



September 2009

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The HOA BOD meets the second Tuesday of each month at 7:00pm in the Club House.

Board of Directors Update

Greetings Inlet Cove! It is time to go back to school and recover from our summer vacations. With summer over and fall quickly approaching, it is appropriate to reflect on how our community has matured and consider its future. For those of us who were here in the early years, we remember what Inlet Cove looked like when we first moved in with construction in progress, rough roads, and only one entrance into the community. Our community has shaped up nicely since then, and it is through the collective efforts of its residents that Inlet Cove is such an attractive place to call home.

The combined efforts of the Recreation and Neighborhood Watch Committees made the National Night Out a tremendous success. The large turn-out provided an excellent opportunity to know our neighbors better and to meet the Fairfax County Police who serve our community. The Recreation Committee's management of the pool season has been flawless and the End of Summer BBQ was a fitting finale. The Landscaping Committee has done a terrific job in planning, managing, and overseeing our community's appearance. The Covenants Committee completed the annual walk through in order to help residents identify areas in need of maintenance or repair.

The hectic pace here in the DC area sometimes causes us to overlook the amount of effort it takes to make a community run efficiently and the impact our volunteers have to coordinate its success. We, as members of the Inlet Cove Board of Directors and homeowners ourselves, sincerely appreciate the time and effort each of committee members donate each month.

The HOA also needs to thank Diane Crockett for her extraordinary efforts in redesigning our community web page and coordinating the email notification system. Her efforts have both helped us become a "greener" community as well as saved the community considerable mailing expenses. Calvin Hagins also deserves recognition for organizing the National Night Out event in August and for providing weekly email updates from the county agencies for residents.

As we enter September, it is time to start thinking of what is ahead. In the November to December timeframe, we have our annual homeowners meeting where we have an opportunity to review the budget, discuss issues of interest, and select new board members. Your involvement in these decisions is vitally important, and your attendance at the annual meeting is strongly encouraged. Please join us at the monthly HOA meetings on the second Tuesday of each month at 7:00 PM at the clubhouse, as well as the committee meetings which are published with other useful information on the HOA website at www.inletcovehoa.com.

Covenants Committee Update

NEW ADDITION TO THE GUIDELINES. The Board of Directors approved the following additions to the guidelines since the last newsletter:

- **SCREENING/FENCING OF HVAC UNITS**
Heating and air conditioning (HVAC) units may only be concealed with natural screening, such as shrubbery, ornamental grasses, or small trees. Homeowners may want to consider consulting a landscaping specialist for advice on the best natural materials to use.
- **REVIEW OF GUIDELINES, POLICIES, OR COVENANTS**
Guidelines, policies, or covenants shall not be subject for review by the Covenants Committee for a period of two years after the Board of Directors approves it for inclusion in the “Inlet Cove HOA Handbook.”
- **LIGHTING (amended)**
Applications are not required for the following:
 - Low voltage landscape lights that are no higher than 18”, are evenly spaced, and have concealed wiring.
 - Incandescent spot lights on the rear of the house that must be directed to shine inside the property line. These may operate on a motion detector.
 - Spot lights illuminating features, such as front doors, flags, or plants. The lights must be installed in the ground adjacent to the home with concealed wiring and not be directed outside the resident’s property.
 - Replacement of existing light fixtures in the same style, color, and material – Applications are required for all other lighting modifications. All lighting and wiring must comply with the current National Electric Code and have a UL listing

SPECIAL NOTE TO RYAN HOMEOWNERS. Many of the brick front porches and the sidewalks around the Ryan Homes are in need of cleaning to remove the dirt and green mold. Power washing those areas will improve the aesthetic appearance of the homes and reduce the slippery surface of the sidewalks during the rain. Take a look at your home to see if it could use some sprucing up.

MAINTENANCE OF TREES ON PRIVATE PROPERTY. The maintenance of trees on private property is the responsibility of the homeowner. The landscaping company only trims trees in the common area. According to the guidelines, trees may not encroach on a neighbor’s property. Neighbors are encouraged to work together to solve the encroachment issue. If an amicable solution cannot be reached, please notify Bryan Russell at 703-392-6006 or blussell@sfcinc.com.

TRASH AND RECYCLING RECEPTACLES. Just a reminder to residents that trash/recycling receptacles are not permitted on the street before 6:00 P.M. on Mondays and Thursdays. These receptacles must be stored out of sight in the garage by noon on Wednesdays and Saturdays. If you see your neighbor’s trash receptacles out beyond the permitted time and suspect that they are out of town, please wheel the receptacles to the side of their home to keep them from rolling or blowing into the street.

ARCHITECTURAL GUIDELINES AND APPLICATIONS. Applications for modifications and Notifications of Intent for satellite dishes as well as PODS are available at www.inletcovehoa.com or can be obtained by contacting Bryan Russell at 703-392-6006. All exterior visual changes, with the exception of satellite dishes, must be approved prior to construction or commencement of projects. Satellite dishes require submission of a Notification of Intent signed by the homeowners only and are automatically approved. Major landscaping of private property and all landscaping of the common areas require submission of an application. The Landscaping Committee reviews all common area applications. Questions about guidelines or applications can be emailed to covenants@inletcovehoa.com.

Landscaping Committee Update

The Landscaping Committee meets the first Tuesday of each month at 7:00pm in the Club House.

Welcome to fall, with its colorful foliage and shorter days. Just a reminder that fall is the time to plant! As a rule of thumb, put in bulbs for spring sometime between Halloween and Thanksgiving. If your grass is looking sparse, fall is the time to put out grass seed.

Keep in mind that trees that are on personal property should be properly trimmed and maintained by the homeowner. If your tree is brushing against your neighbor's house, then please trim it. You are also at liberty to remove any trees on your property that you find growing too close to your house's foundation or sidewalk. Keep in mind you can plant ornamental trees without requesting approval from the Covenant's Committee, however any tree that has the potential to grow to the height of your house must be approved by submitting an application to the Covenant's Committee.

If you would like to join the Landscaping Committee, please attend the next Landscaping Committee meeting. We welcome anyone interested in keeping our community beautiful. We meet the first Tuesday of the month (from March to November) at 7 PM in the clubhouse.

Newsletter Update

As you can tell, the Inlet Cove Newsletter is now paperless. Hard copies will no longer be mailed to residents and homeowners, but newsletters will be sent via email to those people who have provided email addresses to the HOA. The newsletters are also available on the website at www.inletcovehoa.com. If you know of any new families who have moved into the neighborhood this summer, please have them provide their email address to Bryan Russell at Service First (blRussell@sfmtcinc.com) or Diane Crockett (inletcovehoa@live.com).

Inlet Cove - Fairfax Update

The BOD, an Engineer Specialist, and our management company are working on an agreement and appropriate cost sharing with the Fairfax for our shared lake maintenance costs.

Non-Emergency Fairfax Police Department Telephone Number

If you see suspicious activity such as our younger residents drinking around the clubhouse at night, please call the police on their non-emergency number. The police will come so that you do not have to confront the situation personally. The non-emergency number is 703-691-2131.

Disclaimer

This is an official publication of the Inlet Cove Homeowners Association. Publication in this Newsletter of resolutions, rules, regulations, and meetings duly adopted or called by the Board of Directors serve as official notice to the membership and residents of meetings or the adoption and implementation of these enactments of rules for the purposes of enforcement.

If you need a copy of this newsletter in larger print, please contact Service First.

Recreation Committee Update

Can you believe it? Summer is almost over and school has begun. We have ended another successful pool season. Thankfully, there were no major mishaps at the pool and all the equipment functioned properly.

This summer, we started a summer movie series where we showed a movie, once a month, at the clubhouse. Unfortunately, we did not get the resident's participation that we were hoping for so we will not be continuing with this event.

Please see the 2009 Calendar of Events for a listing of future activities scheduled for the community.

The Recreation Committee meets the fourth Thursday of each month at 7:00pm in the Club House.

PLEASE, PLEASE, PLEASE, talk to your children about not vandalizing community property. During this summer, kids have broken into the clubhouse, broken one of the clubhouse windows, and damaged the bucket swing and the little baby slide in the tot lot. Someone actually took a cutting instrument and cut through the plastic and metal strip of the bucket swing seat. We understand that there is not much for kids to do in the community during the summer and that they are probably bored, but damaging property is not acceptable and is not tolerated. It only hurts you in the end as your HOA dues will need to be used to replace/repair the damaged property.

Neighborhood Watch

As the summer winds down and kids start back to school now is a great time to start thinking about getting involved in Inlet Cove's Neighborhood Watch program. It is a great way to get to know your neighbors and help deter crime in our community. There are different levels of involvement to meet everyone's busy schedules. If you are interested in participating in Inlet Cove's Neighborhood Watch program, please visit our community website at <http://www.inletcovehoa.com/index.html>

Whatever you feel our needs are, please share them with Calvin Hagins (703-781-0118). Thanks for your continued support.

Neighborhood Vandalism

The community has incurred significant expenses over the summer due to vandalism to the playground, clubhouse, and mailboxes. Increased resident vigilance is necessary to prevent future damage and subsequent expenses. It also could potentially help the HOA identify the perpetrators. Parents are requested to monitor their children's activities. If you see anyone damaging common property please contact FFX County police at the non-emergency number: 703-922-0889.

Dogs, Dogs, Dogs...

Dogs must be kept on a leash while walking in the community. Pet waste must be picked up and properly disposed of in the pet owner's own trash receptacle, not the community's trashcans. While it is totally understandable that pet waste can become quite offensive in trashcans inside the garage, especially in the summer, bags of pet waste should not be stored in visible locations outside the home.



Understanding Fairfax County's

Noise Ordinance



Fairfax County residents and businesses are reminded that they must comply with the county's Noise Ordinance and are encouraged to report any violations that directly affect them. The ordinance promotes an environment for county citizens that is free from noise that jeopardizes their health or welfare or degrades the quality of life. Under the Ordinance, the following acts are violations during the hours noted:

SPECIFIC PROHIBITIONS

- | | |
|--|----------------|
| 1) Operating loud speakers & amplifiers (exterior of buildings) | 11 p.m.-7 a.m. |
| 2) Operating construction equipment (outdoors) | 9 p.m.-7 a.m. |
| 3) Operating construction equipment (outdoors) on Sundays and federal holidays | 9 p.m.-9 a.m. |
| 4) Repairing vehicles or equipment (outdoors) | 9 p.m.-7 a.m. |
| 5) Operating powered model vehicles (outdoors) | 9 p.m.-7 a.m. |
| 6) Refuse collection in residential neighborhoods | 9 p.m.-6 a.m. |
| 7) Truck loading or unloading (outdoors) | 9 p.m.-6 a.m. |

TV, radio, musical instruments, and animals that howl, bark, meow, or squawk frequently and habitually are declared a noise disturbance any time when plainly audible across property lines or through partitions. To register a complaint, contact the county's Zoning Enforcement Branch during normal business hours, weekdays from 8 a.m.-4:30 p.m., at 703-324-1300. During non-business hours, call the Public Safety non-emergency line at 703-691-2131.

Recreation Committee 2009 Calendar of Events

Stay-At Home Playgroup	Contact Diane Crockett at 703-244-3618 for more info
HOA Playgroup - CANCELLED	Every 2nd Saturday of the Month Parents with kids 5 and under (siblings welcomed) Clubhouse 9:30am – 10:30am
Scrapbook Club	Every 1st Sunday of the Month Clubhouse 2pm – 6pm Contact Judy Fish at 703-781-3485 for more info
Fall Yard Sale	Sat, Oct 3, 2009
Fall Festival	Sat, Oct 31, 2009
Visit with Santa	Sat, Dec 5, 2009
Cookie Exchange	Sun, Dec 13, 2009 Bring 6 dozen cookies to Clubhouse

Recreation Committee Directory of Inlet Cove Service Providers

Name (in alphabetical order)	Age	Phone Number	Type of Service(s)
Ji-Young Blacker	For this information, contact Service First Management Company.		Babysitting, House-sitting, Pet-sitting, Car Wash, Check Mailbox, and anything else
Allisha Edwards			Babysitting, Pet-sitting (tame animals only). (Red cross certified babysitter who can provide meal preparation, safety (first aid), proper infant care and more)
Cory Fish			Care for animals and plants. Will do small chores, etc.
Kelsey Fish			Babysitting
Pamela Orozco			Babysitting, House-sitting, Pet-Sitting
Tess Price			Babysitting, Pet-Sitting
Jamila Velinor			Babysitting, Pet-Sitting

Disclaimer: The Inlet Cove HOA and the Recreation Committee ARE NOT responsible for or liable for the satisfaction/dissatisfaction of the service provided or the service provider. The Inlet Cove HOA and the Recreation Committee DO NOT endorse any of these individuals.

If you would like to hire an individual listed for a service, please contact the individual directly. It is up to the resident to ask the service provider for references, to discuss rates/fees and to ask any questions.

Your Response...

Do you...? Are you...? For sale...	If so, contact...
1. Do you want to opt out of mulching, mowing, or trimming? Opting out option must be done on an annual basis.	Service First Management Bryan Russell 12084 Cadet Court Manassas, VA 20109 703-392-6006 x215 703-392-5039 (fax) blRussell@sfmtcinc.com
2. Do you have a company or business interested in advertising in this newsletter?	
3. Do you have a question on the status of one of your applications to the HOA?	
4. Do you need a copy of the Architectural modification application, Notification of Intent form for satellite dishes or PODS, or a comprehensive list of guidelines for Inlet Cove?	
5. Are you interested in renting the Inlet Cove club house?	
6. Are you interested in being on the Board of Directors?	
7. Did you not receive this newsletter directly from Service First Management?	
8. Have you seen non-emergency, suspicious activity that you want to report to the police?	FCPD Non-Emergency 703-691-2131
9. Do you like to baby sit, house sit or pet sit? Would you like to advertise your services to the Inlet Cove Community? Please send your name, age, phone Number and type of service.	Yee Sergi
10. Are you interested in participating in Neighborhood Watch?	Calvin Hagins

Board of Directors

- Regina Perkins President
- Bill Blacker Vice President
- Dave Carlson Treasurer
- Tom Waterman Secretary
- Mary Anne Hesch Member at Large

Committee Chairs

- Peggy Waterman Covenants
- Wayne Bley Landscaping
- Yee Sergi Recreation