



NEWSLETTER

May 2001

**McLean Province Homeowners Association
PO Box 8134, McLean VA 22106**

MPHOA ANNUAL MEETING, APRIL 30

A record number of homeowners attended the McLean Province Homeowners Association (MPHOA) annual meeting where the deciding votes were cast to approve the new consolidated and amended Bylaws, and Covenants and Restrictions. Advantages of the new streamlined documents include eliminating provisions which didn't apply to the HOA, and acknowledging new Virginia laws passed since the mid-80s as well as the 1991 merger of Van Tuyl Place houses with those of MPC, Gervais Drive and Gillen Lane. The high approval rate of 90% (80% in Van Tuyl) which was needed -- and was surpassed -- to accept the documents proved once again that our community is involved, participates, and votes. Many thanks to you all (and to the volunteers who beat the bushes for the final missing votes) from the Board of Directors.

Other highlights of the Annual Meeting were reports on the sound financial condition of the Association and activities of the Architectural Review, Landscaping, and Roads committees, and the election of new Board of Directors members.

As always, homeowners were encouraged to raise items of interest in an open forum. Some of this year's issues were the condition of some rental properties in the communities, Board leeway in making exceptions to the by-laws, and parking, speeding and barking dog concerns.

ARCHITECTURAL REVIEW

The Architectural Review Committee (ARC) has been carrying out its regular inspection of house exteriors in McLean Province. We are designing a new survey inspection form and hope to send out the results of the inspection by the end of

the summer. Generally the community looks in fine shape, showing once again the care and maintenance efforts of MPHOA residents. Of particular interest this year is the condition of the dormer windows atop many of our homes. The conclusion is . . . they don't look very good. Sills are rotting and windows are sliding through the frames. We encourage you to inspect your windows and dormers closely. Delays in maintenance could prove costly.

The purpose of the ARC's inspection is to ensure that the appearance and maintenance of our community complies with the rules in the Covenants and with guidelines adopted by the Board. Of course, in the long run, the ARC exists to preserve and enhance property values -- *your* property values. Please remember, before you paint that trim, replace that window, or rebuild that deck, to check Section 5 of the Covenants and Restrictions and request prior approval for any changes to the exterior of your home. Presently the Board is preparing a helpful booklet, "Guidelines for Maintenance and Architectural Changes", outlining established procedures for maintenance and covering topics from satellite dishes and decks to paint colors.

And apropos of paint, just a reminder that paint colors for MPC, Gervais and Gillen houses are McCormick State House Exterior Colours for the siding and doors, and McCormick Amber White for the trim. Van Tuyl houses require Duron Historic Colors and Duron Museum White for the trim.

LANDSCAPING

You might have noticed that the shrubs near the parking areas underwent severe trimming a few

weeks ago. These Photinia shrubs had developed a fungus, commonly called 'rust', which could have eventually killed them. Radical pruning was recommended in order to remove diseased leaves and enhance air circulation. Lush, healthy leaf growth is already appearing on these bushes.

TREE TRIMMING STOPS TOPPLING

Perhaps you recall last June's destructive storm which blew down 19 trees in and around McLean Province. Particularly vulnerable to storms are the original Bradford Pear trees (gradually being replaced by the HOA-approved Kousa dogwoods), especially if they aren't pruned regularly. This is a good time for pruning to avoid problems down the road. Two dependable tree services are Yards Are Us, 703-280-5357 and Metro Landscaping, 703-281-3226.

More on pruning Both the Bradford pear and the dogwood tend to put out epicormic or water shoots that grow straight up, parallel to the limbs. Prune these off at the base of the shoot or they retard healthy growth of the tree. If you planted trees last year and still have them staked and tied, check to see whether the ties are growing into the bark of these trees. If so, remove or loosen them to avoid eventually killing the tree. If the tie has already grown into the bark, consult an arborist to find out the best way to save the tree.

PARKING COOPERATION AND CONSIDERATION NEEDED

In a neighborhood of one-car garages and two (or more) car families some community-minded thought is needed when parking vehicles.

A problem has come up in the area of the community's smallest T-intersection, the corner of MPC and MPC as you approach Van Tuyl Place. There seems to be a concentration of vehicles, including trucks and large SUVs, parked on the street in that area creating visibility and maneuvering problems for other drivers and threats to pedestrians.

While our streets belong to us, we would be wise for starters to follow Fairfax County regulations of no parking within 10 feet from driveways and 15 feet from intersections.

If you have an opinion about or solution to the problem write a letter to (or e-mail) the Board. We will consider remedies at the next Board meeting on June 19, and in the meantime, we thank you for your consideration while parking.

TALKING TRASH

The downside of using trash bags for your garbage is that they are attractive to birds who break in, peck at your garbage, and leave the rest to blow around the neighborhood. The upside to bags is . . . can't think of an upside. Why not just use a trash can, as recommended by the HOA, and keep your garbage in its place?

WANT TO KNOW MORE ABOUT FAIRFAX COUNTY?

All the answers to your questions about county rules, regulations, contact numbers – even county history – are available in the "A to Z Citizens Handbook" found on the web page www.co.fairfax.va.us. Or call the Public Affairs Office, 703-324-3187.

MPHOA Board of Directors

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