

Community Events

Santa Here Saturday, December 17th, 2:00 PM!

Santa will be visiting us again this holiday season! This is a great event for kids and kids-at-heart to visit with Santa and receive a few goodies. Santa will land in the open grassy common area near the intersection of Lyme Bay Drive and New Banner Lane. Santa's visit will occur whether we are having rain, snow, or sunshine. Please come and visit with Santa and your neighbors during this fun time of celebration. Please call Anne Himes if you can help with this event.



Holiday Decorating Contest

When: December 17 – starting at 5:00 PM

Have your home decorated by dusk on December 17. The spirit of the Holiday Season will soon be upon us, and it's time for the Annual MECA Holiday House Decorating contest. There will be prizes for the best decorated homes in the following categories:

- ❖ *Best Daytime Display*
- ❖ *Best Nighttime Display*

We encourage everyone to tastefully decorate the front of your homes, including trees, shrubs, windows, and doors. Winners in each of the two categories will receive a \$50.00 Gift Certificate from Lowe's. Good luck!

How to find out about MECA events and news?

Facebook Page



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

www.MECAHOA.org

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. Examples of information on the webpage include:

1. Date, time, place of the next monthly Board Meeting (residents are welcome)
2. Monthly Meeting Minutes
3. New MECA ACC guidelines
4. ACC applications
5. MECA events
6. Much more

Recent Neighborhood Concerns

Trespasser

In late November, a homeowner on New Parkland reported that an unknown male youth had climbed up onto the lower roof of their home, and was attempting to look in a bedroom window. The homeowner startled the trespasser, who then ran off. The incident was reported to the Fairfax County Police Department. If you see any individuals in our neighborhood appear suspicious or are just lurking about, please pay attention to their actions. Do not hesitate to contact the Police if you feel that the situation is potentially dangerous.

The Board does not want to alarm the community about this event, but we do want to keep you informed so that we can deter criminal activity. Our goal is for everyone to be safe.

Common Area Usage – Letter to the MECA Community

The MECA Board has recently received concerns about the use of MECA's common area between Lyme Bay Drive and New Aspen Court. We will be installing signs in the common area that will detail appropriate use of our property.

The Board emailed a letter to everyone on the MECA community's mecaemailist. We are including this letter to the community in this newsletter.

To All MECA Homeowners and Residents:

Monterey Estates Community Association is responsible for maintaining several common areas in our community. The common areas in our community are in close proximity to many of our residences. These common areas are intended to be used by residents of our community in an appropriate manner.

The MECA Board has recently been informed of a recurring problem in the common area located between New Aspen Court and Lyme Bay Drive. While we encourage our property to be used for exercise and recreational purposes, it is not an open public area for large gatherings of youth for extended periods of time. While residents are permitted to have guests accompany them on our property, we do not allow groups of non-supervised youth from outside of our community using our property.

The MECA Board is sending this letter because of recent inappropriate behavior that has been witnessed by residents living near this common area. The noise level and profanity level have become excessive, and there has been bullying of some of the smaller neighborhood children by the larger youth who desire to gain control of the area for their personal use. The common area is not reserved by any group, except for some specific MECA community activities (such as when Santa visits MECA each December). The open space near residential areas is not to be a location for loud activities that disturb our homeowners. The safety and well-being of all of our residents must be considered.

-Letter Continued on the following page-

Letter- Continued

Parents: If you have youth that use this common area for gathering to play football or soccer (or other activities), please discuss the need for them to be respectful of all the residents of the community. Bullying and profanity are not acceptable behaviors, and will not be tolerated. The MECA Board understands that our youth need a safe place to play and enjoy themselves; however, their activities cannot be permitted to create an unhealthy situation in our community.

Please help the MECA Board in its efforts to maintain a safe and pleasant community in which to live.

Thank you,
The MECA Board of Directors

NOTE: Please practice courtesy towards all of our neighbors. Encourage our youth to do so, as well.

Neighborhood Watch - Let's Keep Our Neighborhood Safe!

We want to remind you of some important things that you can do to help keep our community safe from crime.

Keep your lamppost lit. Without street lighting, our neighborhood is very dark. If your lamppost light burns out, please replace it as soon as possible. Use your porch lights until you replace your lamppost light, too.

Close your garage doors. Unless you are going in or out of your garage, please get into the habit of closing your garage doors. If you see that your neighbor(s) may have accidentally forgotten to close a garage door, do not hesitate to be a good neighbor and let them know that they have a door open. Closing garage doors deters easy access into your garage by both vandals and rodents looking for a warm place to spend the winter.

Lock the door from the garage into your house. Vandals can get into your garage in numerous ways. One way is to use a garage door opener that is in a car parked outside of the garage. If someone gains entry into your garage, prevent them from easy access to your home by keeping your door locked. Using a keypad for entry into the garage may be convenient, but if the door into your house is unlocked, it can be an easy way for a thief to enter your home unobtrusively.

Turn on lights when you are away from home. If you are traveling, use timers to set some house lights on when you are gone. If it looks like someone is home, robbers are less likely to target your house.

Cancel papers and mail while you are away. If you are going to be away from home, cancel your papers and mail, or have a neighbor pick them up for you. Since we sometimes get unsolicited papers and advertisements in our community, please let ask a neighbor to pick up anything that gets placed onto your property so it doesn't accumulate while you're gone.

Communicate with your neighbors. Let your neighbors know if you are not at home, and ask them report suspicious activity while you are away.

Architectural Control Committee (ACC) News

New shed guidelines approved.

An application is required for all storage sheds. While sheds are in some cases necessary, they should be placed so as to be as unobtrusive as possible and not detract from the neighborhood. (ref CCR Article VI, paragraph 9)

Materials and colors

Sheds should be constructed of wood or siding of the same color and make as the home on the lot. Wood should be left natural or stained to maintain its natural appearance.

Size

In view of the fact that most homes in Monterey Estates have attached garages and/or basements, the need for large storage sheds is minimal. Recommended shed size is less than 120 square feet and having a roof height eight-and-one-half (8.5) feet or less. Sheds larger than 150 square feet or having a roof height over eight-and-one-half (8.5) feet will not be approved. Only one (1) shed is permitted on the property. Those home owners with more than one (1) shed as of September 1, 2011, will be permitted until the house is sold at which time one (1) of the sheds will have to be removed.

Location

Whenever possible, sheds shall be placed adjacent to the house. No shed should be placed in the front or side yards of the property. When placed at the back of property, the ACC encourages screening the shed either with fencing or appropriate landscaping. Sheds between 121 and 150 square feet cannot be located closer to the rear or side lot line than a distance equal to eight (8) feet. A plot of the property showing the shed location and setbacks measurements is required for ACC approval for sheds.

See Section II.A. for application requirements.

Remember – Help keep our community looking good by not placing yard waste on the curb before its pickup day. Yard waste disposal rules are the same as for trash. You are **ONLY** permitted to put trash receptacles and yard waste at the curb the **NIGHT** before your scheduled pickup. Please place your waste in front of your own residence, and **DO NOT** block fire hydrants.

Home Exterior Changes - Please remember exterior changes require an approved ACC application **BEFORE** any work can begin. You can obtain an ACC change application form from the MECA webpage and contact Dennis Fisher if you have any questions. Thank you.



Yard waste and trash dumping in common areas.

In all three of our common areas, yard waste and trash has been dumped. MECA ACC guidelines prohibits dumping on common area as well as it is against Fairfax County laws. Over the past year, MECA has spent over \$1000 removing dumped waste. **Please do not blow the leaves from your yard on to common grounds. Thank you.**

MECA Common Areas and Community Park Update

Lights at the park. In May 2011, the MECA Board signed a contract with VA Dominion Power to install three lights at the park to improve safety and prevent vandalism. The Board is working with VA Dominion Power to install the lights ASAP. The Board has recently been informed that the trenching to lay the power lines for the lights will occur on Dec. 20-21; light installation will occur in late January 2012.

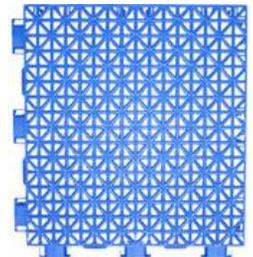
Brush Removal and Brush Hogging– Over the past 2 years, the MECA board has worked hard to maintain the wooded areas and cut/remove overgrown brush. This winter is no exception; MECA's mowing contractor will be brush hogging all common areas again.

Large Tree Removal - Two large dead elm trees near the swing set in the play area were removed this summer.

Basketball court resurfacing. This Summer/Fall the MECA board has talked with four potential companies to repair and resurface the basketball court. Three are traditional resurfacing companies that install acrylic resins similar to what is on the court now. One of the companies recommends that the edge of our current court be flush with the ground next to the court for safety. The court is currently 3-6 inches higher than the grass surface. One of the companies we talked with is Sport Court, Inc. It offers a floating surface sport court. The advantage of the Sport Court system is that it lasts longer and is better for your body. A Sport Court system is guaranteed for 15 years, but some courts have lasted 25 years (resin surface last 6 to 10 years). A Sport Court system is about \$10,000 to \$15,000 more than an acrylic resin surface. This Winter, the Board's goal is to put a contract in place to have the court repaired as early as possible next spring.



Acrylic Resins

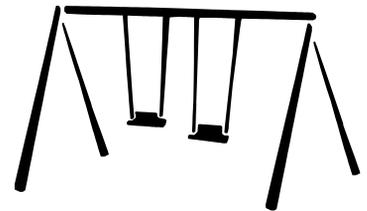


Sport Court

Swing set replacement. The large swing set is about 30 years old. The Board will be considering options to replace the large swing set in 2012, such as increasing the number of swings from 2 to 3 or even 4, if space is available. Costs range from \$2,500 to \$3,500.

More trees will be planted around the playground area once the new lighting is installed.

More mulch will be added to the playground area this Spring, along with an opening in the border to allow for better access.



Ideas? Or something needs fixed, trimmed, etc.? The Board is always looking for good ideas for additions or improvements to our MECA Community Park and common areas. Please contact Jason Lynch (mecaboard01@gmail.com) or any MECA board member. Good, affordable ideas to improve our community are always welcome.

Be a Good Neighbor!

A lot of the issues that arise in the community can be avoided if we all follow the “Be A Good Neighbor” rules:

- Keep your light-post lights in working order to provide security
- Close your garage doors to prevent unwanted entry into your home
- Lock the door from your garage into your house to avoid unwanted intruders
- Clean-up after your pets
- If you have children who walk your dog, please make sure that they are cleaning up after your dog
- Do not permit your pets to disturb your neighbors’ right to quiet and privacy
- Obey Fairfax County leash laws throughout the entire MECA Community, including the playground and all common areas
- Attend to car alarms and other loud noises promptly to avoid disturbing your neighbors
- Do not dump any refuse in common areas
- Maintain the appearance of your residence and property; perform necessary repairs
- Pay your Annual Homeowner’s Association Dues on time
- Volunteer in our community
- Keep your trash bins out-of-sight except on trash collection days
- Do not place yard waste at the curb for collection until the night prior to its pick-up day
- Do not place any trash in front of your neighbors’ homes
- Trim all branches that overhang your yard onto sidewalks and walkways to keep the path clear from obstruction
- If your trees or shrubs have overgrown onto your neighbor’s property, please trim them to avoid damaging your neighbor’s property
- Keep your lawn cut and trimmed, control the weeds, and edge the sidewalk and curb areas of your property
- Be careful when parking on pipestems. Please make sure that your neighbors can get by, and that Fire and Rescue vehicles can get through in the event of an emergency.
- Do not park vehicles in or on common areas
- Communicate with your neighbors
- Pick up all newspapers and fliers that are delivered to your residence
- Attend the Annual HOA Meeting in June. If you cannot attend, give your Proxy to a Board Member or neighbor who will attend
- Keep our neighborhood a beautiful and safe place to live!

Treasurer’s Report and 2012 MECA Budget

The board is thrilled to report that 100% of the annual dues have been paid. MECA is in good financial shape. MECA has sufficient funds for normal maintenance of the common areas and for the major repairs described in the preceding sections. We have begun the process of determining the 2012 budget and updating the 5-Year plan. The budget will be discussed during the December Board meeting. The meeting is scheduled for December 21 at 7:30 p.m. At the Reston Library. The Board meetings are open to all homeowners who wish to attend.

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.

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. The board is looking for 3 to 4 members for this committee. If you are interested, please contact Jason Lynch at mecaboard01@gmail.com.

Community Yard Sale Coordinator: The Board is also seeking a member to coordinate MECA Spring yard sale. MECA Spring yard sale is scheduled for the first week in May. If you are interested please contact Anne Himes at ac83himes@verizon.net.

Community Newsletter: And last (but not least!) the Board is seeking a resident who is interested in being the editor of MECA newsletters. If you are interested, please contact Jason Lynch at mecaboard01@gmail.com.



Selling your House

If you are selling your house, download the Disclosure Packet Request Form from the MECA web site and contact Bob Powell, the MECA Disclosure Packet coordinator at bobdpowell@verizon.net or 703-621-3395. Self-managed Homeowner Associations can now require payment for a resale Disclosure Packet at the time the packet is delivered. MECA is a self-managed Homeowner Association and has elected to require the \$100 payment when you receive the packet from MECA. (See <http://leg1.state.va.us/cgi-bin/legp504.exe?101+sum+hb702>)

Looking for a playgroup? Here are some to chose from:

- Playgroup for children with birth dates from September 2006 to August 2007: email Jennifer Wagner at jenjwagner@yahoo.com
- Playgroup for children with birth dates between September 2008 to August 2009: email Jennifer Wagner at jenjwagner@yahoo.com

Post a message! Would you be interested in meeting other moms at the playground? Do you like to scrapbook and would like to do it with others? Are you interested in starting a Bunco group? Want to exercise with a group of people? Start you own playgroup? Contact Jennifer at: jenjwagner@yahoo.com to have your message posted in our neighborhood newsletter.

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.

MECA 2011 Board Members:

Position	Name	Address	E-mail	Phone
President	Anne Himes	2625 New Concorde Court	ac83himes@verizon.net	703.742.3697
Vice President	Jason Lynch	2714 New Ambler Court	meacboard01@gmail.com	
Treasurer	Paul Osborn	2618 New Banner Lane	pmosborn@gmail.com	
Secretary	Jennifer Wagner	13021 New Austin Ct	jenjwagner@yahoo.com	
ACC Chair	Dennis Fisher	13043 Monterey Estates Drive	fisherk6@gmail.com	703.437.9003
Member	Michael Cutler	13034 Monterey Estates Drive	mike.cutler@cox.net	
Home Packet	Bob Powell	13056 Monterey Estates Drive	bobdpowell@verizon.net	703.621.3395
Member	Craig Reichow	2710 New Ambler Court	sctmstr@verizon.net	
Member	Adam Shubert	13066 Monterey Estates Drive	adshubert@aol.com	

Mailing Label