

THE MAINSTREAM



Thank you to everyone that attended the annual HOA and Swim & Tennis Club meetings on January 21st.

Your attendance and participation was greatly appreciated.

For those that were unable to join, a recap of the meetings can be found on the next page

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 Swim and Tennis members !!!

Please keep an eye on the mail as the S&T dues notice will be sent out soon

All leaf collections for Area 9 have been completed. Until next fall!

HOA and S&T Annual Meetings – Recap

The annual meetings for the HOA and Swim & Tennis Club were held on Tuesday, January 21st. Those in attendance were provided an update on the events of 2019, a list of which can be found on the next page.

The HOA annual meeting included the annual election of the Board of Directors. Kristin Leveto was elected for another term and we would like to welcome two new board members: **Matt King** and **Clive Bayliss**.

The Swim and Tennis annual meeting included a town hall forum for members to provide input and feedback on the revised Swim and Tennis Rules & Regulations document.

Thank you to those members who attended and participated!



2019 – “Year in Review”

Events

1. Pool Opening Day ice cream Social
2. 4th of July Parade
3. Adult Crab Feast
4. Ice Skating Social

Property Improvements

1. New kitchen refrigerator
2. New door between the 1st and 2nd floors of the clubhouse
3. Pool renovation- Whitecoat, waterline tile, coping
4. ADA compliance updates at the pool – Wheelchair lift, stair railings
5. Pool wall core testing

Administrative

1. Community-wide covenants inspection was performed
2. An audit of the 2018 books was conducted by an independent CPA
3. A vote for an amendment of the declaration continues

Financial

HOA

- Most budget line items came in close to projected budget.
- There were 3 unpaid HOA du.es in 2019 which were turned over to legal for collections.
- The Budget was reformatted in order to comply with new VA laws.
- The Board contributed 100% of the funds to reserves allocated by the 2019 budget

S&T

- Most budget line items came in close to projected budget
- There were 10 unpaid swim and tennis memberships in 2019 which were reclaimed by the club
- The Budget was reformatted in order to comply with new VA laws.
- The Board contributed 100% of the funds to reserves allocated by the 2019 budget

Plans for 2020

1. Evaluate the condition of the asphalt parking lot in the spring for possible repairs/sealcoat
2. S&T member input/vote on amendments to the S&T Rules and Regulations document
3. Update some of the building’s cameras
4. Revise pool rules regarding food on the pool deck to comply with county regulations

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**

Snow Removal Reminder



It is that time of year for potential snow storms. Please make an effort to clear your sidewalk for students to get to school or bus stops and for our community of walkers as soon as you can after each storm ends. Also, if you have a fire hydrant near or in front of your property, please clear space around the fire hydrant so that it is visible and accessible to emergency responders.

In addition, please note that the Virginia Department of Transportation is responsible for snow removal from our streets. Here are VDOT's road clearing priorities:

1. Interstates and most primary roads
2. Snow emergency routes and heavily trafficked roads
3. Other secondary roads and residential streets maintained by VDOT. Please contact VDOT for additional information [1-800-FOR ROAD (1-800-367-7623), TTY 711]

Neighborly Reminders

- The leaf collection season has wrapped up, with the third leaf pickup occurred on January 20th. Until next fall!
- Fairfax County no longer accepts glass in the curb-side recycling bins. Glass can be dropped off for recycling at the purple bin in the back of the Reston South Park and Ride (2531 Reston Parkway) or at these [other locations](#).
- 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	VACANT	
Secretary	VACANT	
Treasurer	Pam Spencer	pspencer11@cox.net
Director at Large	Kristin Leveto	kjleveto@gmail.com

Hiddenbrook Committee Chairs

Architectural Review (ARC)	Jason Wenrich	stringcheeseiphish@yahoo.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

February 2020



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	1
					Water Aerobics Dinner	
2	3	4	5	6	7	8
9	10	11	12	13	14	15
Swim Team Meeting 7-9pm		Clubhouse Rental				
16	17	18	19	20	21	22
		Board Meeting 7 pm				
23		25	26	27	28	29