



NEWSLETTER

Spring 2002

McLean Province Homeowners Association
PO Box 8134, McLean VA 22106

MESSAGE FROM JIM FALL, THE PRESIDENT OF THE HOMEOWNERS ASSOCIATION

I will soon be approaching the end of my sixth year as a member of the Board and my second year as president. Thanks to the entire community for your support. Much has been accomplished in these years and little can be credited to me. At the Annual Meeting on Monday, April 22 new members for the Board will be elected and I will pass the baton as a Board member to another homeowner. I am pleased that McLean Province has what lawyers and real estate agents say are the most up-to-date HOA documents in all of the McLean area. The importance of this will be clear if you sell your home --- and when you do you will be happy to know that recent sales in MP have been at historic high and rising levels. Believe it or not prices are pushing ever closer to the half million-dollar range!

The current aggregate property value of all residences in MP is estimated at well over \$50 million, and perhaps closer to \$60 million.

We need to think of this when we drive into McLean Province. As individual owners we clearly have real assets that require careful and supportive stewardship of our common interests by our elected community leadership --- your Board. I am pleased that our associations annual dues remain the lowest in the region for the service rendered. Compare our dues to the nearly \$1200 paid by owners in Mayfair and Westmoreland Square. This is a credit to the volunteer, homeowner-run Board that handles all management. If we had to pay for outside management, annual dues would likely double. If you are interested in supporting your community, please consider adding your name to the ballot to be voted on at the Annual Meeting. You will enjoy the pleasure of being elected to a worthy, financially sound, and very successful operation. Thanks again for all your support in recent years.

Jim Fall, President

ROAD SEALING AND PATCHWORK

The Board is currently soliciting bids to have the roads throughout McLean Province resealed and cracks patched. Parking areas will be restriped. This work is necessary about every five years to preserve the asphalt. There will be several days of disruption but this maintenance work is imperative. All homeowners will be given ample notice about temporarily relocating their cars. Please bear with us and be patient. The community will look great afterward.

STREET LIGHTS IN McLEAN PROVINCE

The streetlights throughout our community were installed by the HOA about eight or so years ago. Like the roads, garbage and recycling collection, lawn maintenance and landscaping, the lights are maintained with your annual HOA dues. We have a contract with Virginia Dominion Power for service. If you see a light out, please call toll free --- **1-888-667-3000** --- and report the outage (or blinking or damage to a pole). Each pole has a number at about waist high and this identifies the pole so that it can be located in daylight hours. Your help with this is greatly appreciated.

GARBAGE AND RECYCLING PICKUP

A gentle reminder ---- Please place your trash and recycling at the curb **after 6PM** the day before pickup is scheduled. Unsightly garbage cans and recycling bins placed days ahead of the pickup do not add to the quality appearance of the community. Also, please take special care to anchor down what you put at the curb so that wind does not blow trash throughout the community. A wise suggestion has made by a considerate resident -- buy a square garbage to reduce chances of wind blowing the can dangerously down the street and into traffic. Also, lend a helping hand. On your walks pick up trash and dispose of it properly -- even a single piece cleaned up helps.

WORK IN PROGRESS

Check out the brand new community website

<http://www.mcleanprovincehoa.org/>

EXPANDED ROOFING CHOICES PROPOSED

At its February 12th meeting, the MPHOA Board considered a proposal to expand roofing options from exclusively cedar shakes to a choice of either cedar shakes or a high quality dimensional asphalt shingle. The Board received a report from the Roof Study Committee, hosted by Joe Polito, and consisting of Board members Greg Lakin, Theresa Steverlynk, Marianne Polito, and homeowners Susan Burnett, Anne Byers, Raeann Ehrler, and Anne Pace. This Committee had been set up in January to study acceptable alternatives to cedar shakes. This action grew out of an increasing awareness in the community of the shortcomings in both the installation and resilience of cedar shakes on our community's roofs.

In essence, the Roof Study Committee's conclusions were as follows:

- Cedar shakes are no longer acceptable as the only and exclusive approved roofing material for MP I & II. The intention, however, is not to ban the use of cedar shakes installed on existing homes or as a choice for homeowners who prefer cedar shakes when undertaking roof replacement.
 - Dimensional asphalt shingles which are comparable in look, grade, and color to cedar shakes are available, and are an acceptable alternative standard.
 - The Committee recommends that the Board revise the Architecture Guideline to include an additional alternative roofing material to be determined by the Board upon the recommendation of the Committee.
 - This revision to the Architecture Guideline applies specifically to MP I & II. The roof standard for MP III is a separate matter.

Backing up its conclusions, the Committee cited 1) an application from two homeowners outlining strong reasons for a roofing alternative to cedar shakes, 2) a comprehensive analysis of comparisons among roofing materials, and 3) a listing of websites with information about cedar shakes. These documents have been posted

on the new McLean Province website, <http://www.mcleanprovincehoa.org/>.

In general, the Board responded favorably to the conclusions of the Committee. As always, the primary consideration of the Board is to make decisions which enhance the asset values of McLean Province homes.

The decision was made by the Board to invite community feedback on the proposal before revising the relevant Architectural Guideline. Homeowners are encouraged to read the documents posted on the MPHOA website, or pick up hard copies of the documents from Joe Polito (2082 Gillen Lane, 703-534-2814). In the next few weeks, homeowners who are interested in this issue or have viewpoints and suggestions they wish to share are invited to write the Board with this information. That valued input from the community and the useful research from the Roof Study Committee will provide the basis for a Board decision on this important matter.

LANDSCAPE COMMITTEE NEWS

Just because it's cold out doesn't mean that gardening chores have to end. Gentle raking to remove leaves and other debris from your lawn will go along way in protecting your grass and will improve the look of your yard. Even with our lack of rainfall, the leaf cover on the lawn can lead to fungus and other lawn diseases during the colder months. Shrubs and trees (particularly newly planted stock) are suffering from the lack of rainfall/snow this winter. You can water your shrubs and trees when the temperature gets above 50 degrees. Until the drought ends, all of our trees and shrubs will need additional water on a regular basis.

Now is a good time to remove those winter weeds that are popping up, cut back your perennials and begin some early yard clean-up. Pruning jobs can be tackled now too. Remove crossing branches, water-spouts, suckers and low hanging branches remembering always to cut branches to the branch collar (the slight ring of swelling at the base of the branch), don't leave little stubs - this a great entrance place for diseases and bugs.

MPHOA BOARD OF DIRECTORS

President	James H. Fall	2085 Gillen La.	703-536-4927	jhfalliii@aol.com
Vice President	Greg Lakin	2084 Van Tuyl Pl.	703-533-3322	TexasSA11@aol.com
Sec/Newsletter	Joyce Hutchings	6882 MPC	703-534-4624	hutchinj@georgetown.edu
Treasurer	Steve Ehrler	6818 MPC	703-534-2152	ehrlers@alum.mit.edu
Landscaping	Marianne Polito	2082 Gillen La.	703-534-2814	mpolito@ahs.org
Architectural Rev	Theresa Steverlynck	2007 Gervais Dr.	703-241-1730	theresasts@cox.rr.com