

**SOUTHERN OAKS
HOME OWNERS'
ASSOCIATION**

2017 HOA Board Members

President

Jason Hamilton

Vice President

Jon Taylor

Secretary

Kate Zimmer

Carolyn Campbell

Treasurer

Javier Vazquez

Grounds Keeper

Jeff Sinclair

Webmaster

Ted Carlson

ARB Liaison

Jim Gonyea

Members at Large

Mike Eckard

Mark Lev

2016 Board Meetings

- February 7, 2017

- May 9, 2017

- August 8, 2017

Annual Homeowners

Meeting Sept, 2017

-Nov 14, 2017

All Board meetings will be held at South County Middle School, 7pm. Times and Locations are subject to change. Check the website for most up to date information.

Assessments

- Remain unchanged for 2017!
- Due Dates
 - 1 January 2017
 - 1 April 2017
 - 1 July 2017
 - 1 October 2017

Southern Oaks Newsletter

HAPPY SPRING!

Parking Issues Again

Q: What gives the association the right to tell me where and how to park?

A: When you purchased your home, you entered into a contractual agreement with the association to abide by its covenants. Those covenants include bylaws that empower the board to adopt and enforce rules they believe are necessary for everyone's good. The parking policy explains the parking rules and specifies procedures for enforcing them; not only is the board allowed to develop the policy, it's legally obligated to do so.

Q: Why don't we just assign reserved parking?

A: Our parking spaces are a type of property called common elements. That means all spaces are owned commonly by everyone, and everyone has the right to use them. Another type of property is called limited common elements. Like parking spaces, limited common elements are owned by everyone, but not everyone can use them. They are *limited* to one owner. Patios and balconies are examples of limited common elements. By assigning reserved parking, we would effectively change the property status from common element to limited common element, which goes against our governing documents and our own property rights. Before we could assign reserved parking, we'd have to amend our governing documents. This process is complex, expensive, lengthy and it requires approval by all members.

We are still having problems with neighbors not understanding the parking rules in Southern Oaks. Under our current by-laws and covenants there is NO assigned parking. After several attempts to craft an assigned parking plan were voted down during several Annual Meetings, the Board came up with the following compromise. Residents in non-garage houses may park 2 vehicles near their homes. Residents in garaged houses should use their garages and driveways for parking, and 1 parking spot near their homes. Additional vehicles should be parked on Southern Oaks Place and in the circle. Visitors should park in the circle if staying into the later evening so residents coming home from work have a place to park.

All vehicles parked in the Southern Oaks parking lots and on Fairfax County streets must have current license plate registration, inspection stickers and must be in operating condition or they will be considered abandoned. Abandoned vehicles will be ticketed and towed by Fairfax County Traffic officers or by the Homeowners Association towing service. We simply do not have the extra space to accommodate vehicle storage.

Please be considerate of your neighbors and refrain from leaving notes on vehicles parked in "your" spot. It just isn't so.

