

Community Issues

Over the past year, MECA's landscape and mowing contractor (OPC), along with volunteers from our community, have cleaned up many sites where rocks, tree limbs, stumps, construction waste, yard waste, etc., have been dumped in our common areas. It is illegal to dump anything in any of our common areas (wooded and fields). This illegal dumping has cost a significant amount of money since our HOA has to collect and dispose of the waste properly. The Board has installed "NO DUMPING" signs in MECA common areas. Please dispose of all waste properly. If you see illegal dumping, please notify the Fairfax County Police and the MECA Board (mecaboard@gmail.com).

The MECA Board is comprised of volunteer homeowners who are private citizens, just like every other homeowner in the community. We perform the work of MECA on a volunteer basis, and this keeps our costs and homeowners' dues at the lowest amount possible. None of us likes to spend our hard-earned money on non-essential things. As a legal entity in Virginia and Fairfax County, we are required to perform many duties as a Board to keep our HOA compliant with laws. If we employed the services of a management company to perform the volunteer work of the MECA Board, it could cost up to \$15,000 a year, which could result in a hefty special assessment to cover the cost of a management company.

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 safe place to live.

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.

MECA Common Areas and Community Park Update

Lights at the park. The Board is currently working with Dominion Virginia Power to install three lights at the park to improve safety and prevent vandalism. MECA has signed an easement with Dominion VA Power to install the electrical line for the lights, and has already made payment for the installation of the lights. If all goes well, lights should be installed within a month or two.

Poison Ivy Spraying – As many of you know, poison ivy has taken over some of our common areas in the past. But over the past two years, the community has worked hard to remove it whenever and wherever possible. This summer is no exception; poison ivy in all three common areas will be sprayed with herbicide. In the fall, the areas will be once again brush-hogged. Is there an area we missed?? If that is the case, please let the Board know so that we can take care of it.

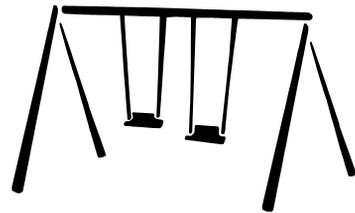
Tennis court repairs. If you play tennis, you may have noticed some of the repaired seams came undone. The Board is working with the contractor from the warranted 2009 repairs to fix the tennis court at no charge to MECA. Unfortunately, the contractor has not been very responsive and the Board may have to seek legal action.

What new at the park? A 10 foot picnic table was added to the park in late April. In addition, small bins have been installed on each trash can that include bags to clean up dog waste.



Basketball court resurfacing. Last resurfaced in 2002, the basketball court is scheduled for another resurfacing this summer. Acrylic basketball surfaces last about 6 to 8 years on average. Resurfacing estimates range between \$10,000 to \$14,000. If you like to help the Board find a contractor and help out with the process, please let a Board member know.

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



More trees will be planted around the playground area this summer-fall once the lights are installed.

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 (jallynch@gmail.com) or any MECA Board member. Good, affordable ideas to improve our community are always welcome.

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, and it also violates Fairfax County laws. Over the past year, MECA has spent over \$1000 removing dumped waste in our common areas. Please keep an eye out and report any illegal dumping.

Architectural Control Committee (ACC) News

Parking on Pipestems. Please be considerate if you park any vehicle on a pipestem, and be sure that it is not a safety hazard. Emergency vehicles and others must be able to get by.

Trash Can Screens. Do you remember the rules changed last year regarding trash cans visible from the street? Simply stated, many trash cans are still stored in front of residents' homes and are unsightly. MECA community regulations require that trash cans be kept out of sight when not out for trash pickup. Trash can screens should be placed or built on the side of your house. Here is the approved ACC 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" tall
- Width to be no wider than 6 feet
- Must protrude from the house no further than 5 feet
- Must be placed along side of house, set back 5 feet
- Must be placed so that objects behind the screen are not visible from the street
- May be on one side of the house only (i.e., not 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 screens should be white or beige/taupe
- Wood screens may match the color of house, stained to retain natural color, or allowed to weather
- The holes in the lattice to be less than or equal to 2 square inches
- The screen will cover trash can from road or neighboring house

Remember – Help keep our community attractive by not placing yard waste at the curb before its pickup day. Yard waste is the same as your trash. You are **ONLY** permitted to put yard waste at the curb the **NIGHT** before your schedule pickup. Yard Waste should be kept out of view until pick-up day. Also, keep all your refuse at your own curb.

Home Exterior Changes. Thanks to all who are replacing their siding, shingles, and updating our neighborhood homes. Please remember exterior changes require an approved ACC application **BEFORE** any work can begin. Please obtain an ACC change application form from the MECA webpage and contact Dennis Fisher if you have any questions. Thanks!



Trim back the vegetation along your sidewalks and curbs

Architectural Control Committee (ACC) News Cont.

ACC Guidelines Changes – At the Annual Meeting in June, a motion was made and approved to limit the size of sheds in the neighborhood to no more than 150 square feet in area and no more than 8.5 feet in height (from ground to roof peak). This conforms to county standards. In the near future, the MECA board will be updating MECA's ACC Guidelines to reflect these changes. Keep in mind, all sheds still need ACC approval and must be made of wood.

Community Activities:

Egg Hunt

The Annual Spring Egg Hunt was held on April 18 in the park. Thanks to the Board Members and residents who helped with the event. Kids from ages 0 - 8 participated in hunting for eggs filled with candy and prizes. A great time was had by all!



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.

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 be a "good neighbor" and join us in a bit of community service. Here are some projects where we could use your help:

- Spring Egg Hunt helpers
- Community Picnic Coordinator/helper
- Winter Holiday (Santa's Visit) Coordinator/helpers
- Community Yard Sale Coordinator
- Holiday Decoration Contest Judges

To volunteer, please e-mail any Board member (See page 6).

MECA Communication – Where to find out about MECA?

Monterey Estates Community Directory. About 160 residents completed the MECA survey mailed out with the dues notice or did it on-line. The Board thanks you for completing the survey. If you have not done so, please go to the link below and complete it. The board is currently compiling the information in hope to have a new directory out by the end of summer. Are you interested in helping? Please contact a Board Member.

<https://www.surveymonkey.com/s/MontereyEstates>

Please Like us on Facebook: Monterey Estates Community Association (MECA).



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

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.

Community Web-Site: meca.org - or - montereyestates.org

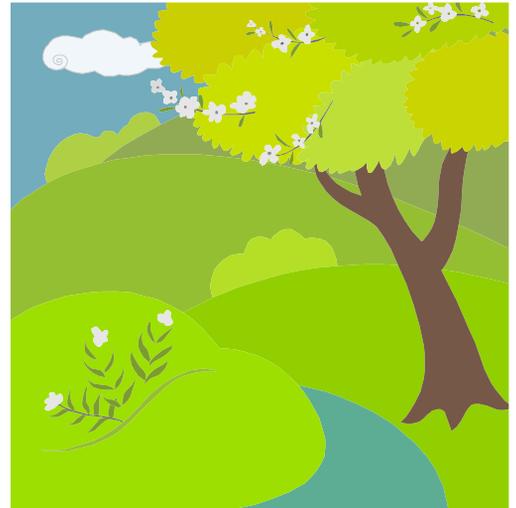
We hope this website will facilitate communication within the community. Please feel free to give suggestions for its use or improvement to any Board Member.

2011 Annual Meeting Summary

- The MECA Annual Meeting was held on June 7, 2011, at Fox Mill Elementary School.
- Our Annual Dues will help us take care of replacing/repairing playground equipment, including the basketball and tennis courts. We are looking at taking care of long term projects, and we also need to keep some funds in reserve to deal with unexpected expenses.
- Planned community events include the egg hunt, community picnics, Santa's visit, and the holiday decorating contest. We would love to have suggestions and help to have more community events.
- Although the Board can enforce regulations by placing a lien on a house, many issues are outside of our jurisdiction. For any issues that violate Fairfax County policy, community members need to notify the county. This includes street and parking issues.
- Columbia Gas Company installed an anode bed in its previously existing easement alongside the bike path without notifying us of their plans. The Board did not have any control over this situation.
- Christine Cutler's 3-year term on the MECA Board has expired. We would like to thank her for her service to the community. We elected two new Board Members: Michael Cutler and Adam Schubert.

Fairfax County Watershed Improvement Program

Fairfax County has developed a large water quality and water quantity improvement program, which will impact MECA common areas. The plan for our watershed is known as “Sugarland Run and Horsepen Creek Watershed Management Plan,” adopted in November 2010. Our community is located in the Horsepen Creek watershed. The goals of the program are to improve water quality for suspended solids and nitrogen loading (nitrate flux), and to reduce water quantity in streams/ rivers below headwater systems. Currently, our watershed, Horsepen Creek, does not meet Virginia water quality standards for suspended solids and nitrogen loading. In response to not meeting Virginia water quality standards, the County developed this watershed plan and will be implementing it over the next 20 years, with the first phase occurring in the next 10 years.



What does this mean for MECA? Both the New Austin Court and Lyme Bay common areas will involve major changes. The proposed changes for the New Austin Court common area include removing the concrete trickle ditch and installing a proper dam and converting the dry basin to a marsh area. The Lyme Bay common will under go minor “non-structural” changes that include vegetating the existing dry pond and breaking up the concrete trickle ditch. The goal of these changes is to retain and remove nitrogen in the riparian zone, reduce storm water flow volume (flooding prevention), increase sediment deposition, decrease erosion, and improve water quality. For more information check out the County webpage or contact Jason Lynch.

<http://www.fairfaxcounty.gov/dpwes/watersheds/sugarlandrun.htm>



Selling your House

If you are selling your house, download the Disclosure packet form from the MECA web site and contact Bob Powell bobdpowell@verizon.net or 703-621-3395, MECA Disclosure packet coordinator. 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>)

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!



What’s the Problem?

Is a neighbor too noisy, parking illegally, or not obeying the county leash laws for pets? Before reporting them to one of the authorities provided here, we encourage you to talk to your neighbor about your concerns. They may not realize their actions violate the Fairfax County zoning laws. If that doesn’t resolve the issue, contact the respective authority.

For a list of Fairfax County Parking Regulations, look here: **(see next page)**

What's the Problem? Cont.

- Fairfax County Police (FFX PD) Non Emergency 703-691-2131
- Fairfax County Department of Transportation (FCDOT) 711
- Fairfax County Department of Health (FFX HD) 703-591-6435
- Fairfax County Zoning Enforcement (FFX DPZ) 711 (VA Relay)
- Fairfax County Fire and Rescue (FFX F&R) 703-385-4419
- Fairfax County Building Code Services 711 (VA Relay)
- Fairfax County Consumer Protection 711 (VA Relay)
- Fairfax County Public Schools 703-352-9058
- WMATA 202-638-3780 or VDOT 711 (VA Relay)

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	jallynch@gmail.com	703.437.2050
Treasurer	Paul Osborn	2618 New Banner Lane	pmosborn@gmail.com	703.742.8318
Secretary	Jennifer Wagner	13021 New Austin Ct	jenjwagner@yahoo.com	703.391.1759
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	703.435.3618
Member	Bob Powell	13056 Monterey Estates Drive	bobdpowell@verizon.net	703.621.3395
Member	Craig Reichow	2710 New Ambler Court	sctmstr@verizon.net	703.478.0660
Member	Adam Shubert	13066 Monterey Estates Drive	adshubert@aol.com	703.464.7495

Mailing Label