



# The Mainstream

HIDDENBROOK HOMES ASSOCIATION

MAY/JUNE 2009

## Help Clean Up Hiddenbrook on May 30

by Patrick Diehl, Board member

Tired of being welcomed by empty pop bottles and beer cans when you drive into Hiddenbrook from Dranesville Road? It's not only an eyesore and an affront to Mother Nature, but it also has a negative effect on the value of our houses.

Hiddenbrook does not own these strips of land on either side of the entrance road, so we cannot properly use HOA funds to regularly clean the trash in this area. But you can do something! Join the volunteers who will devote an hour (or less) every once in a while to clean up this area. Meet board member Patrick Diehl on **Saturday, May 30 at 9am**, at the steps of the Hiddenbrook clubhouse for a quick cleanup.

Garbage bags will be furnished and we also have two trash pickup sticks that can be used. We have heard urban legends that one or more Hiddenbrook families have already been involved in cleaning the entrance area on an ad hoc basis. If you cannot come but are still interested, send an e-mail to [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com).

Would you like to get emails with up-to-date information about Hiddenbrook regarding Neighborhood Watch, the pool, etc.? If so, please sign up for the **HiddenbrookNews list** at <http://groups.yahoo.com/group/hiddenbrooknews/>

## Join Us for Opening Night Pool Party on May 22 — Free to all Residents

The Hiddenbrook Swim and Tennis Club invites all Hiddenbrook families to the pool on **Friday, May 22th** at 5pm for an evening of fun. Hot dogs, hamburgers, beverages and pool use are free! If



you are interested in the pool but don't own a membership, this is a great time to visit the facilities and experience the benefits of having a neighborhood pool. To inquire about membership call the office at 703-318-7159.

## Homes Beautiful Contest

Each year Hiddenbrook committee members are invited to scout the neighborhood in search of the most beautiful homes. Judges are looking for well-maintained homes, new improvements and attractive landscaping. Judging this year is on **Sunday, May 31**. Each winner receives a Home Depot gift card! First place winner receives a \$100 gift card, second place receives a \$50 gift card and third place is a \$25 gift card. Winning property owners names and home address will be printed in the Mainstream.

Please check out [www.hiddenbrookhomes.org](http://www.hiddenbrookhomes.org) for neighborhood, pool and ACC information. It features the 2009 budget and *Mainstream* archives.

# Hiddenbrook Homes Association

## Board of Directors—3rd Tuesday of the month, 7:30pm

President	Stephanie McClellan	703-437-5340
Vice President	Charles Roswell	703-904-8185
Treasurer/Sec	Dave Sutula	703-470-7615
Director	Bryan Schulke	703-318-2142
	Pat Diehle	703-810-1008

## Committee Chairpersons

ACC	Kathy Cooper	703-318-7159
Nbhd. Watch	Steve Lowry	703-437-5783
Pool	Kathy Briggs	703-318-7159
Social	Marybeth Henry	703-742-6694
Tennis	Sheri Fairchild	703-707-0724

## Club Chairpersons

Swim Team Rep.	Leslie Petty	703-450-4372
Swim Team Pres.	Marcel VanViersson	703-404-0011
Swim Team VP	Martha Marino	703-796-6862

## Committee Members

ACC: Jeanne Little and Jonathan Saunders. Meets 2nd Tuesday of the month, 7pm.

Neighborhood Watch: Steve Dyer

Pool: Nancy Fehrle and Sheri Fairchild

Tennis: Richard Goulet and David Shupp

Social: Dale Robinson, Jeanne Clark and Risa Mayan

Please contact the relevant committee Chairperson, any of the five Board Members or the business office with concerns or issues you wish to discuss.

Website: [www.hiddenbrookhomes.org](http://www.hiddenbrookhomes.org)

Office/Facilities Manager: Lisa Cullen  
email: [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com)

Newsletter editor: Stephanie McClellan  
email: [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com)

Hiddenbrook HOA

PO Box 582, Herndon, VA 20172

Office Hours:

Tuesday, Wednesday and Thursday

9:30 a.m. to 12:00 p.m.

Office phone/fax: (703) 318-7159

Seasonal pool phone: (703) 437-9736

**Help Hiddenbrook save money by receiving the Mainstream newsletter by email.**

Please send an email to [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com) with your name and address so that we can send you the newsletter by email, not 'snail mail', and save the cost of postage each time.

## Architectural Control Committee News

The ACC meets the second Tuesday of each month. Applications from homeowners for changes to their house or property must be received no later than the Friday before the meeting. **Next meeting dates are Tuesday, June 9 and July 14.**

**The ACC needs new members to get involved! The group meets only once per month, so please consider making a contribution to your community.**

Copies of the guidelines and application forms can be obtained through the Hiddenbrook office or website: [hiddenbrookhomes.org](http://hiddenbrookhomes.org). Please note that applications must be mailed to PO Box 582, Herndon, VA 20170 or emailed to: [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com).

**Please keep in mind the following excerpt from the ACC guidelines regarding Motor Homes, Mobile Homes, Camping Trailers, Cargo Trailers, Boats, Commercial Vehicles and Related Equipment:**

“1. Permanent or temporary (other than overnight) parking or storage of motor homes, mobile homes, trailers, boats, commercial vehicles, e.g., buses, taxi cabs, vans, or trucks with commercial logos and related equipment outside the garage or house of any homeowner is not permitted. Parking or storage on the common areas, including the pipeline easement, is not permitted.”

## Swim and Tennis Member ID

Thank you to the many families who have sent in new photos. A current family photo is needed for proper identification. If your photo on file is no longer current you must provide upon entry a drivers license, school ID or similar photo identification. Without this identification entry to the pool may be denied. Please mail group or individual photos to Hiddenbrook Swim & Tennis Club, PO Box 981, Herndon, VA 20172. Please include full member names and membership number on the back of the photo(s).

## Interested in Adult Fitness Swim for Pool Members?

Hiddenbrook Hurricanes swim team head coach Neal Jarvis will lead a six-week adult fitness swim program this summer. The class would start June 27th and run through the end of July. We plan on meeting three days per week (M,W,F) at 7:15am. If you are interested in joining us, please send an email to HiddenbrookSwimTeam@gmail.com.

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## Homeowners Vote to Change Dues Covenant

The Hiddenbrook Homeowners Association members at its annual meeting on April 21 voted to amend the community's covenants to change the allowable increase in dues from the annual Consumer Price Index to a maximum of 15 percent. The vote — 40 yea, 8 nay — was held after a quorum was reached through homeowners in attendance and proxies they held from neighbors.

The new baseline for dues will be \$125 per year, the amount homeowners paid (regular dues plus special assessment) in 2009.

The covenant was amended as follows, with underlined sections being added and strikethru sections being deleted:

Article V, Section 3. Basis and Maximum of Annual Assessments. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be Fifty Dollars (\$50) per Lot for lots other than those owned by the Declarant and Ten Dollars (\$10) per Lot for lots owned by Declarant.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the Board of Directors of the Association may, after consideration of current maintenance costs and future needs of the Association, fix the annual assessment for any year at a lesser amount than the maximum and may increase the maximum assessment by as much as fifteen percent (15%), cumulative, over the maximum amount set for the previous calendar year without a vote of the membership. ~~maximum annual assessment may be increased effective January 1 of each year without a vote of the membership in conformance with the rise, if any, of~~

~~the Consumer Price Index (published by the Department of Labor, Washington, D.C.) for the year ending the preceding July 1.~~

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased more than fifteen percent (15%), cumulative, above the maximum assessment for the previous year above that established by the Consumer Price Index formula by a vote of the members ~~for the next succeeding five years and at the end of each such period of three years, for each succeeding period of three~~, provided that any such change shall have the assent of two-third (2/3) of the votes of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose, written notice of which shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting setting forth the purpose of the meeting. The limitations hereof shall not apply to any change in the maximum and basis of the assessments undertaken as an incident to a merger or consolidation in which the Association is authorized to participate under its Articles of Incorporation.

~~(c) After consideration of current maintenance costs and future needs of the Association, the Board of Directors may fix the annual assessment at an amount not in excess of the maximum.~~

**An upated version of the complete covenants is available at [ww.hiddenbrookhomes.org](http://ww.hiddenbrookhomes.org).**

To have a copy mailed to you, please email [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com) or call 703-328-7159.

# *Hiddenbrook Hurricanes Swim Team*



The Hiddenbrook Hurricanes are preparing for the fast-approaching summer season. If you would like more information about our team, please join us on **May 17 at 7pm** in the Hiddenbrook Clubhouse. The meeting is open to all returning families and anyone who wants to join or learn more about the Hurricanes or our Waterspouts developmental program.

We will discuss the details of swim team, including dates of meets and social activities, and we'll try to answer your questions. We also will introduce our 2009 coaching staff.

The cost to join the team is \$85 for the first swimmer from each family, \$70 for the second swimmer, and \$50 for the third swimmer, with a maximum of \$225 per family. This includes eight weeks of practices, meets and a variety of social activities.

If you have any questions, please send us an email at [HiddenbrookSwimTeam@gmail.com](mailto:HiddenbrookSwimTeam@gmail.com).

## **Pool Hours and Closings**

The pool will open Friday, May 22nd at 5pm and remain open until 9pm. While Fairfax County Public Schools are in session, pool hours are Monday through Thursday, 2-8pm. On Friday, Saturday, Sunday and holidays the pool is open 11am-9pm.

When public schools conclude their regular school year through Labor Day weekend, the pool is open 11am-9pm every day except for July 4th when the pool will close at 7pm. It will close at 4pm on June 29 and July 13 for swim team home B meets.

Swim team home A meets are the following Saturday mornings: June 20, June 27, July 11. The pool will open at about noon on these days.

*“Pool News” continued at the top of page 3*

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