

A letter from our MECA Board president:

Much like a cooperative, the Monterey Estates Community Association has been managed by volunteers from within the community since 1987 in order to hold down costs. 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 its community responsibilities. A management company would cost somewhere between \$5,000 to \$15,000 dollars a year. This would result in having to raise dues at the maximum level every year for the foreseeable future; along with a hefty special assessment to cover the initial cost of hiring a management company.

What is the best way to avoid a Management Company? There is only one way — volunteer to serve on the Monterey Estates Homeowners Association Board of Directors. Board members, at a minimum agree to meet once a month for about an hour and a half to discuss community issues in a relaxed, genial atmosphere. More proactive board members will help with community events or become the Treasury or the Secretary for the community. Due to term expirations and pending relocations, Monterey Estates will be in need of three, and perhaps four, new board members beginning after the annual meeting in June.

In addition, volunteers to run special community events are always needed and welcomed with open arms. The MECA community currently has needs for the following positions: a Community Egg Hunt Coordinator; Community Picnic Committee members; and Neighborhood Watch Block Captains (Monterey Estates Drive — West End; New Parkland Dr. — West End and East End). Please give volunteering for the community association your careful consideration. Your involvement is important, as you are bound by all decisions of the association and the board of directors by law. And civic engagement at the neighborhood level gives all of the intrinsic rewards of local governance with none of the politics! Finally, in the long run, it will save all of us a lot of money.

Jim Zavrel

Community News

Meeting with VDOT on the Condition of MECA Streets

Members of the MECA community met with Delegate Tom Rust and several officials from the Virginia Department of Transportation on March 31 regarding the condition of our neighborhood streets. And to be frank, the news was not particularly encouraging. While the VDOT infrastructure engineers acknowledge the poor condition of our streets, they explained that for many years maintenance projects have been inadequately funded, resulting in a backlog of roads throughout Northern Virginia which require paving. Lower volume neighborhood streets such as ours have been particularly hard hit due to this lack of funding.

The positive news is that the passage of last year's landmark transportation funding legislation has finally established a dedicated, sustainable funding source for transportation maintenance projects. The bad news is that this past winter's excessive snowfall required additional plowing that severely depleted the maintenance funds budgeted for this year's repaving. We were successful in stimulating VDOT to conduct engineering studies to identify the extent of repairs necessary to rehabilitate our subdivision streets. According to Delegate Rust, our take-away should be that we have not been forgotten; but that we must have patience waiting for our turn. We would like to thank Ms. Rose McIntyre, our neighbor on New Aspen Ct. for her hard work and dedication in organizing this meeting and maintaining pressure on VDOT officials to address our concerns.

Kindergarten Registration

Fox Mill Elementary School will hold an orientation meeting for the parents of incoming kindergarten students on the afternoon of Monday, May 12, 2014, at 1:30 p.m. in the school cafeteria. Please check the school's homepage at <http://www.fcps.edu/FoxMillES/> for more information on registering your new kindergartener as this date gets closer. If you know of someone in the neighborhood that has a child who will be entering kindergarten this fall, please mention this orientation to him or her. For further information call the school at (703) 262-2700; ask for Ms. Mehm.

MECA Spring Clean-up

Saturday, May 31 from 8am-12pm is our annual Monterey Estates Community Association Garage Sale. We will advertise in local publications. You can also donate or simply dispose of those items that do not sell. From 1pm – 4pm at the entrance to the playground on New Ambler Ct, we will be offering the Spring Clean. We will have a bin generously donated by the good people at Easy Bins (www.easy-bins.com) for your old unusable household items, including electronics (no trash or hazardous materials please; we reserve the right to refuse items that aren't appropriate for the bin). Additionally we will be collecting items for donation to the National Children's Center, so feel free clean out your closets and bring that by as well (www.nccpickup.org/gd.donations/main/acceptableDonations.aspx). The bin is first come, first served - when it is full, it is closed. Please do not leave any items after 4 pm, as we will not have any way to dispose of them.

The Future of the Monterey Newsletter

When putting together this year's budget for the association, the Board of Directors discussed the expense of printing and mailing the "Monterey Madness" newsletter four times each year to every association member. Each issue currently costs the association over \$200; and with the increase in postage rates that cost will rise to almost \$250 — bringing the annual expenditure for newsletter publication to approximately \$1,000. The newsletter is currently distributed both on paper and electronically to members of the MECA E-Mail list, as well as posted to the association website, www.mecahoa.org.

We would like your input to decide if we should move solely to an online version. While the electronic version would be more cost effective and easier to distribute, we are unsure if it will gain less attention as just another notice in your in-box. We also do not believe that every member of the association has given an e-mail address to MECA, making notification of the entire membership difficult.

This topic will be raised at the association annual meeting in June, and no change will be made until after that discussion. If you would like to share your thoughts or opinion before then, please send them to the Board at our general e-mail address mecaboard@gmail.com.

Proposed Changes to By-Laws Regarding Assignment of Proxies at Association Meetings

Excerpt from the By-Laws on Process for Amendment:

From the MECA By-Laws (Article XIII, 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, provided, however, that in the event VA and/or FHA are involved, such amendment shall require the approval of such agency.”

Reason for Amendment:

The current By-Laws of the Association allow for members to vote at meetings either in person, or by proxy. (Article III, Section 5.) However, the by-laws do not specify to whom members of the Association may assign their proxy vote. This has resulted in confusion as to whether the Board of Directors should accept the votes of proxies given to non-members. The board has historically relied on the Fairfax County Community Association Manual (www.fairfaxcounty.gov/consumer/community_assn_manual.htm) for guidance in matters of governance and management procedures. In Chapter 2 of that document (p. 43) it instructs that “..... Non-owners have no vested interest at stake and may not understand the impact of a particular issue or director/trustee position to be voted.” Therefore, the board proposes to amend the By-Laws to exclude non-members from exercising proxy votes at any meeting of the Association.

Proposed amendment:

Section 5. Proxies. At all meetings of members, each member may vote in person, or by proxy assigned to another member of the association currently in good standing. For these purposes, a member in good standing shall be defined as any member whose voting rights have not been suspended by the Board of Directors of the Association for non-payment of assessments, or for infraction of its rules and regulations. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lots.

Architectural Control Committee (ACC) News

By Dennis Fisher

Wanting to update that old or broken mail box? To do so does NOT require ACC approval but must meet the US Postal Regulations.

The trash companies will again be picking up lawn recycling, so please trim those shrubs and pick up those downed tree branches, and put them out for pick-up. Remember, branches need to be cut in short lengths and tied together. The grass clippings, leaves, and weeds should be bagged in environmentally friendly receptacles. Remember to keep the vines and bushes at your mailbox trimmed as well -- the postal carriers will be very happy if you do.

Please remember that all trash and recycling receptacles are to be placed out of sight from the front of your home. This may require storage in your garage or around the side of your house, behind a fence. No receptacle should be left in the driveway in front of garages. Trash is not to be taken to the street until the night before pick-up, and remember to bring in those receptacles the same day after they're emptied.

For those with dogs, *please* remember to scoop the poop when walking your pet. Our children also use the common areas to play, and it's just not healthy to leave the droppings.

Should you be planning to build a new deck, put up a fence, or do any other alteration to your home or property, remember to submit your application to the MECA ACC for approval *prior* to beginning any of these projects. We really do make every effort to review these as quickly as possible. Go to the MECA web site to obtain an application and process.

Remember, we all live here in a wonderful community and need to look out for our neighbors. There are many trying to sell their properties at this time of year. We wish them well and want to attract new people that will share in our love and pride of this community. So if you see that maybe you can lend a helping hand, please offer one. I'm sure your neighbor will be grateful.

Happy Spring Cleaning to all, and Thank You!

Holiday Decorating Contest

Congratulations to the winners of our holiday decorating contest! Winners in each of the two categories will receive a \$50.00 Gift Certificate from Lowe's. Thank you to everyone who participated.

Nighttime Display – Winner - The Steeles, 12914 New Parkland.

Daytime Display – Winner - The Cockrills, 2668 New Aspen.

Volunteers Needed for Community Special Projects

The Monterey Estates Community Association is run entirely by volunteers from within our community. As the saying goes, "**Many hands make light work.**" We encourage you to join. If you are interested in any of these positions, please contact Jim Zavrel at zavmail@verizon.net. Thank you!

Community Picnic Committee: The board is looking for members to join the Community Picnic committee that will be in charge of organizing community picnic or block parties. We need three to four members for this committee.

Community Egg Hunt Coordinator: The Board is also seeking a member to coordinate the MECA Spring Egg Hunt. The Egg Hunt is scheduled in April for 2014.

Block Captains – Monterey Estates Drive West End & New Parkland Dr West End and East End: We need a resident of Monterey Estates Drive and two residents of New Parkland Dr. (west and east ends). The Block Captain serves as the crucial link between the Neighborhood Watch organization and the individual residents. The person will disseminate information relating to the safety of our neighborhood residents to the people on his/her block.

If you have any ideas for community events that you would like to coordinate, please let us know. Last summer we had a great children's tennis, as well as an adult running program, both run by MECA residents.

MECA Neighborhood Watch

Coordinator: Rick Foelsch 703-787-0645

Block Captains

Lyme Bay Drive

Lori Goll 703-435-3890

Monterey Estates Drive

Patti Mietla 703-435-2701

West end vacant

New Ambler Court

Pat Cosimi 703-689-3953

New Arden Court

Jack Eller 703-471-6232

New Aspen Court

Rose McIntyre 703-318-0741

New Austin Court

Christina & Robin Beach 703-471-1924

New Banner Lane

Richard & Sara Raines 481-5689

John & Amy Persil 742-3612

Terry Geffert 437-8644

New Belmont Court

Ron Ulle 703-796-0147

New Concorde Court

Jim Zavrel 435-9221

New Parkland Drive

Don Lyles 435-4839

East end vacant

West end vacant

If you are a Lyme Bay Drive homeowner, and would like to receive important Neighborhood Watch news (neighborhood incidents, police activity, etc.), please send your email address to Lori Goll at lorigoll@verizon.net

How to find out about MECA events and news?

Keep current with MECA activities and policies!

MECA webpages and Facebook page are the best way to stay current with what's happening in MECA. Also, join the Monterey Estates email list (see back page for details).

www.MECAHOA.org



<http://www.facebook.com/pages/Monterey-Estates-Community-Association-MECA/217796954905093>

MECA 2014 Board Members:

Position	Name	Address	E-mail	Phone
President	Jim Zavrel	2619 New Concorde Court	zavmail@verizon.net	703.435.9221
Vice President	Adam Shubert	13066 Monterey Estates Drive	shubert.meca@gmail.com	703.464.7495
Treasurer	Paul Osborn	2618 New Banner Lane	pmosborn@gmail.com	
Secretary	Michael Cutler	13034 Monterey Estates Drive	mike.cutler@cox.net	
ACC Chair	Dennis Fisher	13043 Monterey Estates Drive	fisherk6@gmail.com	703.437.9003
Member	Delores Plum	13030 Monterey Estates Drive	mecadplum@gmail.com	

Mailing Label

Monterey Estates Community Email List

If you haven't already done so, please 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. If you join, be assured that your email address will not be seen by others, and we will only send out information that is relevant to all residents of our community.