The Oak Leaf

Newsletter of Broad Run Oaks

It's Official … We've Been Released

Several areas of the community have been released from bond and are under complete control of the Homeowners Association.

The released areas include: Big Leaf Maple Court, Double Eagle Street, Douglas Fir Loop, Maiden Hair Drive, Prickly Ash Way, Rainy Day Way, Sierra Sunset Lane, Sparkling Water Court, Sterling Point Drive, Tenbrook Drive, and Quaking Aspen Road.

The bond release committee continues to work with the developer on the release of the remaining portions of our community. If you are interested in assisting with the bond release process contact Mr. Rodriguez or the Bond Release Committee at bondrelease@broadrunoaks.com.

Visit our community website:

www.broadrunoaks.com

Take it to the Hoop

A permanent basketball hoop has been installed in the parking lot of the tennis court facility. The hoop is open to residents on a first come, first served basis.

Residents are reminded that community amenities are intended to benefit all members of the neighborhood. Please respect your neighbors when using the tennis courts and basketball court.

The following are recommended guidelines to follow when enjoying either the basketball hoop or the tennis courts:

- Amenities are for the use of BRO residents and their guests, please limit the number of guests to two.
- Amenities should only be used during daylight hours (dawn until dusk).
- Be respectful to those who live near the amenities by avoiding littering, loud music, and foul language.
- Please know that Prince William County Police officers patrol all common areas of the community and will be called if necessary.

Beware of Solicitors with Ulterior Motives

The Board has been made aware of some unsavory activities of solicitors. Remember you have the right to ask solicitors for their license to sell in our community. If something seems unsettling call the police using their non-emergency number (703-792-6500).

Protecting Your Investment

The downturn in the real estate market makes it more important than ever to make our community as visually appealing as possible. Our community has abundant open space and forested areas. Please take the time to maintain your home and property in order to protect your investment and the value of our community.

With your investment in mind, the Architectural Review Board (ARB) distributed updated architectural guidelines. Residents are asked to review and comply with the rules stated therein. To ensure uniform enforcement, the ARB has scheduled regular inspections of the community. The ARB inspection procedures follow:

- Inspections will be performed once a month during the spring and summer months (April through September). During the winter months (October through March), inspections will be performed every other month.
- The community will be divided into sections with a member of the ARB designated to perform inspections on that section.
- Findings will be recorded, compiled, and sent to the Board for review within 3-4 days following the inspections.
- The Board will follow up on the ARB report by verifying the noted violations within 3-5 days of receiving the report.
- Following verification, violations will be sent to Armstrong Management.
- Armstrong Management will immediately forward violation notices to homeowners who are not in compliance.

Remember, taking care of your property enhances the neighborhood and keeps everyone's investment safe. If you need assistance understanding the updated guidelines contact the ARB at arc@broadrunoaks.com.

You don't have to be an ARB member to report violations. If you notice an infraction of the bylaws or the architectural guidelines email the board at hoa@broadrunoaks.com

Pool Planning

Residents are reminded that Broad Run Oaks has a pool sharing agreement with Glenkirk. Please do not contact Virginia Oaks about using their pool as they do not offer outside pool memberships and only Virginia Oaks residents are allowed to use their pool.

Updated Bylaws Enhance Community

Based on concerns from residents, the Board decided to put two resolutions to a vote during the annual meeting in October. The resolutions both successfully passed leading to changes in the Broad Run Oaks Bylaws.

The first resolution changed the term an appointed Board member serves when filling a resignation vacancy. The change means that a newly appointed member who is filling a position due to resignation will only serve until the next annual meeting. This adjustment means that only Board members elected by the community will serve full terms.

The second resolution dealt with a request to the County to ban parking of trailers, watercraft, boat trailers, motor homes, and camping trailers on the public streets within Broad Run Oaks.

Courtesy is Contagious

Please remember to be considerate of your neighbors. Avoid making loud noises (e.g., revving a car engine or mowing your lawn) during early morning hours.

Road Safety—It's Everyone's Business

Often the 25 MPH speed limit within our community is too fast, especially when traveling the narrow streets lined with parked cars. Residents are asked to limit their speed and use discretion when driving. This is especially important during the summer months due to the abundance of people, especially children, out enjoying the warm weather.

Parents are reminded to make children aware of safe practices. Children should learn to follow the rules of the road when riding their bicycles, roller skating, or skateboarding. They should also be encouraged to play somewhere other than the street since it is technically illegal to play in the street and, if the police are called, the homeowner could be fined for child endangerment.

Residents are requested to park in their driveway/garage and limit the number of cars parked along the street. Excess vehicles on the street make it difficult to maneuver and can be a hazard.

Committee News

Catering to the Common Areas

Greetings from the Open Space Committee! I hope you all are looking forward to spring just as we are! A few quick updates on Committee news, the sprinkler system at the Sierra Sunset entrance is now installed and operational. The sprinkler system and landscaping at the Sterling Point entrance will be installed once VDOT completes the road construction. The sprinkler systems will help our keep all of our plantings green and lush throughout the summer heat.

Please continue to notify the Open Space Committee if you notice any common area that is being missed for mowing, mulching, litter problems, etc. You can e-mail us at openspace@broadrunoaks.com.

Remember that Spring is a great time to take a few minutes and pick up litter that has accumulated on your property over the winter months and to apply your Spring time fertilizer with weed control. We currently have 'open space' for anyone in the community interested in joining...all are welcome! Have a wonderful spring!

Socially Conscious

The Social Committee would like to thank everyone who participated in the Easter egg hunt, as well as the community-wide yard sale. We hope you enjoyed yourself and perhaps even found it profitable.

Want to become part of the solution? Join a Committee. Email the board (hoa@broadrunoaks.com) to express your interest

Request for Assistance

The ARB has two openings for new members. If interested in serving your community in this capacity please contact the Board via email (arc@broadrunoaks.com).

Lending a Hand

With the arrival of spring the Helping Hands Committee (HHC) has been attending to a number of tasks in the neighborhood. These include the repair of the water retention gate behind Maiden Hair Drive and removal of more than 2500 tree stakes around the community. Using HHC volunteers for these kinds of projects serves to strengthen ownership of our community while at the same time providing substantial cost savings to our HOA.

We would also like to take this opportunity to recognize and thank **Lowe's**, **Merrifield Nursery**, and **Virginia Tech** for their generous contributions to the lawn packets that were distributed to residents last fall. We hope you found their contents useful and welcome your suggestions regarding other types of home or yard improvement resources that might be helpful.

The HHC was established to create a sense of community by lending assistance to neighbors in need. If you should need help for whatever reason, please do not hesitate to contact us. We can assist with lawn maintenance (mowing, lawn care, or landscaping), home maintenance (plumbing, electrical, etc.), or just neighborly duties (picking up your newspaper while you are out of town, shoveling snow, providing a ride to a doctor's appointment). If you would like to join the HHC, please email Karen Decker at helpinghands@broadrunoaks.com.

Surveying Broad Run Oaks

The Survey Committee's second survey was an eye-opener. Almost 70 surveys were received. It seems almost everyone is interested in a pool and very few community members use the tennis courts. The number one concern of most residents was lawn maintenance or lack thereof. To see the complete survey results log on to www.broadrunoaks.com.

Meet Your Board of Directors

PRESIDENT: Chuck Robinson, 12200 Paper Birch Lane

Chuck has lived in BRO for 2 ½ years and has been a member of the board for a little over a year. Prior to joining the Board he was a member of the ARB.

In his own words: *I am serving on the board because, in my opinion, this community was heading down the wrong path. Since seeing this and making the decision to get involved and to try and bridge some gaps, I am happy to say that this community has really begun to turn around and we now appear to be heading in a direction that we can all live with. If able to accomplish one thing during my tenure, it would be to ensure that everyone has a voice in our community. There have been times in the past when members have been told they did not have the floor to speak at board meetings, and I would like to make this a thing of the past. I am a big believer in letting everyone speak their mind and involving everyone in the decisions that have the greatest impact on our community, the board is here to serve, and if we do not know what the residents want, then we can not serve them.*

VICE PRESIDENT: Jeff Riplinger, 12146 Maiden Hair Drive

Jeff has lived in BRO for 4 years and has been a member of the board for 18 months.

In his own words: *I ran for and was elected to the Board, by residents who wanted to see some changes made in the way the Board was operating. I believe this effort was in large part successful—the Board was expanded, the Management Company was replaced, the Architectural Guidelines were rewritten, and parts of the By-Laws were changed. I look forward to continued cooperation between the Board, Committee members, and the residents of our beautiful subdivision. I think, we need to remember that the Association needs to balance the property rights of the individual homeowners against the Association objectives, which stress the community as a whole.*

TREASURER: John Pinnisi, 12104 Maiden Hair Drive

John has lived in BRO for 3 years and has been a member of the Board for 6 months.

In his own words: *I am serving on the board to have a more active role in the community. Decisions need to be made that will affect property values and the financial future of this neighborhood and I would like a front row seat to make sure those decisions are made in the best interest of the entire community and not just the few who support or oppose it. I have been here since the HOA was handed over to the residents and witnessed a very slow start towards making this neighborhood competitive in this area. We have consistently struggled with management companies in getting the most bang out of our buck and the result was a neighborhood that was misguided in the use of the CC&R's, ARC Guidelines, and an inefficient use of community funds. I hope to change all that with the support of the community and other Board members.*

SECRETARY: Melissa Jaramillo, 8023 Quaking Aspen Road

Melissa has lived in BRO for 4 ½ years and has been a member of the board for 7 months. For the 2 years prior to her Board election, she was a member of the Social Committee.

In her own words: *I am serving on the board to see our community thrive like others in the area. I believe we have come a long way since the community has taken over the HOA from the developers and I want to make sure that all of our property values are maintained. The community is now moving in the right direction and I would like everyone in the community to be informed about happenings in our community. During my tenure, I would like to see amenities added to the community that will further enhance our neighborhood's value, and to enhance community awareness.*

DIRECTOR-AT-LARGE: Robert Rodriguez, 12136 Maiden Hair Drive

Robert has lived in BRO for 4 years and has been a member of the Board for 2 ½ years.

In his own words: *I chose to run for the board in order to insure the bond release program went smoothly and to insure that we maintained and improved on the quality of the community.*

CONTACTS

Board of Directors

Chuck Robinson…..…….President
Jeff Riplinger….……..Vice President
John Pinnisi……..Treasurer
Melissa Jaramillo…….....Secretary
Robert Rodriguez……Director-at-Large

hoa@broadrunoaks.com

Management Company

Armstrong Management Services, Inc.
3949 Pender Drive, #205
Fairfax, VA 22030
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fax: 703-591-5785

customerservice@armstrong.net

Committees

Architectural Review Board
arc@broadrunoaks.com

Bond Release Committee
bondrelease@broadrunoaks.com

Communications Committee
communications@broadrunoaks.com

Helping Hands Committee
helpinghands@broadrunoaks.com

Internet Committee
internet@broadrunoaks.com

Neighborhood Watch
neighborhoodwatch@broadrunoaks.com

Open Space Committee
openspace@broadrunoaks.com

Social Committee
social@broadrunoaks.com

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

If you have topics that you would like to see addressed in the newsletter, please contact The Oak Leaf at communications@broadrunoaks.com. All suggestions are welcome

From the President:

Let me begin by saying, *Thank You* to all who have taken time to volunteer in our community. We would not have been able to accomplish many of the tasks at hand without your service.

Over the past year, Broad Run Oaks has gone through some significant changes (details inside): the Board of Directors welcomed two new board members, our community voted to make changes to our bylaws to better serve the residents, the ARC updated and distributed new more user friendly architectural guidelines, portions of our community have been released from bond, and the first of our two entrance projects has been completed.

Over the past several months, the Board has been working with the staff of Mr. John Stirrup, the Gainesville District Prince William County Supervisor, to gain approval for rezoning of some of our common areas. The goal of this collaboration is additional community amenities. We are still in the early stages of the process and will be meeting in the coming months with members of the county to review the areas eligible for rezoning, and begin the application process. The county is very supportive of our efforts to increase the amenities in our community.

As we move forward into the summer months, I would like to remind everyone of the increased presence of children playing outside in our community. When you enter Broad Run Oaks, please remember that all the roads within our community have a 25 MPH speed limit. Please be sure that you are following the speed limit and obeying all traffic signs. At the same time I would like to remind residents that portable basketball nets, while allowed in our community, must be stored off the street and out of sight from the road when not in use, and that children playing basketball in the street should not impede vehicle traffic. Together we can make our community a safer place for everyone.

In closing, I would again like to thank all those who have volunteered their time to our community and welcome all those who would like to volunteer. We are always looking for assistance and, no matter what your talents may be, I am sure we have a space for you on our committees. If interested simply email the Board of Directors (hoa@broadrunoaks.com).

Thank you, and have a wonderful summer!

Chuck Robinson, President
Broad Run Oaks HOA

Broad Run Oaks Homeowners Association
c/o Armstrong Management Services, Inc.
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Fairfax, VA 22030

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June 2007

The next meeting of the Broad Run Oaks Homeowners Association will be on Tuesday, July 10th, 7 p.m. at the Virginia Oaks Golf Club. Please Join Us!