



mecahoa.org or montereyEstates.org

MONTEREY ESTATES

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

Monterey Madness Newsletter Summer 2010 Edition

MECA June 2010 Annual Meeting Notice

Location: Fox Mill Elementary School, 2601 Viking Drive Time: 7:00 p.m. Date: Wednesday, June 16, 2010

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

- 7:00 Sign in
 - Volunteer for various committees signup sheets distributed
 - Email address collection sheets distributed
- 7:30 Meeting called to Order and Opening Comments by MECA President Doug Kister
- 7:40 Playground/Commons Report by Jason Lynch
- 7:55 Treasury Report by Chuck Holt
- 8:05 Block Parties by Jason Lynch
- 8:15 Volunteer's by Doug Kister
 - Volunteer for various committees signup sheets distributed
- 8:16 Open Community Discussions/Suggestions -Order of Speakers is first come first serve basis, sign up anytime, before or during the meeting.
- 8:45 Collect Proxies and Vote for the New Board Members
- 9:00 Meeting end.

Management Company?

The Monterey Estates Community has always been run by volunteers from within the community for over 30 years. The current board would like this tradition to continue as it is the most financially responsible way of running the community. However, the board is badly in need of volunteers to help complete the community responsibilities. A management company would cost somewhere between \$5000 to \$15,000 dollars a year. This would result in having to raise dues at the maximum level every year for the foreseeable future. It could also result in a hefty special assessment to cover the cost of a management company.



MONTEREY ESTATES

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

How to avoid a Management Company

There is only one way to avoid the use of a management company. Volunteer to serve on the Monterey Estates Homeowners Association Board. Board members at a minimum agree to meet once a month for about an hour and a half to discuss community issues. More proactive board members will help with community events or become the Treasury or the Secretary for the community.

Monterey Estates - New board members and volunteers are needed.

Monterey Estates is in need of several new board members and volunteers to help with the management of the community. Board members meet once a month and help to plan and organize community events. Volunteers to run special community events are always needed and welcomed with open arms. The MECA community currently has needs for the following positions

- Treasury – Board Member
- Secretary – Board Member
- At Large Board Member
- At Large Board Member
- Spring Egg Hunt Coordinator
- Summer/Fall Picnic Coordinator
- Architecture Control Committee Member
- Architecture Control Committee Member
- Architecture Control Committee Member

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

Community Web Site: mecahoa.org or montereyEstates.org

Monterey Estates Community Association has a 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.

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: Anne Himes, Dennis Fisher.

MECA common areas

Over the past year and a half, MECA's park and common areas have undergone many improvements, which we hope have enriched your enjoyment of these areas. These improvements include repair of the tennis court surface and fence, installation of a new trash can, repair of park benches and tables, addition of an equipment storage box, new signs, and lastly, extensive removal of over-grown brush and poison ivy in all of the common areas. Other improvements are in progress, such as adding a border around the playground area, weed removal and adding 4-6 inches of wood mulch to both playground areas, and repair of the volleyball court. The board also plans to purchase another picnic table and continue poison ivy abatement. Hopefully, many of these improvements will be completed by the time of the annual meeting in early June. Many of these improvements were suggestions from all of you and we thank you for your input.

The MECA board wants to continue to improve the appearance and enjoyment of our common areas. For this reason, the board is considering additional improvements over the next three years (see below for details), which we want your feedback and suggestions on first before we proceed. As described in the MECA five-year plan, in this current year, the MECA board is considering adding lighting in the park area. The board is considering adding three outdoor lights similar to what are along the path leading down to the park from New Ambler Ct. The estimated cost is from \$8,000 to 12,000. The reason for the lighting is to prevent vandalism and to prevent people from "hanging out" after dark. Many residents have also suggested that a pavilion be built, perhaps to fit two or three picnic tables, which would be located next to the playground area. The board supports this suggestion and feels it would greatly improve the use of the Park. The board estimates the cost to be from \$15,000 to \$25,000. The board wants your feedback on both of these improvements. Is lighting worth the cost? Is a pavilion something that you want?

Can MECA afford to make these improvements given other maintenance needs in the park and common areas? The answer is yes. Over the next three years, the basketball court will need to be refinished (~\$8,000-10,000), the tennis court fence needs to be replaced (at least three sides) (~\$8,000), and lastly the large swing-set also needs to be replaced (\$3,000). Due to the importance of these repairs, the board has or will be setting aside the money to complete these repairs. Given these maintenance needs, only lighting or a pavilion can be completed in the next three years. If lighting is done that would mean the earliest a pavilion could be built would be in four years.

Can MECA afford these improvements? Again the answer is yes. Over the past year, the board has completed a 5-year plan. In this plan, the basketball resurfacing is scheduled for 2011, the tennis court fence in 2012, and swing-set in 2013. Lighting is planned for this year and a pavilion 4 years from now. The cost to complete these items is feasible with about an increase of 3 to 5% of annual dues.

If you would like to see other additions or improvements to the MECA Community Park or common areas, please speak with Jason Lynch or any other board member and attend the June Annual Meeting. We want to hear your ideas for improving our common areas and community. At the June meeting we will be discussing these improvements and based on the discussion, the board will move forward with lighting, a pavilion, or neither. If community residents feel these improvements will not benefit us, the

board will not proceed with them. Please send suggestions and comments to mecaboard@gmail.com or call Jason Lynch at 703-437-2050.

MECA common areas dumping

Over the past year, residents and MECA landscape and mowing Company (OPC) has cleaned up many sites where rocks, tree limbs, stumps, construction waste, yard waste, etc. that has been dumped in the common areas. This illegal dumping has cost a significant amount of money to collect and haul to the I-66 transfer station. The board is in the process of installing "NO Dumping signs" in MECA common areas. Please dispose of waste properly. Thank you.

MECA Annual Dues – Why do they keep increasing?

Rest assured, the entire MECA board is concerned with keeping our dues at a reasonable level while still being able to provide the essential community services that are required. These include all the items listed in the budget, as well as planning for replacing large cost items such as playground equipment, tennis and basketball courts.

While the dues have increased quite dramatically over the past three years, our dues are actually lower than the rate of inflation over the past 30 years. Our dues were set at 60 dollars in 1980. That same 60 dollar assessment in today's dollars would be \$156.22.

You can try this out yourself at <http://www.usinflationcalculator.com/>

When the first homes in Monterey Estates were first built in 1980, all of the community amenities that were put in, or were put in shortly after the neighborhood was established, were brand new and provided by the builder. Over the past 30 years, many of these items have needed replacement to maintain a safe environment in our community park. That situation continues today with the MECA board planning for replacements costs for large cost items as well as planning for improvements to our common areas.

Again let me reiterate that we are indeed doing our best to keeps dues low but provide essential community services.



MONTEREY ESTATES

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

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

Monterey Estates Annual Meeting
Wednesday, June 16th 2010 at Fox Mill
Elementary School

Monterey Estates Annual Meeting
Wednesday, June 16th 2010 at Fox Mill
Elementary School

Monterey Estates Annual Meeting
Wednesday, June 16th 2010 at Fox Mill
Elementary School