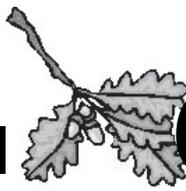


### Sign Up for E-Mail Alerts

To get email updates register your email address on the website or send a request through the website <http://southrunoaks.com>

Spring 2012



# OakLeaves

## 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:

- *Officers' Reports:* FIOS is now available to order the southern section of SRO. If you are interested in this service, click on the link below where you can sign up for FIOS.

<http://www22.verizon.com/?>

The spring annual meeting will be held in May instead of April. The specific date and location will be announced soon.

In 2010, the SRO Guidelines were amended and may include several changes of interest (see SRO website, <http://southrunoaks.com>)

VDOT has been observed replacing stop signs in the community.

- *Open Space:* Spring is here and our beautiful community is coming alive again with flowering bulbs, magnolias and shrubs and greening lawns. Our grounds crew has begun work on the entrances to our community. They completed mulching and will soon begin renovating the Silverbrook entrance and planting annual flowers at the Ox Road entrance. They are also looking at how to control the abundant weeds we already have because of the early warm weather.

Our streams, trails, bridges, basketball courts and tot lot are great amenities for residents to enjoy, and they add value to our properties. We will soon add to the SRO website a map of these areas and connecting trails to other parts of Fairfax County.

Those who live near the streams and walk the paths have noticed ongoing erosion in the stream beds over the years. Unfortunately, late last summer the heavy rains caused severe erosion. Fast running water overflowing the retention pond undermined the asphalt path below the

### Board Meeting (cont.)

pond and one of our bridges needs repair. The SRO HOA is responsible for maintaining these areas with funds from your quarterly assessments. We are evaluating proposals from several companies to control future erosion and repair damage. The cost to do everything necessary will likely be in the \$30,000 to \$40,000 range, and we will start work later this year with the most critical needs.

- *Financial:* There were no variances in any of the accounts & all budget line items are within budget. CMGI will provide a recommendation for moving Reserve money into CDs to receive better interest for selection of a contractor to complete drainage and erosion work in the community.

- *Architectural/BMAC:* Springtime is for sprucing up! The ARB will be doing a Spring Walk Through in early April for the annual in depth look at all properties. Of special interest this year will be fences (their age results in sagging fence lines and dropped fence rails); moss or "green stuff" growing on the north side of homes and roofs (a good power washing will clear it up); mail box standardization (check the ARB guidelines on line, or e-mail or call us for the details if you are going to replace your mail box, or mailbox post); and the maintenance of the lawns (some of the lawns are mowed weeds – if the infestation is too significant, you may be in for a notice of maintenance). The neighborhood is in general in very good shape – we need a few tweaks to keep it that way.

As a general practice, CMGI will issue a formal letter to homeowners that deny incomplete ARB applications and states what is required for it to be considered a proper application.

### SRO Board of Directors

Chris Chessnoe President	unlisted
Debbie Eatherly VP	703-690-7101
Shawn Grunzke Secy	703-493-8696
Joe English Treasurer	703-493-9431
Bill Finkel Director	703-690-4998
Bill Derasmo Director	703-495-9972
Beth Walton Director	703-493-1039

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

#### Community Manager

David Crone – 703-565-5010  
E-mail - [d.crone@cmgmt.com](mailto:d.crone@cmgmt.com)

Cardinal now accepts online payments. We accept MasterCard, Visa, bank debit cards and direct online payments. Go to [www.cmgmt.com](http://www.cmgmt.com), select online payments and follow the instructions.

### Advertising/Classified Ads

The Association is looking to add advertising/classified ads beginning in the spring newsletter. If any homeowner is interested in placing an ad or a full advertisement, or knows someone in business that is interested in placing an ad or a full advertisement, don't hesitate to contact Management.

The Board of Directors normally meet on the second Tuesday of each month at 7 p.m. at Silverbrook Elementary School. July/August meetings are held at Christ Church across the street and all are welcome.

Quarterly  
Homeowner's  
Payment is due  
April 1.

## Dedication Service for Ron Sandler

A memorial bench has been installed in memory of Ron Sandler. A dedication service will be held at the tot lot [on April 29<sup>th</sup> at 7:00 PM](#). In addition, Leslie Sandler will host a Dessert Open House at 8000 Oakbridge Lane immediately thereafter. All homeowners are invited to attend both the dedication and open house. Ron was a truly outstanding member of the SRO Board of Directors, which he served since 1995. His work helped make the SRO Community a better place to live. He will be missed.

## SRO HOMEOWNERS ASSOCIATION SPECIAL MEETING FOR THE PROPOSED AMENDMENTS TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

**Tuesday, November 15, 2011  
Halley Elementary School – 6:45 PM**

**PRESENT:** President Chessnoe, Vice President Eatherly, Secretary Grunzke, Treasurer English, Director Finkel, Director Derasmo and Director Walton

**BY INVITATION:** Dan Streich, from Chadwick, Washington, Moriarty, Elmore & Bunn, P.C.

**CALL TO ORDER:** There being a quorum present, President Chessnoe called the meeting to order at 6:45 PM at Halley Elementary School.

**PURPOSE:** Proposed amendments to the Declaration of Covenants, Conditions and Restrictions were provided by community members and the Association attorney. According to the Bylaws of the Association, in order for the proposed amendments to be adopted, they must be approved at a special meeting of the Association by at least seventy-five percent (75%) of all homeowners. The purpose of the special meeting was to conduct a vote of the Association.

**MEETING GOAL:** Determine if the Homeowners agreed with the proposed update to the Declaration of Covenants, Conditions, and Restrictions.

**MEETING RESULTS:** The South Run Oaks Association Board of Directors Secretary, Shawn Grunzke, with the assistance of two homeowners, collected and counted the votes. A total of 81 homeowner votes were registered. This was less than the 75% (226 votes) required by the Association Bylaws. Therefore, a “No Vote” was registered. The Board of Directors determined that the community was properly notified of the proposed amendment and responded. Based on the outcome, the Board of Directors elected to close the issue.

**ADJOURNMENT:** President Chessnoe adjourned the meeting at 7:15 PM.

## Now is the time to begin planning for your spring garden and landscape needs

Crosspointe Chronicle – Ellen Peterson

### Re-seed or overseed your lawn

Early spring is an appropriate time of year to re-seed or overseed your lawn. Warm, moist conditions are excellent for grass seed to germinate and develop a strong root system before the summer heat arrives. For further information, refer to the VA Cooperative Extension Web site, <http://pubs.ext.vt.edu/430/430-532/430-532.html>.

### Aerate or dethatch your lawn

This is also a good time of year to aerate or dethatch your lawn. The process of aeration uses a machine to pull 2-4” plugs or cores from the soil to reduce compaction and allow water, air and nutrients easier access to roots. Dethatching is a process of thinning to remove thatch that is over ½ inch thick and to allow better water and nutrient penetration. Don’t operate these machines when the ground is really wet. They will leave large compaction marks that are difficult to eliminate.

### Apply herbicides

#### Pre-emergent

- *If your lawn has had a large number of weeds in past years*—March and April are the appropriate months to apply a pre-emergent herbicide before the weeds germinate. These weeds include crabgrass, goosegrass, foxtail, barnyardgrass, violet, ground ivy, crimson clover, and oxalis. A popular rule of thumb says to apply crabgrass killer before forsythia blooms fade.

- *If you have seeded your lawn*—you should **not** apply a pre-emergent herbicide as it will also prevent the grass seed from germinating.

#### Post-emergent

After weeds have germinated, a post emergent herbicide is recommended for use. If your lawn has been relatively weed free, then consider not applying chemicals at all. It is certainly the best solution for the environment but, of course, it depends on how many weeds you are willing to tolerate.

### Do NOT fertilize lawns now

Spring is **NOT** the time to apply fertilizer to your lawn, especially if you gave the turf a feeding this past fall. This weeds. Too much fertilizer increases susceptibility to disease, insects and environmental stress. When Nitrogen in the fertilizer is released quickly into the soil, it leaches into the groundwater, polluting it and ultimately the Chesapeake Bay.

### Cut back ornamental grasses

Foliage of Liriope in your garden can be cut back now to a height of 2-3 inches. Ornamental grasses can also be cut to the ground if you haven’t already done so.