

# Newsletter

Fall 2002

McLean Province Homeowners Association  
PO Box 8134, McLean VA 22106

## Message from Anne Pace, the President of the Homeowners Association

Dear Neighbors,

I must begin by expressing thanks to Jim Fall for coordinating the re-sealing of our roads, and thanks to you all who cheerfully put up with the inconvenience of the process. The arduous task of performing the triennial Architectural Review has been completed. By now, you should have received a letter reflecting the recent review of your property. Many houses passed with flying colors, and some have deferred maintenance issues that need prompt attention prior to the onslaught of winter. Fall is a great time of year to be outdoors, painting and fixing things, as the weather cools down and becomes less humid.

I've seen several new roofs of the recently approved asphalt type. This was a change to the architectural guidelines approved by the Board last year. These new roofs look great, and I expect we'll be seeing quite a few more of them in the future. The Board is making an effort to update other parts of the architectural guidelines. For example, under consideration are different types of replacement windows. Please submit information on products or changes we should consider as we define standards for the future.

You may have noticed a new no-parking zone, at the mailboxes near the Kirby Road entrance. This is the result of a recent drive-through we requested of the Fairfax County Fire Department. They felt that cars parked there would impede one of their firetrucks responding to a call. Also, our mailman had complained about cars parked there blocking his access to the mailboxes. So, for two very good reasons, parking there has been curtailed.

Those of you who care about the community are welcome to voice your concerns at any Board meeting. This is not an elite club! We're just some of your neighbors who have stepped forward to help keep the community attractive and safe, and keep our dues reasonably low in the process! We will be commencing our 2003 budget planning next month, so if you have opinions about how our money should be spent, please let us know now.

Enjoy this beautiful fall weather!

Your neighbor,

Anne Pace, President

## Road sealing and patchworkarchitectural Review Completed this Summer

By now, homeowners have received a letter from the McLean Province Homeowners Association informing them of the results of the recent architectural review of the homeowner's property. The MPHOA Board of Directors performed the architectural review with the assistance of several volunteer homeowners who contributed their time and energy to this important endeavor and whose assistance the Board greatly appreciates.

The architectural review of our entire community yielded mixed impressions. Many of the houses are conscientiously maintained, and the owners of these homes deserve kudos and our grateful thanks. Regular attention to the outside maintenance needs of our houses and yards produces an attractive community that helps to sustain and propel higher the value of our real estate investment. These well-maintained homes confer the financial benefit of higher property values on everyone in the community, including those homeowners who have neglected to perform needed repairs on their own houses. Just as homeowners who keep their houses well maintained benefit all others in the community, homeowners who fail to paint their houses, repair rotten wood, and maintain their yards hurt everyone else in the community with the presence of a rundown house.

Homeowners are well aware that when they purchased property within the McLean Province community, they agreed to comply with the terms and conditions contained in the McLean Province Homeowners Association's Declaration of Covenants and Restrictions and the Association's By-Laws. It might be helpful to re-read these documents for the details concerning property maintenance obligations, and to review the Architecture Guidelines, available on our community website <http://www.mcleanprovincehoa.org/>.

The volunteer homeowners who serve on the Board of Directors very much wish to avoid being cast as heavy-handed villains who make dictatorial demands on

individual property owners in the community. At the same time, however, the Board feels an obligation to the community at large to ensure that properties within our borders are properly maintained. The houses within McLean Province have reached an age where they need work. The houses that have received attention look

**Hazardous Waste – Paint, Oil, Anti-freeze, Insecticides, Thinners, Turpentine, etc.**

**Hazardous Waste – Paint, Oil, Anti-freeze, Insecticides, Thinners, Turpentine, etc.** Hazardous waste of this type continues to be a problem. Just a few days after the completion of the road-resealing project, someone disposed of paint by including it in the trash for weekly pickup. When the trash truck compressed the refuse, the paint spilled and leaked out on the freshly resealed roadway. The result was an unsightly trail of paint completely around McLean Province Circle with large puddles in front of each house where the truck stopped. Thankfully, AAA, our trash collector, has agreed to clean up the mess this

lovely. Other houses, with peeling or faded paint and multiple areas of rotten wood pose a threat to all property owners in the community that must be addressed.

time.

All residents are again reminded that these products may not be disposed of in the trash pickup. Under Fairfax County codes, they should be taken to the disposal point at 4618 West Ox Road, just off Rt. 66. This location is open all day Saturday (8-4). Call the Department of Public Works number **(703-324-5068)** for other hours of operation and a recorded message about hazardous waste disposal FAQs. *Please help keep McLean Province clean and environmentally safe.*

**Read Back copies of Newsletters  
Architecture Guidelines Go to the  
Archives section of the new  
community website**

**Landscaping Committee News**

It's been a very difficult summer for our gardens and grounds due to the intense heat and drought conditions. The rains several weeks ago now revived the grass and gave our trees and shrubs a much needed watering.

Even though we have had some relief it is very important to remember that we are still way behind on our watering needs for the season. Please continue to water your trees and shrubs on a regular basis, at least 1-3 inches of water per week depending upon the size. Unfortunately, due to the conditions we have begun to lose trees in the common areas. If all residents would please try and make sure that plantings close to their homes also receive some water it would go a long way in protecting our very expensive landscaping.

As the days shorten, now is the time to begin fall chores. September is the perfect time to spread grass seed on those bare spots. A light raking of the surface to loosen it, a little soil added if necessary and a good hardy grass seed raked lightly into the soil surface. Water lightly every day and just stand back. It's too early to begin pruning but do check your shrubs for insects and take a good look at your trees. A number of the Bradford pears in the neighborhood are really beginning to show

their age. For safety reasons, please consider cutting back branches that hang too low and check for cracks where the branches meet. As the Bradfords age, these areas weaken and the tree will begin to fall apart. As we begin to see higher winds as the winter approaches, these weak areas will twist and break.

Please be advised that when trees or weak lower branches fall onto vehicles, the MPHOA is not responsible for the damage. In the event of storm warnings, move vehicles away from the Bradford pear trees. Of interest to homeowners might be an article entitled, "Street

Trees in Trouble" which appeared in the 6/29/02 edition of the Washington Post.

Because our trees and shrubs have been so stressed this summer, do not fertilize this fall. As we, hopefully, see more rain, fertilizer will encourage new growth which will not have time to harden off before winter. Let the plants rest up over the winter, water well and then give them fertilizer in the spring.

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