



Pool Feasibility Study Results Are In

The results are in and they are positive! The pool feasibility study that was approved to commence at last year's annual meeting of the homeowner's association has determined that the area around the tennis courts is feasible for installation of a pool and a clubhouse. With the summer sun keeping the air toasty and housing values still only minimally increasing, we hope this comes as welcome news.

The Board has begun to gather plans and estimates and will have all this information available at this year's annual meeting, which will occur in the early fall. The community can then vote on whether to move forward with this endeavor. Since installation of these amenities will require approval of a majority of the homeowners here in Broad Run Oaks, it is extremely important that everyone vote—either in person or via proxy—at this year's annual meeting. Please pay close attention to your mailbox late this summer, since this is when Annual Meeting materials will be sent out. Updated information and meeting details will also be provided through Broad Run Oak's communications tools including this newsletter (*The Oak Leaf*), our website (www.broadrunoaks.com), our FaceBook page (<http://www.facebook.com/pages/Broad-Run-Oaks/163709803643269>), and the community entrance signs.



May 2011 Yard of the Month Winner

A Little Paint Goes a Long Way

Have you driven down Maiden Hair Drive lately? Or perhaps turned around in Sparkling Water Court? If so, then hopefully you noticed the mailbox improvements that have taken place in these areas. The trend—pressure washing of the post, followed by several coats of white paint, and topped off with the addition of black metal house numbers—began in the Sparkling Water Court cul-de-sac. Several Maiden Hair residents, including several members of the current Board, saw the change and thought it was a nice improvement. In addition, the purchase of a single can of white exterior paint provided coverage for about ten homes.

Another quick and easy improvement is refurbishing the 'brass' portions of your exterior lights. Seven years in the weather has left most of these tarnished and dingy. A couple coats of glossy black spray paint can add life and beauty to this aging aspect of many homes. Black spray paint can also help with the mailbox portion of the first project.

Perhaps you and your neighbors should pool your resources and buy some paint to share. What a wonderful visual difference it makes!



The Votes are In, Only Three Chances Left to Win

The first two months of the summer began with an award for two hardworking Broad Run Oaks residents. They were nominated for and won the Broad Run Oaks Yard of the Month contest.

The May award went to Dan & Jen Novitsky for their home at 8385 Tenbrook Drive. The Novitskys have lived in Broad Run Oaks for five years. Dan has been working hard to improve and maintain the yard and landscaping ever since they moved in. They, their girls (Janelle and Courtney), and their neighbors were all excited about the award.

The Walkers at 12205 Rainy Day Way received the June award. Dan & Cheryl Walker moved to Broad Run Oaks in 2003. Merrifield Garden Center assisted in their recent landscape modifications. Cheryl noted that being from the North, she is very excited to see all the things that grow here in Virginia and enjoys the wildlife such growth attracts.

Congratulations to the initial award winners for the year. Remember, anyone can nominate a home for yard of the month, simply email the Board (hoa@broadrunoaks.com) with the subject line 'YOTM Nomination' prior to the 5th of each month of the contest, which ends in September. Additional details on the Yard of the Month contest, as well as prior winners, can be found on our community website.

Good Luck, Everyone!



June 2011 Yard of the Month Winner

Committee News

Architectural Review Committee

by Mike O'Loughlin, Chair

The ARB continues to see more and more beautiful homes in our community, so please keep up the good work. For those who have not been doing quite as good a job as your neighbors with the upkeep of your homes and yards, the ARB inspectors are conducting inspections every month through the summer and autumn months to help you find those things that need to be taken care of. As a reminder, initial violation notices carry no penalty as long as you take care of the issue within the allotted timeframe. However, if you receive a violation notice for an item that can not be handled in a timely manner due to constraints of some sort (i.e., time, money, weather conditions, etc.), simply contact the ARB (arb@broadrunoaks.com) to discuss the problem or ask questions.

With the hot summer months now upon us lawn care will become vital. Dead spots are starting to appear in some yards and weeds are beginning to take over others. As a reminder, each homeowner is responsible for the grass strip between the sidewalk and the street. So, when you edge along the sidewalk don't forget to edge the curb along the street. Most folks remember to mow their lawns, but many forget to weed whack garden areas, along the front and sides of their homes, or around trees and mailboxes. Trees near sidewalks should be checked to ensure branches do not hang too low, acting as a hazard for those walking by. Homes with front doors exposed to the weather tend to need touch up paint more often as well as garage door frames. Lastly, trash bins cannot be stored in driveways or open areas along the side of homes, so please store them out of view on days trash is not being picked up.

Two additional issues that homeowners have asked me to include in this article concern pets and speeding. Please be a responsible pet owner and good neighbor by properly managing your pets—don't allow them to run free in the community or bark excessively, and always clean up after your pets, especially in common areas and on other peoples' property. Secondly, be mindful of your speed within the neighborhood. The wide areas on Tenbrook Drive seem to be the most tempting, so please obey all traffic signs and refrain from speeding. Let us all have a safe and wonderful summer.



Goonies After Dark

A balmy Saturday evening in May was the setting for Broad Run Oaks first ever Movie Night. A screen was set up at the tennis courts and residents were invited to bring their blankets and chairs out to enjoy a movie under the stars. Approximately 70 residents, including children, enjoyed the provided popcorn and beverages while watching a showing of the 1980s classic, *The Goonies*. Due to the good showing and the even better feedback, we will repeat this terrific event two more times this summer, once in July and once in August.

Remember, events like this are announced via this newsletter, our website, and our FaceBook page. Reminders are also placed on community signs, usually the week prior to the event. You can also contact social@broadrunoaks.com if you are interested in joining the committee or just volunteering at events, we would love to hear from you. If you do not have time to join or volunteer, we at least hope you and your family will attend our upcoming events—we look forward to seeing you there!

Looking for more Broad Run Oaks information or have something to share with the community?

Visit our website (www.broadrunoaks.com) or



(<http://www.facebook.com/pages/Broad-Run-Oaks/163709803643269>)

Helping Hands

by Karen Decker, Chair

Anyone who is a garden enthusiast can understand how one's green thumb results from many planting mistakes throughout the years. Although not an expert, I have certainly had my share of gardening woes. During this past spring, my beautiful cherry tree—JJ (Jimmy Junior) of seven years—has not been feeling so well. Okay you can laugh, but I am sure I am not the only one who has a name for their "garden beauties." Being that my JJ is now under the weather, I have had this incessant need to find any information I can to nurse him back to health. After doing my research I was surprised of how absolutely necessary it is to properly prune trees to ensure they remain beautiful and healthy gifts of nature. My hope is that my improper pruning methods are not the cause of JJ's underlying illness. In any event, I would like to share some of the knowledge I ascertained.

As our community is now seven years old, one may have noticed tree branches extending over the sidewalks, through the fences, or into another neighbors yard. To confine growth and maintain the beauty of your trees consider pruning a branch if it meets any of the following criteria:

- Dead, dying, or severely diseased branches
- Sprouts forming at the base
- Branches growing toward or across the tree's center
- Crossed limbs that rub together or may rub in the future
- Upright branches that compete as secondary trunks or may develop into additional trunks
- Nuisance growth (i.e., the branches interfering with sidewalks and extending through fencing)

The two most common types of pruning methods are crown thinning, and crown raising. Crown thinning is used for hardwoods and is done by selective removal of branches to increase light penetration and air movement. Crown raising is the practice of removing branches from the bottom of the crown to provide clearance for pedestrians and vehicles.

Cutting and timing along with the proper tools is the key to good pruning. Always cut back a branch, twig, or bud in the direction you want the tree to grow. Make sure you cut outside the collar (where the branch originates from the trunk) without leaving a stub. Pruning can be done on conifers anytime of the year, whereas trees that flower in the spring should be pruned right after flowering and the summer flowering trees along with the hardwoods should always be pruned during the dormant season.

I hope this information will prevent you from what has happened to my beautiful JJ. Maybe with all that I have learned, I will be able to get to the root of the problem with JJ and next year, I will once again be able to take in the breathtaking display of his spectacular cherry blossoms. As always, if you need assistance or advice on pruning your trees you can always contact helpinghands@broadrunoaks.com.

Why try to explain miracles to your kids when you can just have them plant a garden – Robert Brault



Peter Rabbit Left Some Golden Eggs

On a Sunday afternoon in May, some of Broad Run Oak's youngest inhabitants came to the tennis courts armed with baskets and bags. They were pleased to discover a multitude of eggs and prizes hidden in and around the tennis courts. The rain did not dampen the excitement as kids and parents searched for the six prize-winning golden eggs.

The Easter Egg Hunt was planned and set up by the Social Committee, which is chaired by Melanie Smallwood. The hunting grounds were divided into three age groups: under 2 years old searched within the tennis courts; the 3-7 year olds hunted to the left of the tennis courts; and ages 8 and up were given the large area surrounding the parking lot. Snacks were provided when the searching was finished.

Homeowners who attended seemed to enjoy themselves, and the sense of community was demonstrated as children shared eggs with others who came to the event a little too late to find their own. Additional pictures of the event can be found on the Broad Run Oaks FaceBook page



Open Space Ric Seaman, Chair

Sweet summertime! The warm air and bright sunshine seem to make everyone want to get out and about. Hopefully you have noticed and are happy with the summer plantings at the entrances to the community—additional begonias and knock out roses were planted this year to provide a more robust 'pop' of color. The planting in front of the community sign on Sierra Sunset was also recently redone to ensure that area had some color and flare for summer.

Please take the time to report any common areas of our community that are in need of additional attention or that are being missed by the mowing crew to the Open Space Committee (openspace@broadrunoaks.com). Remember, we are here to ensure proper care of these common areas. We wish you a safe and fun-filled summer!

Larceny On the Rise Across Prince William County

by Karen Decker, Neighborhood Watch Coordinator

The PWC Police Department has reported that so far this year there have been more than 800 incidents of automobile larcenies in our county. The majority of these thefts have occurred because vehicles were left unlocked. Leaving money, laptops, IPODs, GPS devices, or other valuable items in your car allows opportunity to "come knocking" at the (car) door for those who feel the need to commit these crimes.

Just recently there was a devastating fire incident involving two parked cars, which the homeowners believe may have been left unlocked. The incident occurred at approximately 2 a.m. and although the cause of the fire is still undetermined, the fire marshal's office believes the blaze began in one of the cars. In addition to both cars being fully engulfed by flames, the fire spread to the front of the home causing an estimated \$70,000 in damage. Thankfully, the fire never made it inside the home and, more importantly, no one was injured by the blaze.

Please keep this event and the increased larcenies in mind and make it a point to practice **T.L.C.**, as recommended by the PWC Police:

- **Take out your Valuables.** Whenever possible, leave your valuables at home. If you must take valuables with you in your vehicle, be sure to place them in the trunk before arriving at your destination.
- **Lock your Vehicle.** Do not give would be thieves easy access to your car.
- **Close Doors and Windows.** Open doors or windows serve as an invitation and creates the opportunity for a thief to enter your automobile quickly and quietly. Take the time to make sure everything is closed.

According to the PWC Police Department, not all larcenies from automobiles are being reported. Without sufficient reporting, the police will not realize there is a problem in or around our neighborhood. Please remember to report any suspicious activity to the PWC Police Department using the appropriate number:

Emergency: 911

Non-emergency: 703-792-6500



Enjoy your summer!

Community Contacts

Board of Directors

Paul MacDonald.....President
Jim Decker.....Vice President
Debby Riplinger.....Secretary
Brian Tower.....Treasurer
VACANT.....Member-At-Large

hoa@broadrunoaks.com

Management Company

Armstrong Management Services, Inc.
3949 Pender Drive, #205
Fairfax, VA 22030
telephone: 703-385-1133
fax: 703-591-5785

customerservice@armstrong.net

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 Fall 2011. Article topics and suggestions will be accepted until September 25th. Submit ideas and/or inputs to Paula MacDonald, *The Oak Leaf* editor and Communications Committee Chair at:

communications@broadrunoaks.com

Broad Run Oaks Homeowners Association
c/o Armstrong Management Services, Inc.
3949 Pender Drive, #205
Fairfax, VA 22030

From the President:

Fellow Residents,

I hope you are all enjoying your summer thus far. I wanted to take a few minutes to provide a couple reminders to help ensure Broad Run Oaks is the best community in Gainesville—both in appearance and in function.

Street parking is fast becoming a serious issue. The width of some of our streets is already a concern with the large vehicles many of our residents drive; add to that a car parked along each side of the street and there is often only room for a single vehicle to pass. In addition, children should be reminded about road safety (i.e., look both ways before crossing, don't play in the street, etc.). The vehicles parked along the curb make it even more difficult to see small children who are trying to cross the road. Please park in your garage and/or driveway. If you must park in the street, please ensure you are doing so in front of your own property, since parking in front of your neighbor's home could lead to problems and/or conflict.

Another issue of concern is property maintenance. It is obvious as you drive around the community which residents take pride in their homes. If your neighbors are not doing their part, please speak with them. Perhaps they need assistance or just do not understand how to care for their property. We have a few streets within the community that are not doing their part. As a reminder, the ARB does monthly inspections and the Board will ensure violation notices and fines are sent when necessary. Some homeowners have had to learn the 'hard way'—money out of their pockets—that we are serious about property maintenance in Broad Run Oaks.

The final note is a positive one. It is feasible for us to have a pool and clubhouse within our community. However, we will need to have two-thirds of the community agree to the plan at the annual meeting this year to make it a reality. The Board is working on the financial analysis and will have final results and estimates prepared for consideration prior to the vote during the annual meeting, which will be held in either September or October. We will again have an end of summer barbecue in conjunction with the meeting, including door prizes for adults and children. I hope to see you all either at an upcoming movie night or at the annual meeting. Enjoy the rest of your summer.

Sincerely,

Paul MacDonald
President, Broad Run Oaks HOA

Page 4



Please join us at an upcoming community event – there will be a Movie Night in July and August, followed by the annual meeting and end of summer BBQ in September/October