



NEWSLETTER

Winter 2001-02

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

MESSAGE FROM THE PRESIDENT OF THE HOMEOWNERS ASSOCIATION

A Warm Welcome to New Residents of McLean Province and Appeal to all Residents.

McLean Province warmly welcomes to the community several new owners who have arrived during the past year. The Board of Directors and your neighbors are confident you will find this a pleasant new home. We encourage and invite everyone's active participation in the community.

McLean Province is fully managed by volunteer homeowners. Our volunteer management helps keep annual dues lower than any townhouse community in the McLean area. We depend on new volunteers to help maintain this unique and advantageous position.

Please plan to attend the Annual Meeting that will take place in April 2002 and step forward to serve on the Board. If new or longer-term residents have any questions, suggestions that may help the Board, or have the inclination to serve on the Board, feel free to contact any of the Board members. Telephone numbers and e-mail addresses are listed at the end of this Newsletter.

REFINANCING?

As interest rates have plummeted this year, many homeowners have begun refinancing. As part of this process, financial institutions require reports on the HOA and its financial status to be filled out by an official of the Board of Directors. There are frequently follow-up phone calls to ensure accuracy of information and to verify residency. The Board wishes to be responsive and supportive to all homeowners. To enable the volunteer Board members to do so, the Board voted at its September

meeting to charge a fee of \$100 for document handling associated with each refinancing. These fees will be deposited in the HOA's operational account and we hope, along with appropriate controls on expenses, will enable us to maintain reasonable annual dues for everyone.

EXTERIOR REPAIRS AND MAINTENANCE -- NOW, AND WHEN YOU GET READY TO SELL.

The Architecture Review Committee of the Board has visited several properties that require immediate repair work. The Board president has written reminder letters regarding mandatory painting, dormer replacement, carpentry repairs, and other work that is required on a number of homes. Please refer to the booklet, "**Rules and Guidelines on Exterior Maintenance and Architecture Changes**" that explains colors, kinds of acceptable work and the architecture review process. This booklet was distributed to everyone in July. If you need a new copy, please write the Board at the PO Box address.

A Kindly Reminder When you prepare your home for sale, you will be required, as part of the sales process, to obtain an architecture compliance form from the MPHOA. A Board member must sign this form. The form indicates to the prospective buyer that the exterior of the property complies with all Architecture Guidelines of McLean Province, that any modifications have received prior approval and that all necessary repairs have been completed. It is best not to leave this requirement to the last minute. This form enables the Board to ensure that all property at the time of sale is in full compliance with all architectural and maintenance guidelines. You do not want to face a sales contract being delayed or voided because of a failure to comply with Board-approved guidelines.

ARCHITECTURAL REVIEW ADVICE TO HOMEOWNERS WHO HAVE DORMERS

There are more and more obvious problems with wood rot and deteriorating paint on the dormers. The

Architectural Review Committee (ARC) counted some 15 dormers in the community which are in bad shape: some need urgently to be painted, others need rotten window sills, trim and rake boards replaced. Theresa Steverlynck, Board member and ARC member, called a number of contractors, but had a hard time finding people interested in the job. The Window Place, for instance, where many homeowners went to have their windows replaced, does not want to get involved with dormers any more. Other contractors said that they want a minimum of five windows per house. Some painters are wary of working that high up.

Steverlynck received quotes ranging between \$4,000 and \$5,000, but finally in November she found a recommended contractor working in the neighborhood who agreed to do the job for less than \$1,000. On her house, the rotten woodwork on the dormers and the decorative triangles above were replaced, caulked and painted. Also, the rake boards on both sides of the house were painted, as well as the siding underneath and the siding of both dormers. She was pleased with the work of that contractor, Dave Dixon. (Phone (703) 392-1275; cell (703) 283-4949) Another contractor recommended by neighbors is Juan Nakandakari, phone (703) 273-5203.

TREE CLEARING

Van Tuyl homes that abut the 'river side' have received a notice from the Fairfax County Sewer Authority that the sewer pipe right-of-way through the woods will be cleared to 10 feet on either side of the pipe. This will happen over the coming weeks, and is carried out to ensure access to the inspection covers in the event maintenance is needed.

HOLIDAY TRASH SCHEDULE

- † No regular trash pickup on Tuesday, December 25 and January 1. Trash will be picked up on the next scheduled day, i.e. Friday.
- † Special recyclables pickup on Saturday, December 29.
- † Christmas tree pickup on Wednesday, January 2nd and January 9th. Remove all tinsel and ornaments from the tree and put it at the curb. If you miss those days, you can put the tree out at the curb on a regular trash collection day.

LANDSCAPE COMMITTEE NEWS

Many thanks to the Mile-a-Minute vine removal volunteers (Mark Finks, Ed Mack and Susan Burnett) who turned out on to help Landscape Committee chairperson, Marianne Polito clean out choking vines. And thanks also to other residents who couldn't make it that day, but indicated their willingness to help. We will be presenting more opportunities for community involvement at a later date.

Winter gardening and clean-up chores. There's still time to plant new trees and shrubs during the cooler days of November and December. Many trees and shrubs actually do better when planted in the Fall. Cooler temperatures allow plants to develop stronger root systems since they don't have to expend as much energy on growing leaves, etc.

Don't add any fertilizer at this time. Nitrogen encourages leaf growth and trees don't need this right now. There's still time to plant bulbs for next spring -- keep in mind though that our friendly, hungry squirrels do love those tasty tulips and crocus -- so, consider planting daffodils and jonquils - they have a bad flavor that squirrels do not like. Just make sure that anything you plant is watered thoroughly.

Remove dead plant material. Hostas can be cut back and frost-killed annuals such as petunias and geraniums should be removed from the garden and thrown away.

Container plants that will winter over should be moved to a protected place in the garden and covered with a mulch of dead leaves or other protection. Do try and keep the leaves from piling around your shrubs - it's possible for mice and insects to winter-over next to your precious shrubbery and inflict nasty damage during the winter. Finally, enjoy all of those wonderful gardening catalogues that have started to arrive - March isn't that far away!

Gutter cleaning!! Coming soon to you and your neighbors. The gutter cleaning initiative, which was approved by MP homeowners, will begin in the next few weeks, and at no cost to residents.

MPHOA Board of Directors

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