



Merrifield View Homeowners Association

Managed by POA Management Associates LLC

P. O. Box 504 - Merrifield, Virginia 22116

Web: www.merrifieldview.org

Ph: (703) 938-8761 Fax: (703)272-7730

Email: poa-management@cox.net

September 2011 Issue

Notice of Annual Meeting

Notice is hereby given that the annual meeting of the Merrifield View Homeowners Association members will take place as follows:

Date: Thursday, October 20, 2011

Time: 7:30 pm

Place: Thoreau Middle School, Room 113

2505 Cedar Lane, Vienna, VA 22180

Directions: Left on Willowmere Drive, right on Cedar Lane, cross over I-66. Thoreau is on the right-side of Cedar Lane directly past the intersection with Park St.

Purpose of the meeting: The primary purposes of the annual meeting are to elect the Board of Directors for the coming year, to present the operating budget for 2012, review the Association's activities for the past year and objectives for the next, and to answer any questions from the membership.

Quorum: A quorum of at least 10% of the owners (in person or by proxy) is required in order to elect the Board, so please make every effort to attend or send a proxy. Owners unable to attend the meeting should mark the enclosed ballot and proxy form and submit it in one of the following ways:

- Fax it to POA Management at (703) 272-7730.
 - Scan and e-mail it to poa-management@cox.net
 - Mail it in so that it is received no later than October 17. Mail to: Merrifield View HOA, P. O. Box 54, Merrifield, VA 22116
 - Provide it to one of the members listed in this newsletter as a Board nominee.
 - Provide it to another community member you know will be attending the meeting.
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Election Information

The affairs of the Association are managed by a Board of Directors consisting of at least four, but not more than nine elected positions. In addition to the positions of President, Vice President, Treasurer and Secretary; four Directors are designated as Court Representatives. The terms of office are one year.

Interested in Serving as a Board Member?

There are currently six nominees for the Board and the maximum size of the Board is nine. So, if you are interested in serving, please consider taking a turn for this important community function. Ideally, all courts should have a representative on the Board.

Although the community has a paid property manager, the Board still meets regularly to consider the ordinary matters which involve running the Association, such as contract approval, budgetary planning, community maintenance issues, owners' concerns, just to name a few. You do not need to have specific experience to be an asset to the community.

Potential Board members do need to have email access and must be willing and able to review and respond to Board business in a timely manner. As a Board member, the time commitment is not excessive. In addition to the annual meeting, regular board meetings are held approximately eight times per year (usually on the 3rd Thursday of the month) and last about 1 hour or less. In between meetings, topics are discussed via email as necessary. All persons interested should contact the property manager at poa-management@cox.net as well as attending the October 20 meeting. Feel free to ask any current Board member about their service and what it entails.

The following members have been nominated to serve during the 2011 – 2012 term:



- ✓ **Gary Cecchine** – 2832 Lafora
- ✓ **Cheri Leberknight** – 2804 Lafora
- ✓ **Chris Muller** – 2836 Lafora
- ✓ **Bill Reader** – 8533 Hilltop
- ✓ **Valerie Smith** – 2858 Lafora
- ✓ **Susan Sullivan** – 2805 Evelyn

Upcoming Concrete Work

Concrete Jack will be working in the community on September 20th and 21st beginning after 10:30 am.

Concrete Jack will drill holes in the selected sidewalk pieces, inject grout under the existing concrete to level it with the adjoining pieces or to correct ponding problems. Other than the holes, which are patched, there is no disruption to the surface and residents will not have to move vehicles.

Concrete Jack's slab jacking and concrete leveling crews can remove most trip hazards in minutes, and the areas are open to immediate use.



A Blast from the Past - From the October 1997 Merrifield View Newsletter:

"I am certain that you are aware of the high prices for real estate in this area. But are you aware that our homes are lagging behind others in prices. Our homes should be selling in the low to mid seventies right now. But they are only up to the mid-sixties.

"The prices must be up there with comparable units. Do not be afraid to ask a high figure for your home. One resident whose house was not even up for sale was approached by a real estate salesman who had a client interested in an end unit. The resident really did not want to sell but told the agent he would sell for \$70,000. The buyer offered \$68,500. Even though the resident did not sell his house, you can see that there are buyers for any price house. So, if you put your home up for sale don't be afraid to ask a high price for it. If you have kept up your home and it looks it you will easily sell it in the seventies.

2012 Proposed Operating Budget

Income	
Dues (\$99/month x 12 months x 83 homes)	\$ 98,604
Late Charges and Interest	675
Other Income	500
Total Income	\$ 99,779
Expenses	
Audit and Tax Preparation	\$ 2,150
Allowance for Uncollectable Dues	2,500
Common Property Maintenance	17,278
Electricity	5,665
Income Taxes	200
Insurance	1,729
Landscaping Contract	18,625
Legal & License Fees & Web Site	2,081
Management Fees	11,652
Office Related Expenses	1,873
Reserve Contribution	17,500
Snow Removal & Sanding	6,000
Trash Removal	12,526
Total Expenses	\$ 98,472
Net Income	\$ 0

Merrifield View Homeowners Association
2011 Annual Meeting Proxy and Ballot
Annual Meeting – Thursday, October 20, 2011 – 7:30 p.m.
Thoreau Middle School Room 113

I/We, _____ and _____
(Owner) (Owner)

of _____
(Merrifield View address)

being a member in good standing of Merrifield View Homeowners Association, under the provisions of the duly recorded legal instruments governing said Association does hereby grant my/our proxy to:

- Board of Directors of the Association to vote as they see fit.
- _____ to vote as he / she sees fit.
(Designated individual)

This proxy is executed for the 2011 Annual Association Meeting of Merrifield View Homeowners Association scheduled for Thursday, October 20, 2011, and carries with it the full right to the proxy holder to cast his / her proportional vote allocated to said unit as he / she sees fit or as noted above.

ELECTION OF DIRECTORS

- Vote for **Gary Cecchine** – 2832 Lafora
- Vote for **Cheri Leberknight** – 2804 Lafora
- Vote for **Chris Muller** – 2836 Lafora
- Vote for **Bill Reader** – 8533 Hilltop
- Vote for **Valerie Smith** – 2858 Lafora
- Vote for **Susan Sullivan** – 2805 Evelyn
- Write-in candidate: _____
- Write-in candidate: _____
- Write-in candidate: _____

Merrifield View Homeowners Association
Annual Meeting Notice and Proxy Form Inside



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

First Class Mail