



# MONTEREY ESTATES

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

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15 January 2010

Re: MECA Dues for 2010

Dear MECA Homeowner,

Article XI of the MECA By-laws obligates each homeowner to pay an annual assessment to defray the cost of maintaining the common areas and other Association expenses. The assessment for this year is **\$132.00**, among the lowest in Northern Virginia. Your assessment is due no later than **Tuesday, 1 March 2010**. If you need an extension for any reason, please send a written request for extension to the MECA Board at the Association address by 23 February 2010.

Please make your check payable to MECA and send to the following address:

**MECA**  
**P.O. Box 710162**  
**Oak Hill, VA 20171-0162**

To aid us in crediting your account correctly, please ensure that the **property address and/or lot number** is printed on the check or written in the memo section.

Thank you in advance for your prompt payment and your involvement in upcoming MECA activities.

**If your address needs correcting, homeowner name or other reason, please include a note indicating the correction to your address.**

Doug Kister  
President

Jason Lynch, Vice President  
Chuck Holt, Treasurer

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**Monterey Estates Community Association**  
**MECA FISCAL BUDGET**  
**January 1, 2010 to December 31, 2010**

<u><i>Item</i></u>	FY 09		FY 10
	<u><i>Jan-Dec 09</i></u> <u><i>Budget</i></u>	<u><i>Jan-Dec 09</i></u> <u><i>Actual</i></u>	<u><i>Jan-Dec 10</i></u> <u><i>Budget</i></u>
Business Economy Chk - 9457	\$17,018	\$17,018.00	\$17,102
Fixed Term CD - 0922	\$17,172	\$17,172.00	\$17,618
<b><i>Balance on Hand Beginning of Period</i></b>	<b><i>\$34,190</i></b>	<b><i>\$34,190</i></b>	<b><i>\$34,720</i></b>
Fees	\$700	\$475	\$475
Dues Authorized	\$27,600	\$27,600	\$30,360
Dues (Uncollected End of Period)	\$330	\$970	\$970
<b><i>Total Income</i></b>	<b><i>\$28,630</i></b>	<b><i>\$27,105</i></b>	<b><i>\$31,805</i></b>
Accruals			
Administrative	\$800	\$943	\$981
Annual Audit	\$2,100	\$2,175	\$2,262
Community Events	\$450	\$458	\$1,000
Fees_PO_Box	\$90	\$92	\$96
Fees-Corporation	\$35	\$25	\$35
Fees-Corporation (Real Estate Board)			
Insurance - Liability	\$1,700	\$1,814	\$1,995
Insurance - Fiduciary			
Lawn Service	\$12,000	\$8,728	\$8,100
Lawn Service - Additional Grounds Maint	\$800	\$667	\$1,500
Legal Expenses	\$2,000	\$403	\$2,000
Maintenance-Basketball	\$150		\$25
Maintenance-Tennis	\$10,000	\$7,928	\$800
Maintenance-TotLot	\$500	\$1,362	\$1,800
Mulch	\$3,000	\$105	\$3,000
Paving			
Tax Return Preparation	\$450	\$450	\$468
Utilities	\$350	\$344	\$364
Website	\$80	\$0	\$100
Security Services		\$1,527	
2010 Capital Improvements (see 5-year plan)			\$15,850
<b><i>Total Expenditures</i></b>	<b><i>\$34,505</i></b>	<b><i>\$27,021</i></b>	<b><i>\$40,376</i></b>
CD Interest	\$540.00	\$446.00	\$450.00
<b><i>Remaining Balance - End of Period</i></b>	<b><i>\$28,525</i></b>	<b><i>\$34,720</i></b>	<b><i>\$26,599</i></b>



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

[mecaoha.org](http://mecaoha.org)

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Monterey Madness Newsletter      Winter 2010 Edition

## Annual Dues Notice **INCLUDED** with this Newsletter

Included with this newsletter is your Monterey Estates Annual Dues notice. The Dues for this year are \$132.00, and can be sent to the following address:

MECA  
P.O. Box 71062  
Oak Hill, VA 20171

Monterey Estates Annual Dues are used to support community programs, including care and upkeep of our common ground areas. Please see the budget that is included in this newsletter for details about what is budgeted for the 2010 year.

## Snow Removal

The Washington, D.C., area received a huge amount of snow on December 19<sup>th</sup> and 20<sup>th</sup>, 2009. Phone calls were received by President Doug Kister with regard to the snow removal. Monterey Estates does not hire independent snow removal crews for the Monterey Estates property. The Virginia Department of Transportation is responsible for clearing our roads. In fact, Monterey Estates cannot hire private contractors as per Virginia law.

You may contact VDOT directly with complaints or complements about snow removal at: **703-383-8368**.

Here is the link to VDOT FAQ on snow removal:

[http://www.virginiadot.org/news/resources/snow2009docs/Snow\\_Removal\\_and\\_Snow\\_Driving.pdf](http://www.virginiadot.org/news/resources/snow2009docs/Snow_Removal_and_Snow_Driving.pdf)

## Snow Removal – Please Clear Your Sidewalks

While VDOT is responsible for the streets, each homeowner is responsible to clear their sidewalks on their property. Additionally, you should keep a space clean for the mailman to deliver the mail. Also, very important: if you have a fire hydrant on your property, you should clear an area around the hydrant in case of fire emergency.

## Holiday Decoration Winners

Each Christmas/Holiday decoration winner will receive a \$50.00 gift card to Lowe's. The winners are listed below:

- Best Daytime Display - Peter and Heather Young - 13038 Monterey Estates
- Best Nighttime Display – James and Danna Zavrel - 2619 New Concorde
- Best High-Tech Display – Terry Steele - 12914 New Parkland

## Save the Date – Monterey Estates Spring Picnic

MECA's Fall picnic had to be postponed due to inclement weather. MECA will now hold a Spring picnic in its place.

- **Date: April 24, 2010 - from 3:00 PM until dusk**
- **Rain Date: April 25, 2009 - from 3:00 PM until dusk**

The MECA community will be having a picnic in our largest common area, which is the playground area located off of New Ambler Court. We all had a lot of fun at last year's picnic, and this year we plan on even better time and a bigger picnic. The MECA board will provide the following for the picnic:

- Food: Hotdogs and hamburgers for grilling
- Activities: Volleyball, Bag toss, Horseshoes, Basketballs, and more
- Drinks: Water and Lemonade
- Paper Goods: Cups, Paper Plates, Napkins and Plastic ware
- A BBQ grill will be available for use if you wish to bring other meals and vegetables
- Tables: for food

The MECA Board asks that you bring the following:

- a dish to share (enough for 4-6 people)
- chairs for your family
- drinks for your family
- games and sporting items

## MontereyEstates.org and MECAhoa.org – What's the Difference?

Our website has two addresses, one is MontereyEstates.org and the other is MECAhoa.org. Both names can be used to access the same site. At one time, the domain name of MontereyEstates.org was not able to be renewed, but it has now been able to be renewed. Both website addresses will continue to function. The website has been updated with newsletters, 2010 Budget, Monthly Minutes, and Monthly Treasury Reports.

## MECA Community Park Update

Many improvements have been made at the MECA Community Park and common areas. Many thanks are due to Jason Lynch who has done most of the hard work and planning related to the MECA Community Park and common areas. Among the improvements made this past year are:

- Tennis Court Resurfacing
- Tennis Court Fence Repair and Gate
- New Trash Can
- Park Benches Refinished
- Poison Ivy Removed in many areas
- Weed and Brush Removed from MECA common areas

Additional Improvements that are to take place from winter to summer include:

- A wooden border will be constructed around the playground area that includes the swing sets. Construction last fall was delayed because of inclement winter. The new start date is February or March, depending on the weather conditions. Please contact Jason Lynch at [jallynch@gmail.com](mailto:jallynch@gmail.com) if you are interesting in helping construct the border.
- Next Spring (April), new wood chips will be added to the playground area.
- Equipment storage box
- Repair of volleyball court
- New park sign(s)

- Additional picnic table
- Look into adding lighting

We need homeowners' help in maintaining fence lines that come in contact with MECA common area property. Many areas along fence lines in the common areas are over-grown and need to be trimmed back and cleaned up. Over the next 6 months, MECA's landscape contractor will be assisting MECA in cleaning up the over-grown areas. Once the work has been completed, we need residents to help maintain the backside of the fence line. Thank you for your help.

If you would like to see other additions or improvement to the MECA Community Park or common areas, please speak with Jason Lynch or any other board member. We want to hear your ideas for improving our common areas and community.

## **Architectural Control Committee (ACC) News**

### **Trash Can Screens Approved**

Trash cans stored in front of residents' homes have been an ongoing problem within the community. The community regulations require that trash cans be kept out of sight when not out for trash pickup. The Board and the community approved a change to the ACC guidelines to allow for a trash can screen to be placed or built on the side of your house. Please see the Monterey Estates website for specifications at:

<http://mecahoa.org/trashCans.pdf>.

### **Siding Changes Approved**

Our community is approaching 30 years of age. Many people have already updated their siding and roofing on their houses. The MECA Board certainly encourages people to make improvements to their home for their own benefit and for the benefit of the community. **Remember** that all exterior changes to your house require an ACC Change Application before you start any work on a home improvement project. It is much easier for everyone if your project is approved before you start, so there will be no issues later if the project is denied due to an ACC regulation violation. The ACC application can be found on the Monterey Estates web site at: <http://mecahoa.org>.

Please see the Monterey Estates web site for specifications at <http://mecahoa.org/siding.pdf>

**Please remember that exterior changes still require an approved ACC application BEFORE any work can begin (with exception of Trash Can Screens).**

## **Monterey Estates Architectural Guidelines – Enforcement Issues**

The Monterey Estates board takes its responsibility to maintain community standards according to our By-Laws, Covenants, and Architectural Guidelines very seriously. Every member of the community must help support the community by maintaining the standards set forth in these documents. The vast majority of the community does an excellent job in maintaining their homes and the landscaping around their homes.

When an issue arises, the board will work to resolve it as quickly as possible. Here is our process:

1. Friendly Letter sent notifying homeowner of violation with polite request for correction of the issue.
2. If the violation has not been corrected, 30 days later, a Certified Letter is sent with more stringent language requesting correction of the violation by a specific date. In this letter, the possible fines (\$10.00 per day, up to \$900 for each occurrence) are laid out for the

homeowner. The homeowner is called to a Hearing before the Board at the Board's next scheduled meeting to explain their position regarding the cited violation.

3. If the homeowner still does not correct the violation, the Board will hold a Hearing with the homeowner. If the homeowner does not show, the homeowner will be found in violation of the MECA Architectural Guidelines. Another Certified Letter will be sent stating that fines of \$10.00 per day for up to 90 days will start commencing 30 days from the hearing date, if the problem is not resolved before then.
4. If no action is taken by homeowner to correct the violation, then the homeowner will have a Lien placed upon their house for the amount of fines against the homeowner, along with the legal cost of preparing the Lien.

**It is important to note that simply not responding or refusing to accept Certified Letters from the U.S. Postal service in no way prevents the legal action of placing a lien against a homeowner's property.**

**The Monterey Estates Board does not wish to place liens upon property owners' homes. The lien will cause a severe degradation in the homeowner's credit rating as well as prevent any future sale of the house until the lien is settled. However, as a last step, a lien will be placed upon a homeowner's property when all previous steps have failed to bring the homeowner into compliance.**

## Monterey Estates Community Email List

To join this email list (*Highly Recommended*), please send an email to: [mecaEmailList@gmail.com](mailto:mecaEmailList@gmail.com).

## Volunteers Needed for Secretary and Community Special Projects

The Monterey Estates Community Association is run by a group of volunteers from within the community. The MECA Board is always happy to receive assistance with special projects around the community. If you have a particular project that you want to get done, please volunteer to lead the effort to accomplish that project. Here are some projects that we can use your help with:

- Secretary
- Fall Community Picnic
- Santa's Visit
- Spring Egg Hunt
- Playground Improvements
- Holiday Decoration Contest Judge

To volunteer, please email any board member or all the board members. Here is our contact information:

President	Doug Kister	2629 New Banner Lane	<a href="mailto:douglas.kister@gmail.com">douglas.kister@gmail.com</a>	577-266-7924
Vice President	Jason Lynch	2714 New Ambler Court	<a href="mailto:jallynch@gmail.com">jallynch@gmail.com</a>	703.437-2050
Treasurer	Chuck Holt	12820 New Parkland Drive	<a href="mailto:chuck.holt@verizon.net">chuck.holt@verizon.net</a>	
Secretary	Position Open			
Member	Dennis Fisher	13043 Monterey Estates Drive	<a href="mailto:fisherk6@gmail.com">fisherk6@gmail.com</a>	
Member	Anne Himes	2625 New Concorde Court	<a href="mailto:ac83himes@verizon.net">ac83himes@verizon.net</a>	703.742.3697
Member	Christine Cutler	13034 Monterey Estates Drive	<a href="mailto:ccutler20171@cox.net">ccutler20171@cox.net</a>	

## Does the neighborhood seem a little Trashy????

Many households are storing their trash/ recycling bins in the front of their homes. This is a violation of MECA covenants, but more importantly it reduces the aesthetics of our community. The MECA board also receives many complaints from residents regarding unsightly trash bins.

All bins must be stored out of sight from the street.



Is it too big for your garage? Then build a screen on the side of your house. Learn more about approved screens in the earlier section of the newsletter.



If you do not comply with Monterey Estates covenants, the Board of Directors will ask you to attend a hearing to explain why you are unable to comply. In addition you could be fined.