



MONTEREY ESTATES

Community Association
P.O. Box 710162
Oak Hill, VA 20171

mecahoa.org

Monterey Madness Newsletter

Summer 2009 Edition

MECA June 2009 Annual Meeting Notice

Location: Fox Mill Elementary School, 2601 Viking Drive

Time: 7:00 p.m.

Date: Monday, June 15, 2009

Everyone in the community is encouraged to send at least one member of their family to the annual meeting. The meetings agenda is as follows:

- 7:00 Meeting called to Order
- 7:01 Welcome and Opening Comments by MECA President Joy Grant
- 7:10 Remarks by Doug Kister
 - Community Web Site
 - Community Email List
 - Need for volunteers from the community
- 7:20 Playground/Tennis Report by Jason Lynch
- 7:30 Open Community Discussions/Suggestions
 - Order of Speakers is first come first serve basis, sign up anytime, before or during the meeting.
- 8:00 to 8:15 – MECA President Suggested Rules Changes
 - By Laws Change
 - ACC Rules Change
 - Nomination Process for Board
- 8:15 Volunteer's to run for the board – sign up sheets distributed
- 8:15 Volunteer for various committees sign up sheets distributed
- 8:15 Email address collection sheets distributed
- 8:15 Treasury Report by Chuck Holt
- 8:30 Secretary Report by Anne Himes
- 8:40 Collect Proxies and Vote for the following
 - By Laws Change
 - ACC Regulation Change
 - New Board Members
- 9:00 Meeting end.**

President's Message

Please come to our annual meeting or send in your proxy vote. The board is here to serve you and we have to uphold our current documents, but they can be amended. There is one bylaws amendment and two Architectural guidelines amendments that require your approval and comments.

In my position as the community representative, I have received several comments of Thanks for the work the board is doing. I also receive complaints. I appreciate all the feedback. Please continue to contact me and I will keep your

suggestions confidential. I know some want to make suggestions, but want to remain anonymous because, we are after all, Neighbors. So please be considerate of your neighbors. Follow the Fairfax County Dog laws, follow the declaration and the Architectural guidelines. Please send suggestions for changing the guidelines. They were written in 1988 and need updating.

I want to welcome the second Baby Nathan on Monterey Estates Drive. Welcome also to our new neighbors at 13064 Monterey Estates Drive and all other families that have moved to our community.

Happy Summer,

Joy Grant

Monterey Estates Community Association Board

President:	Joy Grant	13041 Monterey Estates Drive	joytofly@aol.com	703.326.0858
Vice President	Doug Kister	2629 New Banner Lane	dkister@yahoo.com	703.733.0195
Treasurer	Chuck Holt	12820 New Parkland Drive	chuck.holt@verizon.net	
Secretary	Anne Himes	2625 New Concorde Court	ac83himes@verizon.net	703.742.3697
Member	Dennis Fisher	13043 Monterey Estates Drive	fisherk6@gmail.com	
Member	Aziz Bari	2627 New Banner Lane	aubari@verizon.net	
Member	Christine Cutler	13034 Monterey Estates Drive	ccutler20171@cox.net	

Monterey Estates Community Email List

Join the Monterey Estates email list. To join, please send an email to mecaEmailList@gmail.com with subject of 'JOIN MECA EMAIL LIST'. The MECA board would like everyone to join this list to facilitate communication on important issues within the community

MECA Needs You!

MECA is always in need of volunteers to serve the community, possible volunteer positions include:

- MECA Board Members
- Architecture Control Committee Members

- Committee Chair for The Annual Egg Hunt
- Committee Chair for Santa's Annual Visit to MECA
- Committee Chair for MECA Fall Picnic
- Committee Chair for Community Recreation Areas
- Committee Members
- Committee Chair for Asphalt and concrete repair
- Committee Members for Asphalt and concrete repair

- Committee Chair for Community parking district (prohibits trailers, boats, motor homes from parking in the neighborhood)
- Committee Members for Community Parking district.

Also, if you have any areas of concern in the community, please feel free to email board members with that concern.

The best way to get various special projects done throughout the community is to volunteer to help accomplish the project that you most desire to have completed.

New Community Web Site: mecahoa.org

Monterey Estates Community Association has a new community web site. We hope this web site will facilitate communication within the community. Please feel free to give suggestions for its use or improvement to Doug Kister at dkister@yahoo.com. The original community web site (montereyestates.org) will still function for the near future. We are in the process of transferring the control of that domain name.

Architectural Control Committee (ACC) News

Dennis Fisher is the Chair our Architectural Control Committee. Please submit ACC applications to him at: mecaAcc@gmail.com. Applications can be found on our web site. Other members of the ACC committee are: Joy Grant, Anne Himes, and Julia McMahon.

Proposed Changes to Architectural Guidelines Allow Screening Beside Houses without ACC Application

Excerpt from the Architectural Guidelines on Process for Amending the guidelines:

(From MECA Architectural Guidelines page 4, D). Amendments to the Architectural Guidelines
These guidelines may be amended to provide clarification, reflect changed conditions, or technology.

The actual amendment proceedings will involve public discussions with final adoption by the Board of Directors.
(ref CCR Article V).

Reason for Amendment

Garbage cans and Recycle Cans have increased in size since the neighborhood was built. Homeowners are keeping their receptacles outside the house, visible from the street. There have been complaints from MECA owners stating the containers are an eye-sore and detract from the appeal of the neighborhood.

The C, C and R's (Covenants, Conditions and Restrictions) created November 1988 state in Article VI, section 7 "Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. "

Proposed amendment:

The following screening/fencing may be placed beside the house without submitting an application to the Architectural Control Committee for Approval:

Minimum of 48 " tall, Maximum of 60 inches tall

Width to be no wider than 6 feet.

Must protrude from the house no further than five feet.

Must be placed along side of house, set back 5 feet.

Must be placed so that objects behind screen are not visible from the street.

May be on one side of the house only. May not place screening along both sides of the house.

Must be made of resin or wood, metal will not be used.

Lattice or solid panels—no other patterns or shapes on panels.

Resin screening to be white or Beige/taupe

Wood screening may be painted to match color of house, stained to retain the natural color, or allowed to weather.

Proposed Changes to Architectural Guidelines **Exterior Alterations**

Excerpt from the Architectural Guidelines on Process for Amending the guidelines:

(From MECA Architectural Guidelines page 4, D). Amendments to the Architectural Guidelines These guidelines may be amended to provide clarification, reflect changed conditions, or technology.

The actual amendment proceedings will involve public discussions with final adoption by the Board of Directors.
(ref CCR Article V).

Reason for Amendment

Home owners are requesting to place manufactured rock as well as siding on their houses for an upgrade.

Architectural Guidelines State:
page 3, C. ACC Review Criteria,

6. Materials. Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, vertical wood siding on the original house be reflected in an addition. On the other hand, an addition with wood siding may be compatible with a brick house.

Proposed amendment:

House exteriors will be one of three styles

-horizontal siding

- horizontal siding and brick
- horizontal siding and manufactured rock

Manufactured stone will in the color tones found in natural rock.
Colors, pattern and shapes to be harmonious to the surrounding homes.

All masonry, brick or rock on the house to be of the same material. Chimney masonry must be of the same material as other masonry on the home.

Proposed Changes to By-Laws regarding Annual Meeting Detailed Explanation

Excerpt from the By-Laws on Process for Amendment:

(From MECA By-laws, page 11, Article XIII) Amendments. Section 1. These By-Laws may be amended at a regular or special meeting of the members by a vote of three-fourths of the members in person or by proxy, provide, however, that in the event VA and/or FHA are involved, such amendment shall require the approval of such agency.

Reason for Amendment

The By-Laws state the annual meeting of members should be the same day as the very first meeting and start at 8:PM. The By-Laws were signed on August 31, 1979. The Covenant, Conditions and restrictions were created in November 1988.

We are not sure exactly what day or date the very first meeting of the association was held. The By-Laws should be amended to allow for lifestyles and circumstances to be taken into effect in choosing the date for the Annual Meeting. Communication by mail, phone and e-mail is very rapid. The web is easily accessible for owner's that live out of the area to easily look up the planned annual meeting date.

By-Laws Currently State in;

Article III Meeting of Members

Section 1 Annual Meetings

The first annual meeting of the members shall be held within one year from the date of incorporation of the Association and each subsequent regular annual meeting of the members shall held on the same day of the same month of each year thereafter, at the hour of 8:00 o'clock PM. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Proposed amendment:

Each subsequent regular meeting of the members shall be held yearly in June on a date and time selected by the board members that, in their evaluation, best meets the needs of the community.



MONTEREY ESTATES

Community Association
P.O. Box 710162
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Bylaws Change Ballot

NO RESPONSE
WILL BE CONSIDERED A
YES VOTE

One vote per each address in MECA

ADDRESS _____

Allow Changes to the Bylaws as proposed?

YES

NO

Replies will be kept completely confidential.

You may return this ballot in an envelope to any Board member's house, bring it to the Annual meeting or give it to your proxy voter to bring to the meeting.

Thank you,
MECA Board

Uninstructed Proxy For Monterey Estates Community Association Annual Meeting

Two types of proxies, “instructed” and “uninstructed”, are commonly used. An instructed proxy authorizes the assigned person to cast the member’s vote in a designated way on each specific issue, e.g., to vote for/against a specific slate of nominees, or for/against proposed change(s) in the documents, etc.. An uninstructed proxy does not designate how the authorized person is to vote on each issue.

From: http://www.fairfaxcounty.gov/consumer/community_manual/chapter2.pdf

I (We), _____, recorded owner of a property lot in Monterey Estates

Community Association, A Corporation, at

(Street address)

_____ hereby appoint _____ as my (our) proxy holder, to vote and act for the undersigned at the annual meeting of the Monterey Estates Community Association, to be held on Monday, June 15, 2009

Signature

Instructed Proxy For Monterey Estates Community Association Annual Meeting

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I (We), _____, recorded owner of a property lot in Monterey Estates

Community Association, A Corporation, at

(Street address)

Provide the following instructed proxy for the annual meeting of the Monterey Estates Community Association, to be held on Monday, June 15, 2009

Allow Architectural Guidelines change for trash can screening?

YES NO

Allow Architectural Guidelines Change for Major Exterior change?

YES NO

Signature _____