

THE MAINSTREAM



The **Swim and Tennis Season** is right around the corner.

There are only 10 club-owned memberships currently for sale. The purchase price is \$500 in addition to the annual dues.

Current Swim and Tennis members – the deadline to submit Hiddenbrook Swim and Tennis Dues to avoid late fees is **April 1st.**

Hiddenbrook Homes Association

www.hiddenbrookhomes.org

1508A Sadlers Wells Drive
Herndon, VA 20170

Property Manager:
Lisa Cornaire

hiddenbrook_homes@hotmail.com

Office Hours:

Tues. & Thurs. 2-5pm or by appointment

Office: (703) 318-7159

Fax: (703) 437-973

Pool: (703) 437-9736

Mailing address:

PO Box 582, Herndon, VA 20172

Attention Homeowners:

If you have not paid your HOA dues for 2020, they are now overdue & a late fee has been assessed

TGI Daylight Savings Time!

Don't forget to
Spring Forward
on Sunday, March 8.



Special Meeting Reminder



There is a special meeting of the Swim and Tennis Club on Tuesday, March 17, 2020 at 8pm at the Hiddenbrook Clubhouse located on 1508a Sadlers Wells Dr. in Herndon.

The purpose of the meeting to provide the membership a forum for voting on revisions to the 'Rules, Regulations and Procedures for the Hiddenbrook Swim & Tennis Club' document. The existing 'Rules, Regulations and Procedures' document, as well as the proposed revised document are available on the home page of the [website](#) for review. If you cannot attend the meeting, please fill out and return a [proxy](#). Only S&T members may vote. One vote per membership.





BEAT THE WINTER BLUES

Hiddenbrook Homes Association invites you to a potluck at the Clubhouse. Meet your neighbors over a shared dish or beverage.

Saturday, March 28
1508 Sadlers Wells Dr
5PM-7PM

for information contact: julia.zenger@gmail.com

Property Inspections: Coming Soon!

In late April, members of the Hiddenbrook ARC committee and the property manager will perform an annual covenants inspection of all homes in the community. Each year reminder letters are sent out to those owners whose lot or home have item(s) in need of cleaning, repair/replacement, or other action needed. The intent when performing the inspections is to be fair and reasonable and allow folks time to undertake the necessary upkeep. As the weather gets warmer, there are often things that come up that need some 'spring cleaning'. Please take a look around the exterior of your property and note anything that may require attention. Some of the frequently cited items each year are:

- Dirty/moldy siding that requires cleaning
- Wood trim or shutters in need of repair or paint
- Dead trees or bushes that require removal
- Accumulated junk or other trash that is visible from the street

If you receive a letter and have any questions or need more time to attend to a request, please feel free to contact the property manager.



We STILL Need YOUR Vote!

Hiddenbrook Homeowners: In 2018, we asked that you vote on a proposed amendment to the Association's Declaration document. To this date, almost two years later, many homeowners have not yet voted. **Whether your vote is Yes-or-No, we need your vote!** This declaration remains open until we reach the necessary number of votes.

Please review the letter sharing information on the proposed amendment found further in the newsletter and use the form provided to submit your vote. You can:

1. Mail your vote to the Hiddenbrook Homes Association at P.O. Box 582, Herndon, VA 20170,
2. Drop your vote in the front door mail slot of the clubhouse, OR
3. Email your completed form to Hiddenbrook_homes@hotmail.com

If you cannot recall whether you voted already, please email the Hiddenbrook HOA Property Manager at the email address above.



Proposed Amendment to the Association's Declaration Document Information

Below is the proposed amendment to the Association's Declaration document. The Hiddenbrook Board is proposing that the community members consider approving this amendment to enable the imposition of charges for violations of the Association's governing documents or the Virginia Property Owner's Act. Although the Virginia Property Owner's act gives Associations the authority to assess fines for violations, recent case law has set the precedent that in addition to the authority given by State Statute, Association's must also have the authority to impose fines as outlined in their Declaration. We'd like to share with you some of the reasons behind the decision to propose this change.

Our community is aging, and with age, comes an increased need to maintain and make improvements on our properties. When maintenance, as outlined in our architectural guidelines document, is determined to be necessary, the Association sends a letter to the lot owner, typically accompanied by a photo for reference. The owner is requested to make the repairs or changes within a reasonable timeframe provided to accomplish the request. Often, the homeowner abides by the request; However, there are times when an owner ignores the request. At this point, the association sends a second letter. Further action is not usually enacted until all other communications have failed. Within the structure of the current Declaration document, the Board has little recourse to uphold Article IV (Purpose and Powers of the Association), should an owner remain out of compliance.

Any uncorrected violations will remain in the lot owner's file and if the home goes up for sale, this information is included in the sale disclosure packet. At this point, the buyer may request that the repairs be made prior to the purchase.

The Association can also take legal action and obtain a court order requiring the owner to come into compliance. This is obviously an expensive and time-consuming endeavor and as such, the Association has preferred to avoid this course of action.

The prior and current Hiddenbrook Board(s) have received feedback from residents requesting to see improved compliance within the neighborhood. Adherence to the Association's established guidelines protects property values and upholds the general rules and regulations put in place for our community at the inception of our homeowner's association.

If the community votes in favor of the amendment, the Board will immediately implement a due process policy as required by Virginia Law. This means that before the assessment of any fines, owners will receive adequate time to correct any violations and would have the opportunity to request a hearing with the Board to present their case and discuss any concerns that they have regarding the violation.

The goal would be to avoid imposing fines but instead to garner compliance. If a violation is corrected in the timeframe allotted, then no fine would be imposed. In other words, just because a violation is noted, does not mean a fine would automatically be assessed without due process.

The ARC committee, along with the Property Manager typically perform bi-annual and community-wide inspections. The intent has always been to avoid being overzealous and to evaluate every lot (including those of Board members) from a fair and equitable perspective. This approach to the property inspections will continue as required by state law.

Once the due process is completed, if the Board determines fines are necessary, the Association would follow the fine structure outlined in the Virginia statutes. The charges would be \$10/day for a single, uncorrected item or \$50/occurrence for any recurring item, with a maximum of \$900.

The primary goal is to provide timely and clear communications as the first tool of resolving any issues and the prospect of assessing any fines is a last resort.

If you have any questions or concerns, please email them to Hiddenbrook_homes@hotmail.com.
Let's work together to maintain our neighborhood and protect our property values!

Proposed Amendment to the Declaration

ARTICLE IV PROPERTY RIGHTS

Section 1. Members' Easements of Enjoyment. Every member shall a right and easement of enjoyment in and to the Common Area and such easement shall be appurtenant to and shall pass with the title to every assessed Lot, subject to the following provisions:

- (a) The right of the Association to limit the number of guests and members;
- (b) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;
- (c) The right of the Association, in accordance with its Articles and By-Laws, to borrow money for the purpose of improving the Common Area and facilities and in aid thereof to mortgage said property and to acquire property encumbered by deed of deeds of trust securing improvements on said property;
- (d) The right of the Association to **assess reasonable fines against any member for any violation of the Virginia Property Owners Association Act ("Act"), Declaration, Bylaws, or the rules and regulations adopted thereto for each separate violation. No fine may be levied unless and until the procedures as required by the Act have been followed. The Board may assess the member for the maximum amount as permitted by the Act and fines imposed pursuant to this subsection shall be treated as an assessment. In addition, the Board may suspend the voting rights and right to use of the recreational facilities by a member for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed ninety (90) days for any violation of the Act, Declaration, Bylaws, or the rules and regulations adopted thereto** ~~infraction of its published rules and regulations.~~

Please complete the form on the next page:

I/We, _____, the owner(s) of the Lot located at
Please Print Clearly

_____ Herndon, Virginia hereby;
Please Print Clearly

(_____) **APPROVE** the proposed amendment

OR

(_____) **DISAPPROVE** the proposed amendment

Signature Date

Printed Name

By signing this form, you affirm that you have the right to vote on behalf of all owners of record of the lot. Please return this form to:

**Hiddenbrook Homes Association
PO BOX 582
Herndon VA, 20170**

Neighborly Reminders

- Fairfax County no longer accepts glass in curb-side recycling bins. Glass can be dropped off for recycling at purple bins located at 1481 Sterling Rd, Herndon, VA 20170, at the back of the Reston South Park and Ride (2531 Reston Parkway), or at these [other locations](#).
- Don't forget that outside changes to any home must get approval from the Architectural Review Committee (ARC). The current guidelines and application are available at www.HiddenbrookHomes.org in the Documents section.



Hiddenbrook Board of Directors

(Meetings are **typically** held on the 3rd Tuesday of every month at 7 p.m. in the clubhouse)

President	Joan Koss	joanekoss@outlook.com
Vice President	Clive Bayliss	clive.bayliss@gmail.com
Secretary	Matt King	mkk121975@hotmail.com
Treasurer	Pam Spencer	pspencer11@cox.net
Director at Large	Kristin Leveto	kjleveto@gmail.com

Hiddenbrook Committee Chairs

Architectural Review (ARC)	Jason Wenrich	stringcheese@yaho.com
Clubhouse	Pam Spencer	Pspencer9@outlook.com
Communications	Kristin Leveto	Kjleveto@gmail.com
Neighborhood Watch	VACANT	
Pool	Marcel van Vierssen	hbmarcelv@gmail.com
Activities	Julia Zenger	julia.zenger@gmail.com
Swim Team	Matt Pickworth	hiddenbrookswimteam@gmail.com
Tennis	Tony Roane	tonyroane@gmail.com

If you are interested in joining any of the Hiddenbrook committees, please fill out the 'Committee Interest Form' from the documents page of the www.hiddenbrookhomes.org website and send it in to our property manager, Lisa Cornaire, at hiddenbrook_homes@hotmail.com

If you are interested in receiving a printed copy of our monthly newsletter, please email your request to hiddenbrook_homes@hotmail.com

CLUBHOUSE CALENDAR

March 2020



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7 <div style="border: 1px solid black; background-color: #f4a460; padding: 2px; width: 80px; margin: auto;">Clubhouse Rental 9am - 1pm</div>
8 <i>Daylight Savings</i>	9	10 <div style="border: 1px solid black; background-color: #f4a460; padding: 2px; width: 80px; margin: auto;">Clubhouse Rental 7pm - 8pm</div>	11	12	13	14
15 <div style="border: 1px solid black; background-color: #8da0cb; padding: 2px; width: 80px; margin: auto;">Swim Team Meeting 7:30 - 9:30pm</div>	16	17 <div style="border: 1px solid black; background-color: #00b09b; color: white; padding: 2px; width: 80px; margin: auto;">Board Meeting 7pm - 9pm</div>	18	19 <div style="border: 1px solid black; border-radius: 50%; background-color: #add8e6; padding: 5px; width: 60px; margin: auto;">Spring</div>	20	21 <div style="border: 1px solid black; background-color: #f4a460; padding: 2px; width: 80px; margin: auto;">Clubhouse Rental 9am - 6pm</div>
22	23	24	25	26	27	28 <div style="border: 1px solid black; background-color: #ffff00; padding: 2px; width: 80px; margin: auto;">Beat the Winter Blues Potluck 5-7</div>
29		31	1	2	3	4 <div style="border: 1px solid black; background-color: #f4a460; padding: 2px; width: 80px; margin: auto;">Clubhouse Rental 8:30am-4:30pm</div>