

Southern Oaks Newsletter

June

2015

2015 Board Members

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Erin Hayes

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ARB Liaison

Jim Gonyea

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Kate Zimmer

Member at Large

Mark Lev

Webmaster

Ted Carlson

Advisor to the Board

Andrew Haskins

2015 Board Meetings

July 14

August 11

September 8

October Annual Mtg-
TBD

November 10

December 8

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

Recycle Bin Round-up

It has been a windy winter & spring! If your recycle bin happened to blow away – or if you have an extra bin that blew your direction – please notify the Board of Directors via email at info@sohoa.org so we can help get all the bins back where they belong.

Recycle Bin upgrades anyone?

We have contracted with TrashAway for almost a year now and a few of you have expressed interest in upsizing your recycle bin. If you would like a second 18-gallon rectangular bin or to trade up to a 35-gallon round bin, please notify the Board of Directors via email at info@sohoa.org by July 31. Include your name, address and phone number so we can work with you and TrashAway to fulfill your request.

Pet waste improvement

THANK YOU! Neighbors have noticed a nice decline in the amount of dog waste left in the common areas. Let's keep up the trend through the summer.

Neighborhood Safety

There has been an unfortunate spike in vehicle break-ins and vandalism in the past few months. If you happen to fall victim to one of these crimes, please file a police report online at (<http://www.fairfaxcounty.gov/police/reportcrime>). The Board of Directors would also appreciate notification at info@sohoa.org – however, increasing Fairfax County Police Department awareness is one of the best things we can do to deter criminal behavior long-term.

The Board encourages all Southern Oaks residents to remain vigilant and report any suspicious vehicles or persons to the FCPD Non-Emergency Line at 703-691-2131.

Please remember, you can do a lot to help prevent theft in Southern Oaks simply by keeping your garage door closed, doors and cars locked, and exterior lights on.

If you are interested in helping to revive the Neighborhood Watch, please contact the Board at info@sohoa.org and include your phone number

Suit for Injunctive Relief

Recent Court rulings in the State of Virginia have rendered the Fines Resolution passed in 1992 as not supported by the Property Owners Act. Our attorney has advised the Board that the remedy available to the Association to enforce our Architectural Review Board regulations is the Suit for Injunctive Relief. As with the Fines Resolution, this action will only be taken after several steps have been completed. Minor infractions will be handled as they have in the past, with a letter reminding the homeowner that they are out of compliance. Serious maintenance issues or other major ARB violations that have not been addressed will cause the following process to start.

1. All ARB violations are verified by an inspection by at least 3 ARB members. After the issue is identified, the ARB will inform the homeowner that there is a violation by regular mail. The homeowner has 30 days to take care of the problem. This is not a change to our process.
2. If the violation has been cited in previous years and has not been addressed, a new step will be taken. The new step is including the letter drawn up by our attorney informing the homeowner that a hearing may be scheduled if the ARB violation is not addressed.
3. If the follow-up inspection in August shows that the problem still exists, the Board of Directors is notified by the ARB, and the Board examines the situation. If the problem is deemed severe by the Board, a Notice of Hearing is sent to the homeowner. Our attorney has provided the text of the notice for consistency.
4. At the hearing the Board discusses the issue with the homeowner, who may be represented by Counsel should they wish. The homeowner is given the opportunity to explain their situation and come to an agreement with the Board regarding a solution for the problem. A third letter, which also has been composed by our attorney is sent to the homeowner with the results of the hearing.
5. If no agreement can be reached, or if after time the problem still exists, the Board will refer the matter to Counsel for legal action. As a last resort, a Suit for Injunctive Relief can be filed in court to allow the Board to address the problem, assuming the homeowner has not taken action to do so. If the Court awards Injunctive Relief to the Association, an injunction will be issued to the homeowner. The Injunction may specify that the Association can cause repairs to be completed at the homeowners' expense, including legal fees.

Obviously this is an extreme action, and will not be taken lightly. All this unpleasant expense can be avoided by handling maintenance issues and other violations promptly.