



The Mainstream

HIDDENBROOK HOMES ASSOCIATION

NOVEMBER/DECEMBER 2008

JOIN US

for a day of
**HOLIDAY
DECORATING
AND COOKIE
MUNCHING!**

The Social
Committee

invites all Hiddenbrook families to gather
at the Hiddenbrook Clubhouse on **SUN-
DAY, DEC. 14, 2-4PM** to help make the
clubhouse look festive for the season.

Please bring 1 dozen of your favorite
cookies to share with your neighbors. The
Committee will provide cider, tea and hot
cocoa and all the decorations. **Please
RSVP** (so we have enough of everything)
to Marybeth Henry at 703-742-6694 or
momsonline@juno.com



Hiddenbrook Board Has An Opening—Get Involved in Your Neighborhood!

Have an interest in serving on the
Hiddenbrook board of directors? We need a
neighborhood resident and/or pool member to
help make important decisions about our com-
munity and pool.

One board position is open for a three-year
position starting in January. The board typically
meets the third Tuesday of each month

Apply by sending a letter to the
Hiddenbrook office, PO Box 582, Herndon, VA
20172 or email:
hiddenbrook_homes@hotmail.com.

Budget Vote Set for December, Bylaws Change Vote Set for January's Annual Meeting

It's that time of year again when the associa-
tion needs to review the budget for the upcoming
year and send out the member dues statements.
Dues notices go out in November and the board
will approve the annual budget at its Dec. 16
meeting.

The good news is we're in pretty good shape
financially. The bad news is our operating costs
have increased, along with the projected costs of
capital replacements cited in our recent reserve
study.

Hiddenbrook's homeowners dues are set by
the community's original incorporation docu-
ments from 1972, allowing increases tied to the
annual Consumer Price Index (CPI). Our dues
have always been much lower than that of most
area communities.

Unfortunately, operating and capital re-
placement costs have outpaced the index, and we
find that we'll need to consider some changes to
our by-laws to permit a larger increase instead of
relying on the special assessments used in recent
years. To do this, **we'll need a quorum of
homeowners at our annual meeting on Tues-
day, Jan. 20, 2009 at 7:30pm.**

Hiddenbrook's Declaration of Covenants,
Conditions and Restrictions Article V Covenant
continued on page 3

**www.hiddenbrookhomes.org is
now up and running! Please check it
out for neighborhood, pool and
ACC information.**

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

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, Sandy Coyner, Tyler Maxey, Johathan Saunders and Randy Tapsell. 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

Office/Facilities Manager: Lisa Cullen
email: hiddenbrook_homes@hotmail.com

Newsletter editor: Stephanie McClellan
email: 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



Hiddenbrook Board of Directors Meeting Minutes

The following are condensed minutes from the September and October board meetings. Budget and expense reports for homeowners and swim and tennis members are always available in the Hiddenbrook office.

- The reserve study was completed by Mason & Mason.
- Our insurance agent has suggested increasing our \$1million umbrella policy and keeping our \$1M liability the same. The board voted to increase the umbrella to \$3M, which will cost an additional \$1,500/year.
- The board voted to decline renewing the management contract with NV Pools for 2009 and to sign a contract with Crystal Pools.
- Dansk Concepts will do the pool caulking for \$6.50/foot for a total of \$3,289.
- The board discussed the upcoming 2009 budgets for swim & tennis and homeowners association. The dues for both will be increased to accommodate rising operating costs and planned capital replacements. The proposed budget will be reviewed at the November meeting and finalized and voted upon at the December meeting.
- A certified survey of the short fence adjacent to two home lots was completed and confirmed Columbia Gas's assertion that the fence is about 18 inches into the gas line easement. The owners of lot 257 do not want the fence removed because it will encroach on their privacy or replaced because some trees are in the way. The association is working with the homeowners to reach a mutually agreeable solution.

The next Board of Directors meeting dates are Tuesday, Nov. 18 and Tuesday, Dec. 16, both at 7:30pm

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, Nov. 11 and Dec. 9.**

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. Please note that applications must be mailed to PO Box 582, Herndon, VA 20170 or emailed to: hiddenbrook_homes@hotmail.com.

*Hiddenbrook's Annual
Homeowners Meeting is s
cheduled for
Tuesday, Jan. 20, 2009.
Please join us for the bylaws
vote, refreshments and a quick
update on your community.*

'ByLaws Change' from page 1

for Maintenance Assessments Section 3 states that "the 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 CPI (published by the U.S. Department of Labor) for the year ending the preceding July 1.

"The maximum annual assessment may be increased 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...."

Section 6 states "If the required quorum is not forthcoming at any meeting, another meeting may be called subject to the notice requirement set forth in Sections 3 and 4, and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting." **Therefore, a meeting quorum will be called for starting at 7:30pm on Jan. 20 and subsequently every 5 minutes until quorum requirements have been met and the bylaws change can be voted upon.**

The Board will address the dues issue further at its November and December meetings. We welcome your input and look forward to seeing you there.

Little ads

Dranesville Elementary School
“Make It and Take It” Event
Friday, Dec. 5th

The Dranesville Elementary PTA is hosting the 6th annual Make It and Take It and Holiday Showcase on Friday, Dec. 5, 5:30-8:30pm.

Children can create handmade gifts for family and friends from a selection of crafts (there is a small fee for each craft). Adults can shop at the Holiday Vendor Showcase. There will be pizza, drinks and desserts available for purchase too. Please join us for this fun event! Dranesville Elementary is located at 1515 Powells Tavern Place.

If you are a home-based business owner and are interested in having a booth this year, we welcome your participation. Please contact Anne O’Flaherty Pharr (annewoflaherty@gmail.com or 703-444-9026) for more information.

Please note that the **Hiddenbrook Pool will change its operating hours for the beginning of the 2009 swim season.**



From opening day until the day before the last day of Fairfax County Public Schools (June 17, unless the FCPS calendar changes because of inclement weather), the pool will be open Monday-Thursday 2-8pm and Friday-Sunday 11am-9pm. Starting with the last day of school (scheduled for June 18), the pool will be open 11am-9pm through Labor Day.

The Hiddenbrook Board of Directors made this change to control rising pool management costs because few members use the pool from 11am to 2pm before school releases for the summer.

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Hiddenbrook Homes Association
PO Box 582
Herndon, VA 20172