



July 2010

## Inside This Issue

- 1 Board of Directors Update
- 2 Covenants Committee Update
- 3 Landscaping Committee Update
- 4 Your Response
- 4 Board of Directors
- 4 Committee Chairs
- 4 Disclaimer
- 4 Community Website

## Board of Directors Update

We hope everyone is staying cool during these hot summer days. Please be aware that there have been several car break-ins during this past month. If you park your cars in your driveway or on the street, please be sure to lock and alarm them if possible, and keep an eye out for your neighbor's home if they are on vacation. The following list provides updates on our ongoing community policies and activities:

1. The Covenants Committee did their annual spring inspection and many people have corrected their issues. Please remember to contact the management company ([blussell@sfmtcinc.com](mailto:blussell@sfmtcinc.com)) when you have corrected them.
2. The pool has been used more this summer than any other summer. Please remind your children to respect the clubhouse property and follow the pool rules.
3. The BOD is working with our attorney to come to an agreement with the Fairfax as to our community's financial obligation for the use of their lake as storm water management. Water runs off Inlet Cove's property to the Fairfax's lake, and, according to the original documents from the developer, we are financially responsible for half of the lake maintenance. This has been an issue for the past four years, and we are working on resolving this as soon as possible.
4. Please remember to follow our Parking Policy. If you do not have a copy of this policy, you can request one from our management company at [blussell@sfmtcinc.com](mailto:blussell@sfmtcinc.com).
5. Looking ahead:
  - a. National Night Out is Tuesday, August 3, from 6:00-8:30PM. Join your neighbors throughout the community.
  - b. End of the pool season party will be Sunday, August 29, from 1:00 – 2:00 PM. The pool official closes on September 6.
  - c. The annual fall community yard sale will be Saturday, October 2, from 9:00AM – 1:00PM.
  - d. The Landscaping Committee is planning a common area tree-cutting day on Saturday, October 16th. See the Landscaping update for more information.

---

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

---

As always, we welcome your attendance and participation at the HOA meetings on the second Tuesday of each month at the clubhouse.

## Covenants Committee Update

### 2010 SPRING INSPECTION

Thank you to those homeowners who have promptly attended to the non-compliant issues. If you received notification of a maintenance or modification deficiency, you must correct the finding(s) by July 30, 2010, and immediately notify Bryan Russell (brussell@sfmtinc.com) that repairs have been made. Extensions may be granted for extensive or time-consuming repairs, but only upon request. Second notices will be sent out in early August.

### IMPORTANT - EXTERIOR LIGHT FIXTURE DISCOUNT

Many of the original exterior light fixtures, especially on the Ryan and Courtland Homes, are badly tarnished and need to be replaced. Lamp Factory Outlet in Springfield Plaza has offered Inlet Cove homeowners a "Buy-One-Get-One-Free" discount on Quoizel Newbury Collection fixtures. Applications are required for fixtures that differ in style, finish, and material from those that were originally installed on the home.

### POST CAPS ON WHITE VINYL FENCING

You are encouraged to inspect the vinyl fences adjacent to their properties for missing fence caps. These inexpensive caps are available at local hardware or home improvement stores.

### SHUTTERS

Due to the strong winds and extreme sunshine, many homes have loose, missing, or faded shutters. Replacement shutters that match those originally installed and shutter fasteners are available at local hardware stores. Reattaching shutters is an easy process. Paint manufacturers and colors for shutters, front doors, and trim in Inlet Cove are available on the website at [www.inletcovehoa.org](http://www.inletcovehoa.org). Service First Management Company has a list of the original paint, siding, and brick specifics for Ryan and NV Homes.

### PARKING

Rental trucks must be parked by the pool when not being actively loaded or unloaded. Parking those vehicles in driveways or other parking areas in the community is strictly prohibited. To avoid towing, please notify the management company prior to parking rental trucks by the pool.

Vehicles of any kind that encroach on the sidewalk run the risk of being towed. Vehicles parked in common area parking spaces that are not moved for longer than ten days will be tagged and towed 48 hours after tagging. Out of consideration for other community residents, the Covenants Committee requests you park any infrequently moved vehicles in your garage.

### STORAGE IN STAIRWELLS

Storage of items, such as grills and containers, in the walk-up stairwells is not only unsightly for neighbors, but also presents a safety and fire hazard for residents. Please store those items in the garage or basement.

(Continued on page 3)



---

The BOD approved changes to the Lighting Guidelines.

---

## Landscaping Committee Update

---

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

---

**Water – water – water.** Thanks to everyone who has been watering grass, bushes and trees, especially in the common areas. It looks like we are going to have a long hot summer and we will need everyone's continued help in keeping our development green.

**Dead trees.** In the fall, specifically on Saturday, October 16, we are going to have a community wide tree cutting event. This is the day to fire up your chain saws and help cut down the dead wood throughout the development. There will be a team of us who will focus on the dead trees in the common areas. We will need help from our neighbors, however. If there is a dead tree in a common area near your home, please let the Landscaping Committee know via email: [Landscaping@inletcovehoa.org](mailto:Landscaping@inletcovehoa.org). If there are trees on your lot, which is getting too large, this is the day to cut it down.

AAA Recycling and Trash Removal will be helping by scheduling a special pick up on Wednesday, October 20. Please put both dates on your calendar.

## Covenants Committee Update (cont.)

### TRASH AND RECYCLING RECEPTACLES

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 the day after trash pick-up.

### REVISED GUIDELINES

The Board of Directors has approved the following highlighted revision to the existing guidelines:

**LIGHTING:** All lighting and wiring must comply with the current National Electric Code and have a UL listing. Applications are required for all exterior lighting modifications, except the following:

- Low voltage landscape lights that are no higher than 18", properly maintained, 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.
- Lights illuminating features, such as front doors, flags, or plants, that are not directed outside the resident's property
- Replacement of existing light fixtures in the same style, color, and material
- String lights on exterior features installed from October 15 until January 15. All other events or occasions are limited to 72 hours.

### ARCHITECTURAL MODIFICATIONS AND APPLICATIONS

If you are considering an exterior modification, please read through the Architectural Guidelines, Policies, and Covenants on the website at [www.inletcovehoa.org](http://www.inletcovehoa.org) to determine what modifications need approval prior to the commencement of your project. Applications for modifications and Notifications of Intent for satellite dishes, as well as the revised PODS applications, are also available on the website or can be obtained by contacting Bryan Russell at 703-392-6006. Questions about guidelines or applications can be emailed to [covenants@inletcovehoa.org](mailto:covenants@inletcovehoa.org).

## 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. Are you interested in chairing the Recreation Committee?	
9. Have you seen non-emergency, suspicious activity that you want to report to the police?	

## Board of Directors

Mary Anne Hesch	President	BoD_President@inletcovehoa.org
Tom Waterman	Vice President	BoD_VP@inletcovehoa.org
Dave Carlson	Treasurer	BoD_Treasurer@inletcovehoa.org
Ken Gaffey	Secretary	BoD_Secretary@inletcovehoa.org
John Roberts	Member at Large	MemberAtLarge@inletcovehoa.org

## Committee Chairs

Peggy Waterman	Covenants	Covenants@inletcovehoa.org
Wayne Bley	Landscaping	Landscaping@inletcovehoa.org
You???	Recreation	
Calvin Hagins	Neighborhood Watch	NeighborhoodWatch@inletcovehoa.org

## 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.

## Community Website

Please be sure to visit the community website at <http://www.inletcovehoa.org/> for news and information on Inlet Cove.