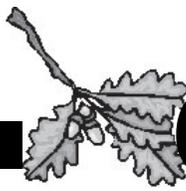


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Spring 2016



Oak Leaves

South Run Oaks Neighborhood News

2015 In Review

Every month your volunteer SRO Board meets to discuss and review items of concern to our community – from architectural standards to planning holiday events, from adding to, or making investments to maintain SRO's assets to sending out notices for lack of payment or not keeping homes compliant with SRO Guidelines. The following are key highlights of the past year.

- The section of trail from the tot lot to the "Finkel Bridge" off SRO Drive was repaved in the fall.
- New plantings/trees were installed at the front entrance marquee. Additional landscape "uplighting" was also installed to highlight the new features in a dramatic light. A front entrance irrigation system was installed to water the plantings in SRO entrance off Route 123.
- At the Oak Bridge Lane trail near the SRO community field, the curb was cut and an ADA-compliant ramp installed.
- The Architectural Review Board sent 24 letters requesting fixes to resident homes (e.g. cleaning mildew from exterior of home). Thank you to the majority of residents who took care of the issues.
- The sidewalks have still not been repaired by VDOT after months of nagging. VDOT will not have new contracts until the summer, and we hope our sidewalks are included this year.
- The BOD renegotiated Mgmt. services this year saved the community \$5,000/yr., going forward. With help from Cardinal Management, fees for trash service were reduced and, the BOD approved a nominal increase in open space contracts. These actions helped to keep your quarterly assessment fees at the same rate for the past two years.
- Several trees throughout the year were removed from open space when found to be dead or decaying. If you know of a tree which should be removed, please contact Management.
- SRO held its annual Halloween parade with the South Run HS Band. The community raised \$320 with half going to South Run HS and half going to Fairfax County Fire. The event was featured on the front page of the Connection newspaper and had the most participation in many years.

2015 (cont.)

- The Annual Holiday Light contest awarded \$50 AMEX gift certificates to five residents. The winners were:
 - 7908 Oak Hollow
 - 7987 Oak Bridge
 - 7994 Oak Bridge
 - 8062 Oak Crest
 - 9599 Oakington

2016 Plans

South Run Oaks homes were initially built in 1986. During this time a trail system, tot lot, and two basketball courts, and a pair of marquee signs were added to our community. These 'assets' require periodic maintenance. Of note, our community has a stream running through it which has some degree of erosion.

While the association addressed the lower stream was addressed a few years ago, the upper portion, which is about 150 ft. long, needs attention this year to prevent further erosion. Also in need, the tot lot that was built in 2000 did not have proper drainage and needs to have some work performed this year.

The SRO Board is currently weighing proposals to fix the tot lot walls that are bowing and adding drainage pipes and fixing the stream erosion.

Should you have comments or ideas on ways to improve or make your community an even better place to live, drop the BOD a note.

Quarterly Assessments:

Each quarter, South Run Oaks HOA quarterly assessments are due. April 1st is the next cycle. Don't want to write the checks each quarter and mail? Sign up for electronic funds transfer. Please contact Cardinal Management Group's accounting team for details.

Get The Latest News, Faster Electronically:

Throughout the year, when a matter of information needs to be communicated to homeowners, we often use the SRO E-mail list. Stay current, and get on the list by simply creating a log-in on <http://southrunoaks.com>.

Key Contacts

SRO Board of Directors

| | |
|---------------------------|--------------|
| Chris Chessnoe, President | |
| Shawn Grunzke, Director | 703-493-8696 |
| Terrance Moran, Secretary | 703-690-7755 |
| Joe English, Treasurer | 703-493-9431 |
| Edward LaChanse, VP | |

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

For all community issues please contact:

Community Manager

Ray Venero
703-565-5251
E-mail – r.venero@cardinalmanagementgroup.com

Administrative Assistant

(Architectural requests and forms)
Amy Petrovitch
703-565-5035
E-mail - a.petrovitch@cardinalmanagementgroup.com

Questions about assessments and payments:

Accounting Representative & Direct Debit

Cathy Lunsford
703-565-5026
E-mail – c.lunsford@cardinalmanagementgroup.com

Cardinal accepts online payments via MasterCard, Visa, bank debit cards and direct online payments. Go to: www.cardinalmanagementgroup.com

Monthly Meeting Reminder

7 PM First Wednesday
Silverbrook Elementary School

SRO Bridge Dedication:

This spring, the BOD will install a plaque at the bridge located off South Run Oaks Drive, dedicating it to Bill Finkel and his two-decades of service to the community he loved.

A longtime ARB Committee Member and Director on the SRO BOD, Bill passed away in Feb 2016 due to complications from several strokes.

Bill had drafted the original SRO ARB Standards when the community was brand new, and off and on he volunteered over the years in many capacities. Bill was very analytical and always gave his perspective in a constructive way. We appreciate his years of service and will recognize his dedication through the installation of the plaque on the bridge which was directly behind his home.

2016 Snowzilla:

In January, winter finally arrived with a vengeance. With around 2 feet of snow in 24 hours the end of January, an unprecedented level of snow fell in the South Run Oaks community.

- We learned that VDOT changed their snow removal maps. This means that the west side of SRO was plowed yet the two contractors assigned (by VDOT) to the east side had abandoned the job. The issue was raised to VDOT management who sent four contractors, plus additional equipment to clear the streets.
- We thought we had the issue resolved yet the same snow removal pattern arose on 2/9. Again, we raised our concerns to VDOT.
- To help contractors in snow-removal PLEASE park your car(s) in your driveways.
- Numerous compliments were received on how the BOD achieved results – often by becoming the squeaky wheel with VDOT. We appreciate the recognition.
- There were also some complaints received – particularly after VDOT piled snow on sidewalks. VDOT owns the sidewalks and given that it's their space, they elected to pile snow there as they cleared most roads, curb-to-curb.
- While clearing sidewalks is neighborly and appreciated, it is not a county or state requirement. The SRO BOD especially appreciates those who shoveled the school bus stops.

Open Space Dumping:

- As a reminder, do not dump yard debris in the common areas along the Association's pathways and open space areas – including wooded areas and under power lines.
- Please place yard debris out (No sooner than Sunday afternoon) for Monday pick-up, which is the designated yard debris pick up day for South Run Oaks.
- Your trash service fees cover this cost, and are included in normal pick-up schedules.
- Dumping debris in the creek causes environmental issues and added expenses for the Association.
- Regular trash service is Tuesday and Friday each week, with recycling on Tuesday.
 - Do not place your containers out until the night before pickup.
 - After trash pickup, your container(s) **must** be kept out of sight.
 - This does not mean on the side of your home. You **must** completely hide your containers from view.

Speaking Of Dumping:

- There continues to be a problem with homeowners allowing their pets to defecate and urinate in yards, including sidewalks and open space pathways.
- For obvious health reasons, and to eliminate the piles of mess in yards along common walking routes, we need your cooperation.
- Please pick-up after your pet – and take the poop baggie with you.
- Several poop bags have been left in open space areas and in private yards. That behavior is beyond rude, and disgusting.
- Picking up after your pet – it's not only neighborly, but it's the law.

No Soliciting, No Canvassing:

Over the winter, soliciting complaints ceased. However, as with spring, they're sure to reemerge. As you may be aware, there is no soliciting or canvassing permitted within South Run Oaks.

- Pest control companies, meat re-sellers, etc., it doesn't matter if they claim to have a permit, it's not permitted, as our community has posted the No Soliciting, No Canvassing signs at each of our entranceways.
- Several recent solicitors and canvassers were aggressively hocking their products, often refusing to leave.
- The FCPD reminds us, door-to-door sales are a great way for gypsies to peek into your home, or otherwise have reason to be on your property. Caution, this is a warning!
- Should an individual or company solicit or canvass your property, you may call the FCPD Non-Emergency number to report the incident. This number is: 703-691-2131.
- In the spirit of community, the BOD posted the signs with the following understanding – scouting activities and fundraisers, along with school athletic boosters, are the unwritten exceptions to this rule. If not interested in those specific activities, kindly say no – the kids will understand.

SPEEDING and STOPPING in South Run Oaks:

- The perception of speeding continues, especially on South Run Oaks Drive and Oak Hollow Lane. The STOP Sign at that intersection, along with the Oakover and Monarch Oak intersections continue to be ignored, also. Fairfax County Police will continue to monitor in 2016. Please obey the posted speed limit signs, as the FCPD may continue to monitor our community for these issues.
- It's been reported to the BOD, it's the same vehicles every week, day in and day out. And most ARE apparently residents of SRO.
- Please watch your speed – and the STOP Signs.
- We have noticed an increase in illegal parking within the community, especially with perpendicular parking in the cul-de-sacs (courts). Fairfax County Ordinance 82-5-1(a)(2) requires vehicles be parked no less than 10 feet from driveways, and is a ticketable offense. This ordinance is for safety reasons, facilitating access to the driveway for emergency vehicles. Additionally, as we noticed with this winter's snow removal, vehicles parked perpendicular to the curb in cul-de-sacs made snow removal more difficult and severely limited the available location for plows to push the accumulated snow.

As the Board of Supervisors for Fairfax County have noted, neighborhood parking problems can affect even the calmest neighborhood's quality of life. Please ensure family members and visitors park vehicles in your driveway or parallel to the curb and farther than 10 feet from any driveway.

South Run Oaks Architectural Spring Walk Through:

The Architectural Review Board will be conducting the annual spring walk through in late March, and ARB members will be identified with bright vests imprinted with "SRO ARB."

The most common violations last year were mildew on siding, and missing shutters or rotting wood on exterior trim.

Take a look at the exterior of your home in advance of the spring inspection, and thank you for helping us keep South Run Oaks a community with such high visual appeal.

New Laws in 2016:

The Fairfax County Board of Supervisors recently passed new ordinance for noise issues. In summary, the new rules specify times for certain noise like lawnmowers and leaf blowers, and for other noises which can be plainly heard inside another's home, along with clear definitions for barking dogs, and who to call to file a complaint. The new rules went into effect Feb 17, 2016.

A complete summary of laws can be found here:
www.fairfaxcounty.gov/news2/new-noise-ordinance-passed/



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Other Architectural News:

Last year, the SRO Architectural Standards were updated in cases where materials or technology might have changed, and to streamline other areas of the document.

The latest ARB Standards can be viewed/downloaded from the southrunoaks.com website, or you may request – and pick up a copy at Cardinal Mgmt.'s Office.

Additionally, the application itself was streamlined and can be found on page 4 of this newsletter. **PLEASE REMEMBER**, before you build something, make an exterior modification or change, consult the SRO ARB Standards to see what must have an approved application before construction begins.

It's important to note, the ARB Committee must have time to receive and review your applications. Please do not allow your contractor(s) to begin prior to approval, as some applications may receive stipulations, or in rare cases where the application doesn't sit the surrounding community, it may be denied. Building in advance of an approved application may result in a lot of wasted work and costs.

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