

The Oak Leaf

**The
Broad Run
Oaks
Newsletter**

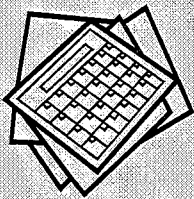
December 2005

Volume 1 ♦ Issue 5



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Important Dates

December

Sat 10 Breakfast with Santa
 Fri 23 RCM Closed
 Sun 25 Christmas Day
 Fri 30 RCM Closed

January

Sun 1 New Years Day
 Mon 16 Martin Luther King Day

February

Wed 1 RCM's Last Day
 Tue 14 Valentines Day
 Mon 20 Presidents Day
 RCM Closed

Board Notes by Christine Tate

On October 24, 2005, a special meeting was held to vote on expanding the Board of Directors from 3 to 5 members and to vote on repealing the new Architectural Guidelines. Homeowners both in attendance and by proxy votes passed both items. Afterwards, 3 new candidates were elected to the Board. The current Board make-up is as follows:

Christine Tate—President
 Jeff Riplinger—Vice President
 Joe Duffus—Secretary
 Adam Ashurst—Treasurer
 Robert Rodriguez—Director at Large

The walk-thru for Section 3 is nearing completion. If you are aware of any items in Section 3 that we should be aware of, please email your observations to the Open Space Committee. The Forensic Audit study is almost complete. Once it is finished, we will begin to coordinate with our attorney to collect monies owed Broad Run Oaks. We will keep you updated as more information becomes available. Redmond Community Management has resigned as the management firm for our community and given a 90 day notice to take effect February 1, 2006. A link to their resignation letter is posted in the members only section of our website. We have asked our attorney to provide us with his recommendations for new management firms that he believes would be a good match for our community. He has recommended we look at Community Management Corporation, Legum & Norman, Inc, and Armstrong Management Services. We have interviewed Armstrong Management Services and are in the process of receiving quotes from the other two management firms. If anyone would like to recommend a management firm for our community, we will look into all suggestions. The recent community vote to repeal the new Architectural Guidelines inadvertently left our community with no Architectural Guideline document in effect. As a short-term remedy to this situation, the Board of Directors voted to accept the recommendation of the Architectural Review Board and re-instate the original guidelines. This is intended as a temporary measure. The board will be discussing strategies for recommending changes and collecting community input. A survey committee has been formed to give all homeowners an opportunity to voice their opinions about what they would like to see happen in our community. If you would like to volunteer to help create the survey, please contact Redmond Community management. When the survey is completed, we encourage all homeowners to respond. We expect RAH to turn over the common areas in the next few eeks. That will allow us to begin to make progress on landscaping the entrances. Currently we have solar panel lights at both entrances. After much discussion, RAH has agreed to pay for hardwired lights at the entrances. The budget for 2006 has been passed. There will be no increase in next years dues and they will remain at \$500/year. Questions for the Board can be sent to hoa@broadrunoaks.org. We look forward to working with everyone to make our community the best that it can be.

www.broadrunoaks.org

Board of Directors News

CONTACTS

BOARD OF DIRECTORS

Christine Tate.....President
Jeff Riplinger.....Vice President
Joe Duffus.....Secretary
Adam Ashurst.....Treasurer
Robert Rodriguez.....Director at Large

hoa@broadrunoaks.org

MANAGEMENT COMPANY

Redmond Community Management (RCM)
P.O. Box 596
Warrenton, VA 20188-0596

Toll Free: 866-388-0108
540-349-0108 fax 540-349-0140

Michael Redmond, Community Manager
Catie Horst, Asst. Community Manager

rcm@broadrunoaks.org

www.redmondcm.com

ARCHITECTURAL REVIEW COMMITTEE

arc@broadrunoaks.org

BOND RELEASE COMMITTEE

bondrelease@broadrunoaks.org

COMMUNICATIONS COMMITTEE

communications@broadrunoaks.org

INTERNET COMMITTEE

interner@broadrunoaks.org

NEIGHBORHOOD WATCH

neighborhoodwatch@broadrunoaks.org

OPEN SPACE COMMITTEE

openspace@broadrunoaks.org

SOCIAL COMMITTEE

social@broadrunoaks.org

This newsletter is an official publication of the Broad Run Oaks Homeowners Association. Publication in this newsletter of resolutions, rules, regulations and meetings duly adopted or called by the Board of Directors serves as official notice to the membership and residents of the meetings or the adoption and implementation of these enactments of rules for the purposes of enforcement.

Board of Directors Meetings

The Broad Run Oaks Board of Directors meetings are now held monthly at the Virginia Oaks Golf Club. Meetings are held at 7:30 pm. on the 4th Monday of the month. All Broad Run Oaks homeowners are encouraged to attend. Time is set aside during each meeting for community dialogue for the Board to hear and address homeowner concerns. Our next scheduled meeting is:

Monday, January 30, 2006 at 7:30 pm

Please note: Meeting times are subject to change and it is recommended that you contact Redmond Community Management to confirm the meeting date, time and location or to ask questions or voice concerns. You may also check our website, www.broadrunoaks.org, for the latest meeting information.

From the Board by Jeff Riplinger

Friends and neighbors, for many years I lived in Germany. I believe more than a few of you did also. Even though the houses are very close together, the yards are small, and the streets narrow (sound familiar), everything is neat and tidy. Why is this? I believe it is because everyone takes pride in their property, AND everyone does their share to maintain the common property. One of their customs is to sweep the sidewalk and street in front of their house. Deb and I do the same here. Give it a try, it only takes a couple minutes to sweep the curb area of the street and your sidewalk, and it makes a big difference in the appearance of the property.

Town Hall Meeting

As promised, the Board of Directors and the Architectural Review Committee will be holding a town hall style meeting to get the community's input to use in drafting the new ARC Guidelines. This is a crucial step in the process and everyone's suggestions and ideas are welcomed and appreciated. Please plan on attending. If you are unable to attend, please email any information you would like to share with the Board concerning this matter to hoa@broadrunoaks.org.

Meeting Place: Glenkirk Elementary Library

Meeting Date: Dec. 14, 2005

Meeting Time: 7:00 pm

ARC Meetings are held the 4th Wednesday of each month. Applications must be received by management 7 days prior to the meeting for processing. Please contact RCM with any questions or for more information.

Community News

Social Committee by Maria Duffus

The Annual Halloween Parade took place on Saturday, October 29th. 75 kids turned out in costume to parade around the neighborhood behind a fire truck. At the end of the parade each child received a bag of treats, and the kids (and their parents!) enjoyed cookies and juice. The great weather helped make the event a success!

On Saturday, November 5th, the adults in BRO celebrated Oktoberfest at the Virginia Oaks Clubhouse. A delicious German dinner was served, as a DJ spun tunes.

Coming up next.....

Breakfast with Santa

Saturday, December 10th, 9:00 to 11:00 am

Bring the family, and friends and family from outside of our community, to have Breakfast with Santa at the Virginia Oaks Clubhouse. Enjoy a delicious breakfast of eggs, bacon or sausage, pancakes, etc. while the kids get to meet Santa and his helpers. Each child will take home a photo with Santa and a small treat!

Cost is \$10 per adult. \$5 per child ages 5 to 12. Free for children 4 and under.

Please contact the Social Committee with any questions at social@broadrunoaks.com.

Send payment to Broad Run Oaks HOA c/o Redmond Community Management, P.O. Box 596, Warrenton, VA, 20188. Or leave payment (check only) in the milk box at 13100 Bigleaf Maple (a Social Committee Member).

At the breakfast, we will be collecting new, unwrapped toddler toys for The Transitional Housing Barn in Bristow, a shelter for homeless women and their children. The Social Committee would like your assistance in supporting this worthwhile organization.

We look forward to seeing all of you at this event!!!!

Bond Release by Gary Curtis

The Bond Release process is continuing with the Tennis Courts and front entrances being the primary areas of focus for now. Having these areas off bond will permit us to install irrigation systems, electricity for improved lighting of the entrance, and to use the tennis courts. A survey form was included with your last newsletter - it is important that any issues relating to bond release be pointed out to the bond release committee and the board. Dead trees and missing grass are the number one email inquiries - the trees will be dealt with, but it is not anticipated that will happen before next year. Curbs and sidewalks, final pavement, and other issues are dependent upon county inspections. Bond release does not happen for the whole subdivision all at once - it is generally in sections, and Ryland is responsible for some items, Richmond American for others, depending upon which section you are in. The email address for the bond release committee is bondrelease@broadrunoaks.com. Please fill out your survey forms if there are any problems

Open Space Committee by Miriam McBride

The Open Space Committee is currently working with Professional Grounds' landscape designer to make-over the entrances to our neighborhood. The areas to undergo transformation include the two main entrances, the two islands in the center of the road at Sierra Sunset and the area surrounding the dry pond at Sierra Sunset. This is exciting for all involved!! We hope to institute the plans once we are officially off bond. Please continue to notify the Open Space Committee if you notice a problem with litter in the common areas or grass that needs to be cut in a common area. On behalf of the Open Space Committee, have a safe and wonderful Holiday Season!

www.broadrunoaks.org

Community Events

Social Committee

Join your Friends and Neighbors for



Breakfast with Santa

*Virginia Oaks Golf Club
Saturday, November 10, 2005
9:00 am to 11:00 am*

Cost

*\$10.00 per adult
\$ 5.00 per child (5-12)
Free (4 and under)*

Join us for a delicious breakfast of scrambled eggs, sausage or bacon, pancakes, potatoes, and danish, followed by a visit from Santa and his helpers! Each child will get a chance to visit with Santa, and will take home a picture of his visit and a small treat.

Please RSVP to social@broadrunoaks.com and send payment made out to Broad Run Oaks HOA, c/o Redmond Community Management, P.O. Box 596, Warrenton, VA 20188 Or leave payment (check only) in the milk box at 13100 Bigleaf Maple

At the breakfast, we will be collecting new, unwrapped toddler toys for The Transitional Housing Barn in Bristow, a shelter for homeless women and their children.

Community Info

Neighborhood Watch by Chuck Robinson

As many of you know, on Thursday November 17, 2005 we had an incident in which a man tried to force entry into a home in our community. The police spent several hours in the area looking for this individual using a variety of resources, including numerous officers, K-9 units and helicopter with infra-red optical capability. The one thing the officers did not have was the use of a neighborhood watch program, to assist them by providing information on our community habits, terrain and of any other possible connections to the incident that may have happened in the past.

This incident occurred just prior to our community HOA meeting, and prompted a renewed call within our HOA for a neighborhood watch program. We have had several homeowners step forward and volunteer to assist with the program, however, we are in need of more volunteers to get this program off the ground. In order for the HOA to receive assistance from Prince William County, we will be required to have a group consisting of one person for every ten households. Our community has around 350 homes, meaning in order for us to begin the program, we will need the assistance of 30 to 35 volunteers.

"What does being on the neighborhood watch entail?" This is a question that is often asked, and it is hard to answer without knowing what our neighbors want in the order of a watch program. Prince William County offers a myriad of programs to communities like ours, everything from speed watch programs where members log the vehicle descriptions and license numbers of speeders in the community, to McGruff Houses, where a sticker is placed on the home stating that any individual who is in need of help can come to your home for assistance. (the member is simply there to provide temporary shelter and contact the appropriate authorities, i.e. Police, Fire, EMS.), to National Night Out, where the watch program together with the local police invite the community to gather as a neighborhood and take a stand against crime. This evening usually includes food, fun, and a visit from police, fire and EMS, along with McGruff the crime dog.

Assisting with this committee will require a monthly meeting, some training on how to use County provided equipment; procedures for coordinating our watch with local authorities (likely to occur on a Saturday afternoon at the Prince William County Manassas station) and the willingness to assist your neighbors in times of need.

The program is really what we the homeowners would like to make of it. We can do everything from the McGruff house all the way up to neighborhood patrols when incidents such as the one on November 17th occur. It is really a decision of the community and what we as a community want and when we would like to see it. The events of November 17th is a prime example of when neighborhood patrols may be implemented, with the police presence returned to normal, it was reported that the suspect in this incident returned the next afternoon. This occurred around 2PM, right around the time our children were leaving school. If something similar to this was to happen after the watch is established, we could arrange for members to be in the area watching out for the children while they walk to and from the bus stops. Having random patrols out looking for things that are out of place would drastically improve the amount of safety in our community.

Thank you for your time and I hope to hear from all of you. The more folks we have looking out for one another the easier this program is and the safer we all are.

TIPS FOR HOLIDAY TRAVELING

Fall and winter have become one of our area's favorite travel season — beautiful fall weekend trips, a family trip at Thanksgiving and the many ways we celebrate the holidays through December, at home and away. Being away from home does not mean that you have left crime behind. In fact, almost all types of personal and property crimes are highest in the months when people spend more time away from their homes. The good news is that you can greatly reduce your chances of being a victim by using common sense and taking some basic steps to protect yourself, your family and your property. Avoid carrying excessive amounts of cash. Instead, opt for travelers' checks or cards. They are accepted in most areas and offer piece of mind. Should you loose or misplace them, they can be replaced. Purchase a good current map of your destination. Note the locations of hospitals and police stations. If driving, plan your route carefully and travel on main roads. Have your car serviced prior to leaving. Never pick up hitchhikers. When tagging your luggage, make sure the tag has a flap over it to conceal your name and address. Using a business address is safer than using your home address.

Please contact neighborhoodwatch@boardrunoaks to volunteer for this program. You can also contact hoa@boardrunoaks.org if you are interested in volunteering for any other committee. All volunteers are welcome and appreciated.

Community Info

Assessment Payments

Yearly assessments for 2005 are \$500.00 and are payable in quarterly installments of \$125.00. Assessment due dates are Jan 1, Apr 1, Jul 1 and Oct 1. Billing statements are mailed thirty (30) days before due date. Assessment payments not received by the 30th day of the month due will be considered late. Outstanding balances will be charged a late fee of \$30.00. If payment late date is on a weekend or holiday payment must be received by the previous business day. Office hours are M—F 9—5. Please make sure the property owners name or the property address is on your payment to insure proper and timely application of payments.

Thinking of Selling

When a homeowner sells a home in the State of Virginia, that homeowner is required by law to obtain a Disclosure Packet from the Association and supply it to the buyer.

An visual exterior inspection is done on your home when a disclosure packet is requested. If you have built something without approval it will be considered a violation on your disclosure packet. Please call to check your lot file to see what approvals you have. If you are missing an approval, submit an application and a picture of what you have built for the ARC committee to review. To purchase a Disclosure Packet, a written request must be sent along with a \$100.00 check made out to Broad Run Oaks and send both to Redmond Community Management. Forms can be obtained from your Real Estate agent or at www.redmondcm.com. If a three (3) working day rush is required, please add \$25.00 to your order.

Payment Options

Although the Association accepts cash, checks and money orders for payment of assessments, many homeowners have asked about other payment options. The Association does not currently accept credit cards. One great alternative is online bill payment with your banking institution. With most banks this service is free and is always simple to use. Some banks will even pay the late fee if your payment is late if you follow their guidelines when setting up your payment. The bank will then issue the Association a check at the proper time. It is easy, simple and cheap. Your financial institution will have details.

Miss Utility

Please call Miss Utility to come out and mark your utility lines if you are planning to plant bushes or trees, digging post holes, etc. To avoid damage to underground utility lines, serious injury or even death, please call the toll free number for the entire commonwealth of Virginia at:

1-800-552-7001

Newsletter Articles

If you have subjects, articles or ideas that you would like to see in the newsletter, please contact The Oak Leaf at communications@broadrunoaks.org. If you would like to help with the newsletter please email hoa@broadrunoaks.org.

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IMPORTANT NOTICE TO ALL ADVERTISERS!

RESIDENTS:

Place your text ad in the classified section of The Oak Leaf for FREE! Due to space issues and fairness to all advertisers, FREE ads will be **limited to 40 words.**

Should you wish to place an ad with more than 40 words, please accompany your ad with payment (checks to Broad Run Oaks HOA) as follows:

Up to 60 words	\$ 5
Up to 80 words	\$10

No exceptions. Max. of 80 words.

OTHER ADVERTISERS:

Place your ad in The Oak Leaf for a nominal fee. The newsletter currently reaches over 356 residents (eventually over 380) in our Gaineville community. The **2005 rates are:**

\$25	Business Card size
\$50	Quarter Page
\$100	Half Page
\$200	Full Page

communications@broadrunoaks.org
Redmond Community Management
PO Box 596
Warrenton, VA 20188
(540) 349-0108
(540) 349-0108 fax

Visit www.broadrunoaks.org to view the deadline for advertising in the next edition of The Oak Leaf.

The Classifieds—Golfclub Events

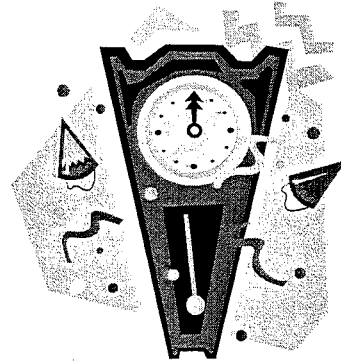
NEW YEAR'S EVE PARTY

WHO: YOU AND YOUR GUESTS

WHEN: SATURDAY, DECEMBER 31, 2005
beginning at 8:00 p.m.

WHERE: VIRGINIA OAKS CLUBHOUSE

COST: \$65.00 PER PERSON



Ring in the new year with your friends and neighbors. Festivities include:

- * Heavy Hors d'oeuvres
- * Open Bar
- * Midnight Champagne Toast
- * Dessert
- * DJ and Dancing
- * Party Favors

To make reservations: fill out and detach the bottom portion of this page and submit with payment to Jerri Berry at 8132 Tillinghast Lane, Virginia Oaks. Credit cards and checks are accepted. RSVP no later than December 17, 2005.

NEW YEAR'S EVE PARTY

NAME: _____

ADDRESS: _____

No. in party: _____ x \$65.00 per person Total: \$ _____

Check: _____ (Please make checks payable to either Virginia Oaks Golf Club or Jerri Berry)

Credit Card Type: _____ Name on Card: _____

Card #: _____ Expiration Date: _____



The Oak Leaf

Communications Committee
communications@broadrunoaks.org

Advertising herein does not imply endorsement by the Board of Directors or the Broad Run Oaks Homeowners Association.

DEADLINE:

Please submit your articles of interest or classified ads via email.

The next issue of The Oak Leaf will be the March issue. All articles, updates and ads must be submitted by:

Wednesday, February 15!

Internet Committee by David Lowry

Visiting the official Broad Run Oaks community website has never been easier!

We are pleased to announce that our community now owns all three versions of the domain "broadrunoaks." Point your internet web browser to any of the links below and you will end up at the same place – our website!

www.broadrunoaks.com

www.broadrunoaks.org

www.broadrunoaks.net

Visit the website anytime to keep up to date on community news, meetings, and events. Also, sign up at the bottom of the front page and you will be able to participate in the community bulletin board forums to discuss current topics. Website registration approval/verification takes about a day to complete, so the sooner you create an account – the sooner you will be more "plugged in" than ever.

An added benefit to registering on the site is that you will have the option to join the community email list. This list will be used in the future to pass along timely community information and will compliment the newsletter and the meetings as a method of keeping everyone "in the know." We have great plans for enhanced features on the website but are always looking for more input. Please feel free to volunteer your services, and submit comments and suggestions regarding the website to internet@broadrunoaks.org. Thanks much!
