

Southern Oaks Newsletter

June

2013

2013 Board Members

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Erin Hayes

Vice President

Andy Haskins

Treasurer

Jon Taylor

Grounds Keeper

Jeff Sinclair

ARB Liaison

Jim Gonyea

Interim Secretary

Magan Araiza

Interim Webmaster

Ted Carlson

2013 HOA Meetings

June 27

July 25

August 22

September 26

October 6—

Annual Meeting

November 21

Unless noted otherwise, monthly meetings are held at South County Middle School at 7pm.

Community Communication

The Board has discussed many ways to share information with home owners. We post notices on the board near the mailboxes. We re-started the newsletter and include this in the quarterly assessments. Also, we are updating information on the website at www.sohoa.org. We would also like to have your email address so we can send emails to you about items of interest that occur between the quarterly newsletter. Please send to info@sohoa.org your name, address, lot number and email address. This will allow us to share information with you and only with you. We will not sell your address or share it with anyone. Our thanks in advance.

Community Involvement

Remember, we are self-managed. We don't have a full-time staff to manage the assessments, newsletter, communications, etc. We are your neighbors. When you send an email to info@sohoa.org please know we will do all we can to respond to you in a timely fashion. You should expect either a return email or if you've included your phone number a phone call from one of the Board members.

We encourage you to attend the monthly board meeting. We are scheduled to meet on the fourth Thursday of each month at South County Middle School at 7pm.

Architectural Review Board (ARB)

The walk around was completed in late May. You should receive your walk-around sheets soon. One item the ARB noticed is that many of the homes have wood along the roof peak that needs to be painted, if not replaced and paint-

ed. This is particularly important to ensure rain does not get into the home from the attic areas potentially causing damage.

Please take a moment to look at the wood around your home, particularly along the roof, to see if it

needs to be painted, or replaced and painted.

The next walk around will take place in late July/early August. If you have questions, don't hesitate to contact your ARB at arb@sohoa.org.

Be Courteous to Your Neighbors

While you are enjoying your patio/balconies this summer, please be courteous of neighbors and monitor your volume levels. Loud voices carry through to the normally quiet night and might disrupt those around you. Radio, musical instruments, and animals that howl, bark, meow, or squawk frequently and habitually are declared a noise

Common Area Watering System

The condition of the common greens has a significant effect on property values and desirability of our neighborhood. As such, this community asset should be maintained in an attractive state. Over the last 25 years our common green areas have developed some erosion problems (e.g. we have areas that do not get any sun, thus grass will not grow; we have areas where water has washed away dirt). Some are minor, but a few are severe and have to be addressed. The Association has escrowed funds to ensure we have the means to maintain the community.

In fall 2012, the Association took advantage of the activity on the Plantation Pipeline easement to try to improve the appearance of the hill behind 8301 Southern Oaks Court. Plantation Pipeline dug up a large part of the area to repair their pipe and reseeded a large portion of the hill. As you probably know, every August the turf in this area dies off from lack of water. Over the years the area has lost more and more turf coverage and was beginning to erode.

The Association contracted with Natural Lawns to reseed and treat the rest of the area

behind 8301 Southern Oaks Court. Water for the area was provided with the use of hoses and timers from the end unit and the grass germinated and got a foothold. To ensure the grass survives the summer and secures the soil, the area will have to be treated and watered on a regular basis. Continued coordination with homeowners and using hoses and sprinklers during the mowing season is not a practical solution, everything has to be removed each week for mowing and then re-installed.

In order to protect our investment in time and money these improvements have to be maintained. The Association considered several plans for watering the common green areas. One approach included a sprinkler system for the entire community; another approach included addressing individual common areas on a case by case basis; and the last approach was to coordinate watering common green areas with individual home owners. The most efficient and cost effective solution is a case by case approach for the areas with the most severe erosion. Areas requiring repairs have been identified and prioritized for severity. Since the hill had already been remediated, it

was chosen as the first area to address. The Association considered all approaches for cost, impact, presentation and investment before making a decision.

Fairfax Water has an irrigation program for Home Owners' Associations that uses restricted meters to control the amount of water used for watering common green areas. On May 22, they installed a restricted meter at the end of Southern Oaks Court to provide water for a permanent sprinkler system on the hill. Affordable Sprinklers will install the rest of the sprinkler system in late June.

This is one of many issues your Board of Directors has considered for some time to improve the community areas. As members of the community you are encouraged to get involved in the community through attending Board meetings, volunteering to participate on the Board, or working on projects the Board supports. We are working to better the community and appreciate your support.

We're on the web!

www.SOHOA.org