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SUMMER 2008

OAKLEAVES

SOUTH RUN OAKS NEIGHBORHOOD NEWS

Message from the President:

Fellow South Run Oaks homeowners,

As summer carries us beyond the midpoint for 2008, I have been reflecting back on my service to this community. I have served on the Board of Directors (BOD) since 2001 when I was asked by my neighbors to volunteer.

Making many improvements in the efficiencies of the BOD since joining, I feel the higher level of communications through the website and email lists, along with the funneling of all SRO correspondence through our management company, is positive in many ways. While other improvements can be seen in the amenities that we have maintained, including the pathways and the tot-lot, we are not going to rest on our laurels. Look for additional improvements to the tot-lot for this summer to include additional equipment along with the maintenance of some of our natural trails.

Other recent changes in the way we manage our community include the hiring of a paid Architectural Review Board (ARB). After many years of successfully managing this function with volunteers, the scope of work in an aging community got to be too large. Based upon the feedback received from homeowners, we made the investment in a paid service, investing in the look and maintenance of the high standards we all agreed to when purchasing our homes in SRO.

With the new ARB in place, we formed a committee called the Building, Modification, and Change Committee, or BMAC for short. The BMAC is tasked with approving or denying applications for building or modifications on properties within SRO. They also perform inspections for resale and hold hearings of matters relating to the Covenants and Guidelines. The BMAC is made up of three members who reside within SRO and have many years of experience between them.

Speaking of modifications and changes relating to one's property, please check the Covenants and Guidelines before you start that summer project. While the Guidelines are structured after the Covenants and can be changed from time to time to reflect updates in technologies and building materials, the Covenants have been in place since

SRO was founded. A copy of these documents was made available for each homeowner at settlement. If you need a copy of either, or would like an application form for your next building project, please contact our Community Manager.

The "look" of SRO overall, is one that is considered pleasant by most accounts. There are however, a few items that have come up at the past few meetings.

Tall lawns or lawns cut in the front but not the back, create a nuisance both visually and physically to neighbors.

Weeds and dead trees are other concerns along with overgrown trees and bushes along sidewalks and streets. Please take a hard look at your property and see if there is anything that might be in need of attention.

Our Property Manager drives through SRO weekly, and is tasked with looking for issues within the bounds of our written Covenants and Guidelines for compliance.

Additionally, the two largest "eyesore" issues that have been reported to the BOD by homeowners are trash cans being left in plain sight (when it is not a pickup day) and yard debris being placed out at the curb, well before Tuesday night for our Wednesday pickup.

The ARB and BMAC who each have been documenting the occurrences at homes who are in violation of this published rule, have begun to schedule hearings for repeat violators. Your voluntary compliance is requested, to keep SRO looking beautiful and uncluttered.

In closing, please feel free to contact me through the management company with your ideas and feedback for the community. We have a full BOD with enthusiastic members who look forward to working for you! Whether you have a request for services or an idea on how to improve our amenities, we welcome your input. One may also join the SRO BOD at our monthly meetings, which are held the second Tuesday of each month at Christ Church. Contact Management for specific time and trailer locations.

Chris Chessnoe
President SRO BOD

SRO Board of Directors

Chris Chessnoe president	unlisted
John Nyce VP	703-690-3506
Debbie Barker secretary	703-690-8442
Joe English treasurer	703-493-9431
Tory Smith director	703-690-4386
Ron Sandler director	703-690-4165
Bill Finkel director	703-690-4998
Deborah Korte director	703-690-2787

southrunoaks@verizon.net

www.southrunoaks.com

The community manager of South Run Oaks is Cardinal Management Group, Inc. at 4330 Prince William Parkway, Suite 201, Woodbridge, VA 22192.

Some of the people home owners may need to contact:

Community Manager

Don Mazzei

703-569-5797, X5005

Fax: 703-866-3156

E-mail - d.mazzei@cmgmt.com

Assistant Community Manager

Marya Unrath

703) 569-5797, X5007

m.unrath@cmgmt.com

Administrative Assistant (Architectural requests and forms)

Charyl Ferguson

703-569-5797, X5004

E-mail - c.ferguson@cmgmt.com

Accounting Representative

Melody Marks

703-569-5797, X5021

Direct Debit

Jessica Misenko

703-569-5797, X5023

Persons interested in setting up direct debit should contact Jessica Misenko. General information concerning an account balance should be directed to Melody Marks.

The Board of Directors meets the second Tuesday each month at 7 p.m. at Christ United Methodist Church, trailer T-1.

QUARTERLY
HOMEOWNER'S
PAYMENT WAS DUE
JULY 1.

Improvements to Watch for Soon

- Tot Lot: some play equipment will be replaced and more ground cover will be added.
- Nature Trails: some natural trails near the Tot Lot will be repaired/upgraded.
- Seeding: along the Silverbrook entrance.

Keep an Eye on Your Community

The BOD requests that all residents remain vigilant, especially in the evenings, for vandalism and suspicious behavior around the neighborhood, particularly around the Tot Lot.

If you witness or suspect any criminal behavior, please contact the West Springfield police non-emergency number (703-691-2131) and report the incident. Our common areas (including the tot lot and basketball courts) have signs that state that they are off-limits after dusk.

Calling the police does not obligate you to press charges, but simply gives the police reason to canvass the area and may help catch the suspects. Let's try to keep our neighborhood a safe, clean and enjoyable place to live and play.

SAFETY TIPS

Keep your outside lights on all night.
Remember to close your garage door at night.

Get Ready!
The Annual
SRO Yard Sale Is
Saturday, October 4
8:00 a.m. to 1:00 p.m.

Rain date Oct. 5

Get those closets and basements cleaned up!
Kids leaving for college? Sell their stuff! Turn it into tuition money!

Sign up for the
SRO website.
Go to
www.southrunoaks.com
to register.