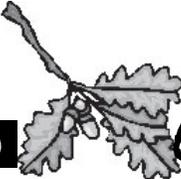


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Autumn 2009 **OAK LEAVES**
South Run Oaks Neighborhood News

Board Meeting Highlights

The volunteer SRO Board meets monthly to address current issues and concerns in the community. Highlights of recent meetings follow:

- Fairfax County has removed debris from the common drainage areas in SRO and is making changes to the drainage pipe system on Oak Stream Court.
- The Board approved funding for police patrols over 5 weekends in August. Many of the patrols have recommended that street lights be added to the community and encouraged homeowners to keep garage doors closed at night and exterior lights on to reduce any potential theft. Painting house numbers on the curb to alert emergency personnel is also a good idea. There were no significant issues reported during the patrol periods.
- A pot hole developed at Monarch Oak and Oak Bridge Lane. Dominion Power was contacted and the pot hole was repaired.
- The SRO ARB Guidelines are under review and will be updated to conform with current law and to hopefully make them clearer and more concise. Any comments or suggestions can be forwarded to the management company.
- Because of continuing disturbance to adjacent homeowners, Dominion VA Power has installed a 16' fence across the entranceway to the power lines that cut through the SRO community. SRO installed bollards on each side to further restrict unauthorized vehicle traffic into this area.
- A stop sign for the bike trail crossing SRO Dr. at Ox Rd. was installed.

Community Yard Sale

The SRO community yard sale will be held on Saturday, Oct. 10 from 8 am to 2 pm. This is the Columbus Day holiday weekend. Collect all your "treasures" to sell to someone else.

No need to register, just join in the fun. Sale will be held, rain or shine! The sale will be advertised online and in local newspapers.

Path Repairs

In a continuing effort to maintain and enhance the community's major resource, the path system, Cardinal Mgt. and the Board identified grading issues with all the paths and assessed the general path conditions. Many of the asphalt paths in the common areas are in various states of deterioration.

Therefore, the Board approved:

- repairing erosion issues at the SRO Dr. path entrance to the bridge by trenching and adding rock;
 - adding six drainage pipes under the path between the above bridge and the tot lot to prevent further erosion of the path;
 - repairing cracks on the *entire* path system by filling and sealing (like you do with your driveway);
 - replacing asphalt where the new drainage pipes were installed.
- These repairs were made to extend the life of the path before major repairs will be required to the paths at a major cost.

SRO Board of Directors

Chris Chessnoe president	unlisted
John Nyce VP	703-690-3506
Shawn Grunzke secretary	703-493-8696
Joe English treasurer	703-493-9431
Ron Sandler director	703-690-4386
Bill Finkel director	703-690-4998
Deborah Korte, director	703-690-2787

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 homeowners 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

David Crone
703-565-5010

E-mail - d.crone@cmgmt.com

Administrative Assistant (Architectural requests and forms)

Charyl Ferguson
703-565-5004

E-mail - c.ferguson@cmgmt.com

Accounting Representative & Direct Debit Setup

Heather Lopez
703-565-5021

Resale Disclosure Certificates

Charyl Ferguson
703-565-5004

Remember to order Resale Documents when selling your home!

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

Quarterly
Homeowner's
Payment is due
Oct 1.

Halloween Parade

Once again, the SRO community will be hosting a Halloween Parade. All are welcome and encouraged to participate. Mark your calendars for Sunday, Oct. 25. Further information will be provided in a separate flyer and on the website.

You Need to Know What's Happening....Now!

Occasionally SRO needs to notify homeowners about an important issue or piece of information. This is done via an email alert. If you have not already signed up for these, please visit the website to register your email address. SRO promises not to overwhelm you with emails. (FYI – the website has a wealth of community information; visit it and see what it has to offer.) <http://southrunoaks.com>

Neighborhood Lighting Survey

In response to requests from homeowners to install street lights in SRO, the Board has been investigating what such a project would entail and its cost. Different options of where to place street lights have also been looked into, such as at school bus stops only. Dominion VA has indicated that the cost of the lights would be \$2,500-\$5,000 per light depending on the placement within the community. The lights would be similar to the lights installed on Chapel Oak Dr. The funding for this project would mean a special assessment to all homeowners in SRO.

You should have received by mail a survey asking for your input as a first step in providing information and gauging interest in the Board further investigating this issue. Please respond to this survey by Oct. 15.

Thanks to the Volunteers

Due to significant trash buildup throughout the SRO common areas, a clean-up day was held in order to get the community involved in collecting trash along drainage areas and the creek.

On August 15, 12 SRO adults and children gathered to remove debris and trash. A few hours of these volunteers' time saved the community money by not having to contract this work out. A big thank-you to the following for their effort to improve the community:

Bob Drash and his son
Brenda Cheney, her daughter and son
Joe English and his son
George Korte
Bill Finkel
Shawn Grunzke, his daughter and son

Vandalism in the Community

Several minor incidents of vandalism occurred in the community over the past months: mailbox damaged, cars burglarized and graffiti at the tot lot.

SRO had to purchase a new sign used for neighborhood notifications since the one posted at the Oakington entrance was stolen.

Remember to call the police non-emergency number if you notice any suspicious activity – 703-691-2131.

Reminders!!!

Yard debris Pick-up

Yard debris is picked up on Mondays and should not be put out until Sunday at 6pm.

Regular trash pick-up is on Tuesday and Friday with recycling on Tuesday. (BTW, Fairfax County sells for \$18 a wheeled recycling bin that has a lid. Visit the county's website for more info.)

Architectural Changes

Before making an architectural change to your home, lot or landscape, pursuant to the SRO Architectural Review Board (ARB) guidelines, SRO property owners are required to submit an Architectural Change Application to the ARB. (See SRO Website for detailed information.)

All applications must include a site plan (unless specifically noted) showing the location of the proposed alteration/modification and the effect it will have on adjoining homeowners. Applications that are unsigned or do not contain all requested information will be considered incomplete and returned to the homeowner without consideration.

Recently, the ARB became aware that some homeowners have either started or completed a change/improvement to their property without submitting an application. In addition, some homeowners, while submitting an application, have not enclosed all required information to allow the ARB to fully consider the proposed action.

In these cases, the homeowner's application review may be delayed, or the homeowner may be required to undo any work that has been performed if not approved by the ARB.

If you have questions or are unsure what you need to submit, and to prevent delay in ARB review, contact the management company.