

Merrifield View Homeowners Association

Managed by POA Management Associates LLC

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December 2010 Issue



HOA Dues Assessment for 2011

The Merrifield View Homeowners Association assessment for 2011 has been set at \$1,164 per unit. The assessment may be paid in several ways:

Monthly Installments: Monthly installments of \$97 each due by the first day of each month.

Other: Owners may choose to make a single payment of \$1,164 for the year which would be due by January 1, 2011. They may also pay any number of months in advance as long as they are postmarked within the 30-day grace period of the earliest month being paid.

Coupon Books: Coupon booklets for 2011 are currently being processed and are scheduled to be mailed to each homeowner to the address on file with the Association. While most HOA members receive these in the mail without incident, please contact (703) 938-8761 or poa-management@cox.net if you have not received yours in the mail by December 3. Additionally, please mark the monthly due dates on your calendar, as failure to receive a coupon booklet in the mail will not be an acceptable reason for a waiver of the late charge.

After a 30-day grace period, a \$10 late charge plus interest at the rate of 6% per annum is added to overdue accounts.

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Holiday Trash Collection Schedule



Happy Holidays! As we all enter the busy holiday season, we would like to inform you of American Disposal Services' upcoming collection schedule and inclement weather policies.

Christmas Day and New Year's Day:

The Merrifield View community will not be affected because both Christmas Day and New Year's Day are on a Saturday. Trash and recycling services will be as usual on Friday, December 24th and Friday, December 31st.

Christmas Trees Collection:

Christmas trees are scheduled to be collected the 1st two Wednesdays in January (January 5th and 12th). Remove any tinsel or decorations and do not place trees in plastic bags.

Inclement Weather:

As the last few years have proven, trash services can indeed be affected by inclement weather. American Disposal Services makes a determination if roads or areas are unsafe due to snow or ice. While roads within the community may seem perfectly passable, the trash trucks need a lot of stopping and maneuvering room due to their size. Additionally, roads in-between the community and the landfill may be affected more adversely. In any event, American Disposal makes the call, and residents must adapt accordingly. Hopefully, we will have a mild winter. If this is not the case and trash services are suspended, then they will resume on the next regularly scheduled pick up day.

How do I get a trash can or a recycling bin?

When the HOA signed a service contract with American Disposal, all residents were provided a recycling bin. They are only obligated to provide the one bin per house. This means that if there is no recycling bin at your residence now, you would need to provide your own recycling bin (POA recommends using large, clear, plastic trash bags. Recycling can be co-mingled and then securely tied, meaning recycling is not blowing around the community). Bins may also be purchased from American Disposal at a small cost. American Disposal Services - (571) 292-5510 - M-F 8:00 AM to 4:30 PM

Residents must provide their own trash cans. Cans must have a securely fitting (rodent-proof) lid and both the can and the lid must be marked with the street number for your home. Only **one** trash can may be permanently stored outside the rear fence. Any extras must be stored inside the fence.



Board Meetings in 2011



The Board of Directors meets regularly to conduct the ordinary business of the Association. Meetings are scheduled for 7:00 p.m. on the 3rd Thursday of each month and are held either at a Board members' home or at a nearby public school such as Thoreau Middle School. All homeowners are welcome to attend the Board meetings. Although a meeting date is on the calendar for each month, sometimes the Board does not meet. The latest meeting schedule, including location will always be posted on the www.merrifieldview.org home page. If you plan to attend a meeting, please verify it is being held by checking the website, calling (703) 938-8761 or by e-mailing poa-management@cox.net

2011 Board of Directors

The following members comprise the 2011 Board of Directors:

Chris Muller, President
2840 Lafora Court

Gary Cecchine, Vice-President
2836 Lafora Court

**Valerie Smith, Treasurer &
Lower Lafora Court Representative**
2858 Lafora Court

**Bill Reader, Secretary &
Hilltop Road Court Representative**
8533 Hilltop Road

**Cheri Leberknight, Director & Landscaping
Committee Chair**
2804 Lafora Court

**Bryan Olmos, Director & Balliett Court & Upper
Lafora Court
Representative**
2803 Lafora Court

**Susan Sullivan, Director & Evelyn Court
Representative**
2805 Evelyn Court

Annual Meeting Recap

The annual meeting of members was held on October 21 as scheduled, with 9 members in attendance. For those members unable to attend, the main topic of conversation was a special presentation by Roy Fales, an identity theft expert. Mr. Fales discussed his top ten suggestions for examining your habits and practices in order to highlight areas you might be vulnerable to identity theft.



Identity Theft Tips/Risk Analysis

1. Is your SSN on your driver's license? **It shouldn't be.**
 2. Do you throw away credit card offers received in the mail? **Shred them.**
 3. Do you use the same password for several accounts? **If you do and your password is compromised then you are vulnerable on more than one level.**
 4. Is your child's personal computer in their bedroom? **Thieves targeting a child's personal information such as a social security number can use this information to set up an identity and obtain credit. Since most people don't have a reason to check their child's credit report, the identity theft may not be discovered for many years.**
 5. When you order new checks do you have them mailed? **Have them sent to your bank or your office instead. Commercial mail is generally safer than residential.**
 6. Do you purchase products or services on the internet? **We recommend having a separate credit card with a very low dollar limit used just for this purpose.**
 7. Do you have more than two credit cards in your wallet? **Only carry what is needed. Make copies of all credit cards, front and back.**
 8. Have you ever sold, given away, or thrown away a PC? **Destroy the hard drive first. Just deleting files will not remove them from the drive.**
 9. Does your internet accessible PC have an updated firewall?
 10. Have you reviewed all 3 major credit reports in the last 6 months, identifying each entry?
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Additionally, the Board also shared with the membership, it's accomplishments over the past year.

Civic Activities & Involvement

- *Community web-site*
- *Community newsletters*
- *Renewed membership with Providence District Council*

Administrative & Contracts

- *Capital Maintenance and Replacement Reserve update completed for 2010.*
- *Performed 5-Year Operating Budget Outlook for Planning Purposes.*
- *\$33,400 of reserve funds invested in 5 Certificates of Deposit with maturities ranging from 1 to 4 years with APY's of from 2.61% to 4.25%.*
- *Full Financial Audit of Association Books and Records for the year ending 12/31/09 was completed by the Goldklang Group CPAs.*
- *Filed required reports with Virginia State Corporation Commission and Common Interest Community Board*

Maintenance & Improvements

- *The following common area maintenance was completed:*
 - *Replaced 1,106 Square feet of concrete sidewalk.*
 - *Seasonal flowers at all court entrances.*

- *Parking lot sweeping.*
 - *Inspection of common area trees by Certified Arborist.*
 - *Completed pruning or removal of approximately 10 common area trees.*
 - *Continued tree fertilization program.*
 - *Miscellaneous pruning, seeding and cleanup projects by handyman – throughout community.*
 - *Sand barrels.*
 - *Beginning process started for addressing long-term landscape improvements.*
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Fall/Winter Preparation/Fix-Up

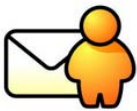
No matter where you live, seasonal changes in temperature and moisture levels require special maintenance tasks. Making frequent small repairs saves you from the bigger or more expensive repair hassles in the future, while at the same time enhancing the safety and comfort of your home. Don't forget to:

- Drain, close and shut off drain hose bibs/faucets (one in the front and one in the back of your home) to avoid freezing and breaking pipes causing internal water damage (this is the most frequently overlooked item which also affects your adjacent neighbor);
- Disconnect, drain and put away garden hoses;
- Rake debris away from the side of house and other structures;
- Check gutters and downspouts; repair if necessary;
- Inspect and replace weather-stripping if necessary;



Regular maintenance is important to keep your home safe, attractive and comfortable. And if you're thinking about selling your home, keeping it in good condition will definitely help you sell it for the best possible price.

Keep in Touch



Terri of POA Management tries to keep an up-to-date email list of all homeowners and residents. The purpose of the email list is to be able to inform the membership of community news or news of interest in the local area in a timely manner. There isn't always time to create and send a paper mailer when there is something to communicate that is time sensitive. Communicating electronically is standard practice these days; saves time, paper and postage costs. Of course, we will continue to send out periodic newsletters and any information that is required by regular mail. If you don't currently receive periodic emails from POA Management, then send us your email address at poa-management@cox.net and we will be happy to add you to the email list. We do not provide your email to anyone without your express permission and we never sell it.



Happy Holidays

**Merrifield View Homeowners Association
P.O. Box 54
Merrifield, VA 22116**

FIRST CLASS MAIL