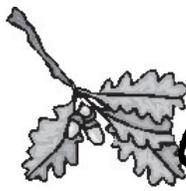


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Spring 2010



Oak Leaves

South Run Oaks Neighborhood News

Board Meeting Highlights

The volunteer SRO Board of Directors meets monthly to address current issues and concerns in the community.

Highlights of recent meetings follow:

- Future BOD meetings have been scheduled through the end of the school year at Silverbrook Elementary School.
- The SRO new legal council, Chadwick, Washington, Moriarty, Elmore & Brunn, PC, is reviewing the SRO Governance and Bylaws to ensure they reflect current statutes. Any recommended re-write will require 75% approval by the homeowners.
- The updated SRO ARB Guidelines are in the final review stage by the BOD and will be presented at the Annual Homeowners meeting on April 27.
- As a result of several homeowners' requests, the Board has decided to begin the process to change the Association's current Declaration of Covenants, Conditions, and Restrictions to allow the Association to lease common areas without restrictions. The current Declaration requires that a lease of common area must be "only to non-profit organizations."
- Grass at the main entrance and the community field has been damaged by Dominion Power, who agreed to make all repairs this Spring.
- VDOT is required to replace the bike trail stop sign at Rt 123 with one that is consistent with the rest of the bike trail.
- There are some areas of the recently repaired common trail from South Run Oaks Drive to the bridge that require rework. The contractor has been delayed due to weather and required material, but should be able to fix it shortly.

Annual Homeowners Meeting

The Annual Homeowners Meeting will be held on April 27, 2010 at Silverbrook Elementary School starting at 7:00 PM. There are two openings on the Board which will be selected at the meeting.

Spring is Coming



Architectural Review Board Spring Inspection 2010

ARB Guidelines & application forms are available online at www.southrunoaks.com.

Things the ARB will be looking at most heavily during the spring walkthrough and throughout the year:

- Lawn maintenance, including grass height (6 in), weed control, and sidewalk/curb edging.
- Mailbox posts-style/ condition
- Trash can(s) storage (out of sight until after 6 p.m. the night before pickup).
- Yard debris—for pickup; do not place out BEFORE Sunday night. If you have a lawn service, remind them to store debris beside your home (out of sight), prior to pickup.
- All general repairs to the exterior of the home.
- Mold on siding—pressure washing is effective at cleaning.

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

Heather Lopez
703-565-5021

E-mail - h.lopez@cmgmt.com

Cardinal now accepts online payments. We accept MasterCard, Visa, bank debit cards and direct online payments. Go to www.cmgmt.com, select online payments and follow the instructions.

The Board of Directors meets the second Tuesday of each month at 7 p.m. at Silverbrook Elementary School.

Quarterly Homeowner's Payment is due April 1.

Springfield District Community Parking District (CPD) Approved

On March 10, 2008, the Board of Supervisors approved an amendment to the Fairfax County Code 82-5B to allow for a new process that can be used to create a large area CPD. This process augments the current petition based process which is still in use. In all cases, restrictions only apply to public streets in residential areas within any CPD.

On February 23, 2010 the Board of Supervisors approved the [Springfield CPD](#). The geographical area is the entire Springfield Magisterial District.

The CPD restricts the following vehicles from parking on state-owned roads in Springfield District:

- * Boat Trailer
- * Watercraft (boat)
- * Motor Home
- * Camping Trailer
- * Trailer or Semi-trailer, even if attached to a vehicle
- * Vehicle \geq 3 axles
- * Vehicle with a gross vehicle weighted rating (GVWR) \geq 12,000 lbs

Vehicles temporarily parked (for up to 48 hours) for the purposes of loading, unloading or preparing for a trip are exempt from these restrictions. For more information on CPDs and exempted vehicles visit the county website

at: http://www.fairfaxcounty.gov/fcdot/large_cpd.htm

South County Middle School

On February 17, 2010, the Fairfax County School Board voted to award the contract to build the separate South County Middle School (SCMS).

This is great news for our community because it should reduce overcrowding at South County Secondary School (SCSS), which can only have a positive effect on the value of our homes. When the SCMS opens, grades 7-8 will be moved to SCMS from SCSS, and SCSS will become South County High School (SCHS), which is what the building was designed for. The location of SCMS next to SCHS should provide advantages, including the possible joint use of athletic fields.

The SCMS may open as soon as January 2012, according to the 2010-2014 Capital Improvement Plan (CIP) of the Fairfax County School Board. This of course depends on whether Mother Nature cooperates, and a number of other factors.

Community Safety & Security

- In response to some spurious activity in one of our neighboring communities, the BOD requests that all residents remain vigilant, especially in the evenings, for vandalism and suspicious behavior around the neighborhood.

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.

- There have been incidents where cars are seen either speeding through the community, especially on Oak Hollow Lane and South Run Oaks Drive, or not stopping at STOP signs. Recently, it's been observed where cars are not stopping for school buses either picking children up or letting them off. Unfortunately, many of these violators are our own homeowners.

With the weather becoming warmer and the days longer, there are more people and dogs out. If you are one of those doing any of the above, PLEASE change your behavior and protect our children and pets, not to mention fines, loss of driver's license, or jail time for you if someone is injured or worse.

Remember to call the police non-emergency number if you notice any cars speeding or not obeying the STOP signs – 703-691-2131. Cars illegally not stopping for school busses as required must be reported by the school bus driver.

Neighborhood Complaints

- Recycling material not secured, blowing around. Homeowners need to ensure their recycling material is secured, especially in high winds.
- Dog poop on homeowners' grass, on sidewalks, and disposed in tot lot trash cans. Dog owners and walkers should pick up dog poop from their dogs and dispose of it properly, preferably not at the tot lot.
- Motorized vehicles (bikes) illegally on paths. Parents need to see to it that their children do not take their motorized vehicles on the path.