic food and beverage bottles and jugs ONLY

NOT ACCEPTED CURBSIDE

- NO glass, NO plastic bags, NO takeout containers, NO diapers, NO pizza boxes, NO Styrofoam™, NO packaging peanuts, NO Clamshell containers [either Styrofoam™ or clear plastic]
- Household Hazardous Waste
- E-Waste (Electronics including computers, TVs, cellphones, etc.) For pick up, schedule a Special Pickup.



Summer is Coming!

All Swim and Tennis members should have received their dues notice in the mail.

Make sure to submit your payment before the deadline and get ready for another fun summer!





Outdoor Water Aerobics Classes Being Considered - Feedback Needed

ARE YOU INTERESTED IN WATER AEROBICS CLASSES THIS SUMMER AT HIDDENBROOK POOL?



We are weighing the interest of our swim & tennis club members about offering water aerobics classes during weekday evening hours. We are still working on the potential options and hiring an instructor. Cost per participant will vary based on the number of members interested and the number of classes held.

The schedule would potentially be Thursday evenings or Tuesdays and Thursdays with a 6 p.m. or 6:30 p.m. start time.

If you are interested, please indicate if it would be for one class per week or two. Please reach out to our property manager Shannon Cook at Shannon@SequoiaMGMT.com by April 15.

Volkswagen ID.4 EV: It's a gas cont.

In its spec Volkswagen leads with a one-motor, rear-wheel drive base model, offering 201 horsepower and about that many miles of range. Opt for all-wheel drive and VW gives you two motors, 295 horsepower, and a competitive (just...) 250 miles of range, more than enough for a daily commute and errand running, but short of what is quickly becoming the new standard of 300+ miles. Obviously, EV development is ongoing, and we'll see in the next two years an almost exponential growth in both EV offerings and EV capability.

If shopping, it'd behoove you to see how the U.S. incentives shake out over the course of the next few months. In our government's revised mandate, not only is the EV's final assembly point considered but so are the sources of its battery makeup and the battery's final assembly. The auto market, however, is finally regaining some sense of competitiveness, which can only help the active, in-market shopper.

And if you are that in-market shopper, schedule demo drives of those vehicles on your short list...always a good ID.

Mile 20 cont.

Owner Phillip Orme and bartender Cassie Berman are locals who gladly serve local beer. Selections come from as close as Sterling, Herndon, and Ashburn, with others from Richmond and outside the state.

"Craft beer is like food," Orme says. "You've got those who like Italian, Indian, sushi, you name it. There's plenty to choose from. What do you like and what do you not like? Whatever your taste is, we'll have it and make you happy."

Berman says, "There's really no such thing as a bad beer. There's just some that are better than others."

The menu board lists the 24 tap beers by number. Some rotate in and some rotate out.

No. 22 – Tangerine Wheat from Eureka, Calif.-based Lost Coast is the most popular, Berman says. No. 17 Falcon Smash (IPA) from Richmond-based Triple Crossing is loved, too. Sterling's Ocelot Peace Train IPA is the top local brew.

Don't like those: Mile 20 (named for the marker on the W&OD Trail) offers a Baltic Porter from Parkway Brewery in Salem, Va., called Raven's Roost.

"Whatever your taste is, we'll have it and make you happy."
Phillip Orme
Owner of Mile 20

Berman says Virginia wine doesn't do too well at Mile 20. She said she's hoping this year to get a bigger selection of canned beers. Customers can purchase those (unopened) and take them home.

Mile 20 also does well with filling its growlers (32 ounces) – these are refillable glass containers used to hold beer from the taps.

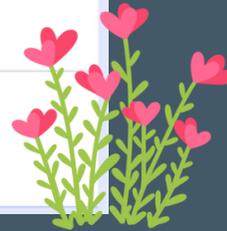
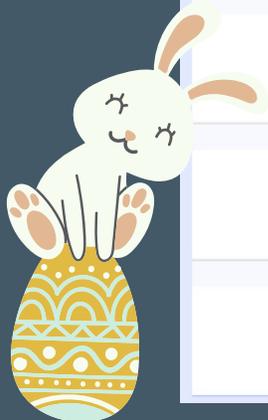
Orme said he gets a lot of customer requests that he tries to honor, "but it's tough, it depends on where the brewery is, do they distribute to Herndon, and will they sell us just one keg at a time."

That area of the Town of Herndon is home to some epic group bike rides. Berman said groups of 50 to 70 cyclists gather on Wednesday nights and often find their way back to Mile 20.



APRIL 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	31	Apr 1 ☀️ FCPS Spring Break Begins
2	3	4	5 Passover 🥰	6	7	8
9 Easter FCPS Spring Break Ends 🥚	10	11 6:30 pm ARC Mtg 🌳 Hiddenbrook HOME ASSOCIATION	12	13	14	15
16	17	18 7 pm Special Mtg 🌳 Hiddenbrook HOME ASSOCIATION	19	20	21	22 Earth Day 🌍
23	24	25 7 pm Tennis Committee Mtg 🎾	26 7 pm Board Mtg 🌳 Hiddenbrook HOME ASSOCIATION	27	28	29
30	May 1	2	3	4	5	



HIDDENBROOK BOARD OF DIRECTORS

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Secretary	Chris Gray	chrisgrayfamily@gmail.com
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Activities	Eric Cangemi	ericcangemi@gmail.com
Swim Team	Robert Yost	hiddenbrookswimteam@gmail.com
Tennis	Tony Roane	tonyroane@gmail.com

Interested in volunteering to make Hiddenbrook better?

Please fill out the 'Committee Interest Form' on the documents page of our website www.hiddenbrookhomes.org

Send it in to our property manager, Shannon Cook, at shannon.sequoiamgmt.com



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If you are interested in receiving a printed copy of our monthly newsletter, please email your request to Chelsea Miller at cmiller@sequoiamgmt.com

