



# The Oak Leaf

Newsletter of Broad Run Oaks



## Inaugural Year of Yard of the Month a Success

Three more Broad Run Oaks residents were recognized during the inaugural season of the Yard of the Month Program. The program, which began in May and ran through the summer, rewarded one resident each month for their efforts to make our community more visually appealing.

The July winners were Mr. Randy Toney and Mr. James Glynn who reside at 12255 Scarlet Maple Drive. The intricate landscaping mixing multiple types and colors of plantings makes quite a statement. The pink, purple, and white flowers scattered throughout provide a nice frosting of color over the various shades of green present in their yard.

The August winner was 12180 Paper Birch Lane. The Hilkert family maintains a well-manicured yard that their neighbors recognize and appreciate. Their symmetrical approach creates clean visual lines and great curb appeal.

The September winner is the Keener family who live at 8122 Tenbrook Drive. Ms. Keener maintained the yard throughout the summer months while her husband was deployed. She has done a terrific job and her neighbors are very vocal in their support of her efforts.

In addition to the five winners recognized for their effort, congratulations go out to all the yards who received a nomination for yard of the month this season. These included: 13107 Big Leaf Maple Court, 8354 Crackling Cedar Lane, 12324 Douglas Fir Loop, 12157 Maiden Hair Drive, 8104 Narrow Branch Court, 8108 Narrow Branch Court, 12077 Paper Birch Lane, 12184 Paper Birch Lane, 12072 Prickly Ash Way, 12204 Sour Gum Court, 8174 Tenbrook Drive, 8230 Tenbrook Drive, 8385 Tenbrook Drive, and 8018 Quaking Aspen.

Remember that winning yards are also featured on the community website's Yard of the Month page. The page also provides a link to the contest rules and nomination procedures. Again, congratulations to the all of the winners and the nominees for the year. For those who did not win, now is a good time to apply fall fertilizer in preparation for a Yard of the Month-worthy yard next Summer!

## An Invitation to All Residents

The Annual Meeting of the Broad Run Oaks Homeowner's Association will take place on November 18th. All residents are invited to attend and take part in the meeting. If residents are unable to attend in person, they are asked to complete a proxy form to vote for the Board position that is opening and any resolutions on the agenda.

An annual meeting package, containing the proxy form and detailed meeting information, will be sent to residents in the near future. Any resident interested in running for the opening Board position is asked to submit their name and contact information to Armstrong Management at least one week prior to the meeting. Nominations can also be made at the meeting.

Residents are reminded that a quorum of members (i.e., 10%) is required to make community decisions and pass resolutions. Please join us to ensure we meet this requirement.



July 2009 Yard of the Month Winner



August 2009 Yard of the Month Winner



September 2009 Yard of the Month Winner



Happy Halloween!



## Committee News



### Architectural Review Committee

by Michael O'Loughlin, Chair



### Open Space Committee

by Miriam McBride, Chair

As announced in previous editions of *The Oak Leaf*, the ARB has been working with the Board of Directors to update the Architectural Guidelines. The final modifications received Board-approval at the October 13<sup>th</sup> HOA meeting and are now posted on the community website ([www.broadrunoaks.com](http://www.broadrunoaks.com)). Please remember, the Guidelines are not intended to be all-inclusive or exclusive, but rather to serve as a guide to what is permissible within our community.

The following paragraphs outline the changes made to the Guidelines. Technically none of the overarching rules that govern Broad Run Oaks were changed, rather modifications were made to clarify the existing guidance.

The first amendment affects the ARB Application form. The required number of homeowner signatures was reduced from three to two for the majority of applications. The exception is that a third signature is required if an exterior alteration affects neighbor(s) living directly behind the applicant. Residents are reminded that providing their signature on an application does not signify approval, only awareness that the application is being submitted. Residents who do not support the modification have the right to object (in writing) to the ARB. Also note that an application is required for each exterior alteration being requested. In other words, multiple projects should not be submitted on a single application.

The remaining amendments made are as follows:

- Section 2.D Storage Sheds: Defined ridge to be highest point of the shed, not to exceed 8' and added the maximum footprint to be limited to 10' x 12' or 120 sq. ft.
- Section 2.G Swimming Pools, Spas and Hot Tubs: Aligned with Prince William County barrier requirements. Hot tubs/spas without locking safety covers must have a privacy fence surrounding the unit.
- Section 2.H Recreation and Play Equipment: Section divided for clarity. Portable basketball hoops can now remain upright in the scope of the homeowner's driveway. NOTE: It is still preferable for them to be stored out of sight.
- Section 3.G Exterior Decorative Objects: Approval requirement lessened. Six objects less than 12" tall are now allowed in front yards without prior approval.
- Section 3.O Mailboxes: Mailbox covers are allowed provided house numbers remain visible on the mailbox/post.
- Section 3.T Parking and Storage of Recreation Vehicles: General Parking Regulations moved to this section. Parked vehicles are not allowed to block sidewalks.
- Section 3.Z Trash: Trash bins must be stored out of view of the roadway during non trash pickup days. This means trash bins can now be stowed behind large bushes or small barriers (application required for barrier installation). Please Do Not Store Trash Bins in Driveways.

If you have any questions, would like to propose other amendments or updates to the Architectural Guidelines, or request a copy of the updated guidelines please contact the ARB at [arb@broadrunoaks.com](mailto:arb@broadrunoaks.com).

Welcome Fall! The Open Space Committee hopes everyone enjoyed their summer and is looking forward to the beautiful fall foliage just around the corner! We hope you have enjoyed the make-over of the Sterling Point entrance just as much as we have. Once final plans are approved through NOVEC, we will have bright, crisp, dependable lighting at both entrances for all to enjoy. As always, please notify the Open Space Committee for any issues you notice with a common area.

Remember that Fall is a great time to clean up your garden beds and take care of any repairs that you may have put off due to the summer heat. Please remember to replace your light bulbs in your lamp post in front of your home as this helps to illuminate the sidewalks and roads for all at night. Also, make sure that your front yard trees do not have branches impeding neighbors trying to take a walk on the sidewalk in front of your home. Although these suggestions do not necessarily pertain to common areas, we thought you may find them helpful.

Please feel free to contact us if you have any questions or concerns at [openspace@broadrunoaks.com](mailto:openspace@broadrunoaks.com). We look forward to hearing from you and welcome volunteers to join our committee.

Get Involved ... *Join a Committee!*

The website ([www.broadrunoaks.com](http://www.broadrunoaks.com)) provides details on all the Committees within Broad Run Oaks

### Helping Hands

by Karen Decker, Chair

Have you ever heard the expression "looking at life through rose-colored glasses"? Well I recently came upon this phrase in a conversation with a good friend of mine. Since then, I have been pondering this thought and its true meaning, and have become inspired to adopt it as a big part of my outlook towards life. With these glasses on, I have seen and will continue to see, the wonderful experiences I have been blessed with in living in the Broad Run Oaks community for the past several years and would like to share them.

First and foremost, I am truly grateful for the kind, thoughtful, generous, warm, and caring neighbors that surround me who have all become a very special part of my life. I am also forever grateful to our past Board of Directors who supported me with the creation of the Helping Hands committee. This has allowed me and my fellow committee members to offer assistance to BRO residents in need. I am also very appreciative of those volunteers who set aside their own "to do" lists to donate their time to serve on this committee.

While the mission of the Helping Hands Committee is to help others, it also gives those who volunteer the opportunity to meet some absolutely lovely people that they might never have known despite the fact they live in the same community. In turn I have realized there are so many wonderful people residing in BRO and being a member of this committee has given me a special meaning to my own life.

*(Continued on Page 3)*

**Helping Hands** (continued from page 2)

I have also been giving much thought to the work of all the past and present members of the Board of Directors and the various committees within BRO—the Architectural Review Board, the Open Space Committee, the Communications Committee, and the Social Committee. These individuals, who already lead very busy lives with work and family responsibilities, have donated countless hours to beautify and make BRO a better place to live. Their time has been spent working with Richmond American and Prince William County to correct home deficiencies and drainage problems in lawns and common areas, finish roads, install street lights, and ensure completion of sidewalks—to only name a few; and let’s not forget the two beautiful front entrances which exist today.

I must admit, there have been times when my rose-colored glasses fell off and I became critical of these individuals. I failed to fully understand all the challenges encountered to create a successful community that we can be proud to live in. I personally want to thank all of them, past and present, from the bottom of my heart for all of the good work they have accomplished here. Our beautiful neighborhood is a result of their efforts, and I am very proud to live here.

Sometimes it can seem like we are surrounded by negativity and turmoil. Perhaps, the world might be a kinder place if more people would choose to view the world through rose-colored glasses. Glasses that allow us to truly see the good each and every person has to offer, and not to focus or judge people by looks, race, culture, ethnicity, or other individual **attributes**. I am grateful to my friend for sharing this thought and I myself will try to keep my rose-colored glasses on. Although at times, I may have to renew my prescription, I will forever look at life more clearly.

On a special note, I would like to recognize a fellow resident, Steve Keener, who has been deployed to Iraq for over a year now. He and other residents serving our country allow us to have the freedoms we tend to take for granted. My thanks to all who serve on my behalf.

*You must be the change you wish to see in the world.*—Mahatma Ghandi

Classifieds

**New Oversight for Neighborhood Watch**

Officer Dominguez, the officer who has been responsible for the Broad Run Oaks Neighborhood Watch program, was recently promoted and is no longer with the Crime Prevention Unit. His replacement is Officer Jason Alicie.

Although Officer Alicie is new to the Crime Prevention Unit, he joined on July 18<sup>th</sup>, he is not new to law enforcement. He has more than fourteen years of experience, including five years as a military police officer in the Army prior to joining the Prince William County Police Department in June 2000.

A Neighborhood Watch meeting will be held in November to allow residents to meet Officer Alicie and get more information on the Program. Details about the meeting will be posted on the website ([www.broadrunoaks.com](http://www.broadrunoaks.com)) and announced on the community entrance signs. The overarching goal of the meeting is to garner additional community support for our Neighborhood Watch.

Our neighborhood has been vandalized in the past. Having additional people within the community serve as an extension—eyes and ears—of the police department increases the odds of catching vandals and others who want to do harm in the future. Remember, report suspicious activity using the non-emergency number (703-792-7270) and provide crime solvers tips using the toll free number (1-866-411-TIPS). Both lines are available 24 hours a day. No name is required to leave information on the TIP line, and information leading to an arrest could earn up to a \$1000 cash reward.

Please consider getting involved to help keep our community safe – we look forward to meeting you in November.

**Welcome to Suletique Jewelry**

Neighbors, come explore my *one-of-a-kind*, handcrafted jewelry at <http://www.suletique-jewelry.com>, and you will find a radiant collection of elegant, trendy pieces which feature extensive use of fine semiprecious gems, freshwater pearls, and dazzling Czech and Swarovski crystals enhanced with Sterling silver and Vintaj 100% Natural Brass.



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Community  
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- Melissa Jaramillo.....Vice President
- Debby Riplinger.....Secretary
- Brian Tower.....Treasurer
- Jim Decker.....Member-At-Large

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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 purpose of enforcement

**Newsletter Articles:** The next edition of *The Oak Leaf* will be Winter 2009. Article topics and suggestions will be accepted until December 11<sup>th</sup>. Submit ideas to Paula MacDonald, *The Oak Leaf* editor and Communications Committee Chair at:

**communications@broadrunoaks.com**

**From the President:**

Fellow Residents,

Summer is gone and Fall has arrived. I would like to take this opportunity to recognize the efforts of the Architectural Review Committee for the progress they have made in monitoring the neighborhood throughout the summer. In addition, I would like to thank all of the residents who take pride in their homes and maintain their yards in pristine condition. The combined efforts of the ARB and these responsible homeowners have our community looking great as we head into the winter months. Although there are still some residents who continue to let their property wane, the great majority are doing their part and the Board appreciates their efforts.

The Yard of the Month Program is one way the Board is trying to show our appreciation to the homeowners within our community who put in extra effort to keep Broad Run Oaks looking its best. The inaugural season seemed to be a success with good feedback from the majority of people who voiced their opinion and participated in the nomination process. As with any new program there are bound to be kinks as the process is worked through. One item that is being discussed for next year's program is the inclusion of all committee members, instead of just the Board members, in electing a winner.

As we move into the winter months I would like to remind everyone to winterize their exterior hose bibs and sprinkler systems. Check filters and furnaces to ensure they are clean and in proper working condition. In addition, residents should check their outside lights to prepare for the shorter winter days. Fall is also a good time for cleaning up flower beds and putting down winter fertilizer to get your yard ready for the Spring.

All of the improvements within our community since its inception have occurred because people got involved. Some people have been involved by serving on previous or current committees and Boards, while others are involved by maintaining their own property and participating in Homeowner's Association meetings. Please remember that the Annual Meeting of the Homeowner's Association is coming up in November. Please join us and get involved in making Broad Run Oaks the best community in this area.

In closing, let me extend warm wishes from the Board to all residents in hopes that you enjoy the upcoming holiday season with friends and family. If you don't know your neighbors, the holidays are a great time to introduce yourselves. Let's all work on becoming a more united community. See you at the Annual Meeting.

Sincerely,

Paul MacDonald

President, Broad Run Oaks HOA

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**The Annual Meeting of the Broad Run Oaks Homeowners Association will be held on November 18th. Additional details will be released soon. Be sure to join us!**