

Cabell's Mill

Cabell's Mill Community Association Newsletter

Dear Residents,

As we move from 2016 into 2017 it is nice to reflect on community events over the past year and what is planned for the new year. In 2016 we saw a marked improvement in our grounds maintenance service, due in part to the new grounds contract with Premier Turf and Landscaping, and improved landscaping at the entrance sign. We also saw a number of homes replace roofs, improve landscaping, and upgrade facades. With these type of improvements, we are moving towards a quality of care expected by potential home buyers in Fairfax County, assuring that Cabell's Mill continues to be a desirable community.

Looking into 2017 we will continue to communicate with the Virginia Department of Transportation as they finalize planning for the widening of Interstate 66, including installation of toll lanes, and a total redesign of the Route 28 and Interstate 66 intersection, which will also impact residences along the south side of Eastcliff Circle. Look for more about this during our annual meeting in February.

Finally, we will continue to work to address community concerns, such as slowing traffic along Cabell's Mill Road, improving visibility at intersections, making sure Cabell's Mill has a voice in master plan improvements at Eleanor Lawrence Park, and continuing to address community maintenance concerns. We look forward to continuing to make Cabell's Mill a wonderful place to live!

Best regards,

The Board of Directors



Upcoming Events

February 7

Annual Meeting: Sully District Government Office, 4900 Stonecroft Blvd. Chantilly, VA

March 2

Annual Meeting Snow Date

Important Announcement

CMCA Board Member Positions

Each March the board meets to discuss new positions (President, Vice President, Treasurer, and Secretary). If you are interested, please contact the board at: contact@cabellsmill.com

Transform 66 – Outside the Beltway

Interested in what Virginia is planning and designing for Interstate 66 and Route 28? You can now monitor updates from VDOT at: <http://outside.transform66.org/>

Annual Meeting

The Cabell's Mill Community Association (CMCA) Annual Meeting will be held on Tuesday, February 7, 2017 at the Sully District Government office at 4900 Stonecroft Boulevard, Chantilly. A notice and proxy is included with this newsletter. **We need a combination of 31 proxy's and/ or residents present in order to make quorum. Please take a few minutes to complete the enclosed proxy, even if you plan on attending the meeting.** The snow date is scheduled for March 2nd. Meeting postponement in case of snow will be posted by 5pm on day of meeting.

We have 2 board members whose term is up this year, plus a few open positions. We currently have three residents who are interested in serving on the board. If you are interested in serving on the board please email the board or come to the annual meeting and speak up when we ask for nominations. Please be aware that being on the board is on a volunteer basis. The board only asks for whatever time you can give. We currently meet the first Thursday of each month and most members commit anywhere from 1-10 hours a month to the HOA.

Treasurer's Report

As of November 30th, two residents still owed their 2016 dues and both were sent to collections. One resident had a lien put on their house since they had 2016 and past years, in collections. We are currently within our budget for 2016. If you would like a copy emailed to you, please send request to contact@cabellsmill.com.

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Licensed and Insured

Board Meetings are held the first Thursday of every month at the Sully District Government office at 4900 Stonecroft Boulevard. Please email us at contact@cabellsmill.com if you plan to attend.

Maintenance Audit

This past summer the community association conducted a maintenance audit of the homes in Cabell's Mill. Letters were forwarded to home owners identifying items that were not in compliance with the Architectural Guidelines. Many of these items were quickly corrected by the owners. However, a recent re-inspection indicates that some owners did not address the problems identified in the maintenance audit. The board is asking all owners to keep our homes and our community a great place to live. If we do not correct the deficiencies, the community will become rundown.

Poorly maintained communities typically have lower property values as they do not attract new buyers as well as competing communities in top condition. Our Cabell's Mill guidelines, which all homeowners agreed to uphold in their closing documents upon purchased their homes, address the minimum condition needed to assure a continual rise in property values. **It is a no-brainer, poor maintenance equals low resale. Please protect the single largest financial investment of your family by taking the time to address the issues identified in the maintenance audits and help to continue to make Cabell's Mill a great place to live.**

Annual Dues

We are not raising the annual dues in 2017, they will remain at \$114. Please pay your dues on time by January 31, 2017. **It is a very uncomfortable position when we have to send a homeowner's account to collections or put a lien on the house.**

Unfortunately, we have had a few community members not pay their annual dues this year. This puts a larger burden of the CMCA expenses on members who pay on time, and may lead to a need to increase dues. It is not fair to have community members who do pay on time, cover payment for those who don't pay. For this reason, the board will continue to send delinquent accounts to collections and if needed, place a lien on delinquent property.

Please note, all additional costs associated with delinquent accounts, including legal and court fees, are paid by the delinquent property owner. Don't end up paying thousands of dollars for the lack of paying \$114 in annual dues.



In the Community

Children at Play

Please slow down and use caution when driving on Cabell's Mill Drive between Rushbrook Drive and Nanticoke Court. There are many children along that stretch of road and the vans and other vehicles parked along the road make visibility difficult.

School Bus Stops

Please remember that when school busses have the stop sign extended and flashing their lights you must stop! It's Virginia law!

Cabell's Mill Facebook?

Please note that the Cabell's Mill Community Association (CMCA) **does not** have an official Facebook site. Comments made on sites claiming to represent the community are not supported or monitored by CMCA. Please use contact@cabellsmill.com to communicate with CMCA.

Please Keep Cabell's Mill Beautiful!

Our property values are affected by how our community looks to prospective purchasers. A number of residents have raised the concern that trash cans and recycling containers are regularly left out in plain view. This practice is not only un-neighborly; it is also against one of the key CMCA Regulatory Resolutions. **In summary, trash cans/ recycling cans are to be "screened from view from the street"** except when they are out on the street on pickup days and from 5:00 PM on the night before the pickup day. **In other words, it never is appropriate to store trash cans/ recycling cans in the driveway or anywhere else they can be seen from the street.** This CMCA Regulatory Resolution also requires that **"lot owners shall maintain their lots "in a safe, clean, neat and sanitary condition."** **This means that porches and driveways are not to be used as storage areas.**

We have also received numerous complaints about a few properties being in substandard condition. Typically, CMCA notifies the property owners and attempts to help the owners resolve the condition issues. However, after numerous attempts, if the substandard condition is not corrected, CMCA will notify Fairfax County of the condition issues and/ or resolve the issue legally. Please note, all legal fees are charged to the property owner. Residents may also report neighbors anonymously to Fairfax County.

Cabell's Mill is an attractive community. Please help us maintain it and keep property values high. Let's work together to keep Cabell's Mill grand!



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Annual Community Picnic

We had a good turnout! We had the large obstacle course again this year, lots of games, music, and a movie to watch (on our blow up screen). Please let us know what you liked and did not like about the picnic by emailing contact@cabellsmill.com.

A big thanks' to all the Board members for pitching in and coordinating the picnic. As always, we appreciate those who help out every year. Also, another big thanks to residents on Baywood Court (*and a warm welcome to the new residents*) that opened up their yards to us and helped coordinate the event. We hope to see everyone next year!

Please contact the board if your court is interested in hosting next year!

Community Snow Requests

We typically see the coldest winter conditions in January and February & with the cold comes the snow. While the snow can be beautiful & fun for the kids, it can also be a major inconvenience and cause hazardous conditions. In order to remain safe & enjoy winter we have the following requests and recommendations:

- Please shovel your sidewalks, it makes it safer for your neighbors to walk and kids to get to the bus stop
- Clear out paths from sidewalk to street so neighbors can cross streets and children can get onto the bus at bus stops
- Please, please, please park in driveways during snow emergencies so snow plows can move more snow off the roads, don't be the one blocking the plows from reaching your neighbors' homes
- If you must park on the street after a snow storm you still need to park by the curb, not two feet from it – yes, you are required to shovel the space and you cannot reserve spaces on the street
- Clear snow away from drainage areas, snow can block drainage and lead to dangerous, icy conditions
- Please offer to help clear snow for neighbors who may not be able to clear it themselves
- Clear Fire Hydrants near your property



CMCA Fire Hydrants

Hydrant Locations

- 5312 Indian Rock Rd (opposite)
- 13721 Cabell's Mill Drive
- 1371 Nanticoke Ct
- 13766 Cabell's Mill Drive
- 13718 Northbourne, (opposite)
- Darrington Way/ Eastcliff Circle
- 5277 Ellicott Drive
- 5211 Ellicott Court
- 5207 Rushbrook Drive
- 13701 Cabells Mill Drive
- 13992 Cabells Mill Drive

CMCA Management Company

- CMCA
- c/o Sequoia Management
- 13998 Parkeast Circle
- Chantilly, VA 20151

Snow and Fire Hydrants

The winter months bring a special challenge to the Fairfax County Fire and Rescue Department. Winter storms can often hide fire hydrants under a mountain of snow making them difficult to find quickly. In the event of a fire, firefighters have to locate and shovel out fire hydrants before hooking up to the system. Precious time is lost! It is critical that the fire and rescue department have access to hydrants during a fire. Locating and accessing obstructed or covered fire hydrants may take 5-7 minutes once firefighters arrive on the scene.

Please take time to help firefighters have access to a fire hydrant. Don't let your neighborhood hydrants remain undercover. Firefighters are asking for your help by keeping fire hydrants closest to your residence clear of snow. A three-foot clearance is all that is needed on all sides. Please take time to clear away the snow around fire hydrants, you would be grateful if it was your house burning down!

Newsletter Coordinator:

The Board wishes to thank Ali Coleman for her time and effort over the past 5 years laying out the newsletter.

CMCA 2017 Budget:

As mentioned earlier, the board has decided not to raise the dues this year. Note that our budget has a deficit of funds for the calendar year. The board has consciously decided not to balance the budget with the thought that we will use some of the funds accumulated from previous years.

CABELLS MILL COMMUNITY ASSOCIATION 2017 BUDGET	
	BUDGET @\$114 2017
REVENUE	
HOMEOWNER ASSESSMENTS	35,112.00
LATE CHARGES	206.00
INTEREST	60.00
NEWSLETTER & WEB ADVERTISING	300.00
LEGAL FEES RECOVERED	200.00
TOTAL REVENUE	35,878.00
EXPENSES	
AUDIT & TAX RETURN PREP	2,050.00
GOVERNMENT FEES (TAXES&LIC)	300.00
INSURANCE	2,431.01
LEGAL FEES	3,500.00
COMMON AREA MAINTENANCE-LAWN	7,722.00
COMMON AREA MAINTENANCE-MISC	2,278.00
MAINTENANCE INSPECTION	2,000.00
MANAGEMENT FIRM	13,454.00
MAILINGS/POSTAGE	900.00
PICNIC	3,200.00
WEB SITE HOSTING	150.00
OTHER EXPENSES	192.99
RESERVE FUND	400.00
TOTAL EXPENSES	38,578.00
SURPLUS/(DEFICIT) FUNDS	(2,700.00)

Happy New Year Cabells Mill !

When the time comes to move, we can take the stress out of selling! We provide you with sound professional advise on pricing and preparing your home for sale in the current market. Our marketing plan includes professional photography, extensive internet exposure, social media, virtual tours, networking, staging, open houses, print advertising and showing follow up!



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