
CARRIAGE LAWN AT BARKLEY

Volume 1, Issue 1

March 2010

Hot Neighborhood News!

Facebook, LinkedIn and CarriageLawn.org

For the latest in Neighborhood News, join the “Carriage Lawn at Barkley” site on either Facebook or LinkedIn – Facebook will always be updated first.

We also request that you register through our community website at CarriageLawn.org – providing your name, address, phone, email – and be sure to let us know if you are a non-resident owner, resident owner or tenant.

Compliment or Concern? – Visit Our Website

To communicate with the Board of Directors and/or our Property Manager, please visit CarriageLawn.org. While the Property Manager is paid, please remember that the Board of Directors consists of caring neighbors who volunteer their time and energy to keep our/your community running smoothly.

Things to Know...

We have several items to address quickly, and this seems to be a good place to hit the highlights.

Great Suggestions and Other Info

- Write your house number on your garbage can, lid and recycling bin. When the wind blows, your neighbors will know where to return the item.
- Garbage must be secured – even when in a garbage can. Try placing heavier items on top in the recycling bin. Blowing garbage will raise our HOA fees – a proactive approach will save you money, maintain a nicer look to the community, and protect your property values!
- Drive with care in the neighborhood – we have elderly, children and pets to care for – speed is not our friend. Remind visitors too!
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Thank You, Mike Noonan!

Attending the Annual Meeting over the last few years has brought you face-to-face with Mike Noonan, President of our association. Because of work commitments and other issues, Mike chose not to run for another 3-year term on the Board. Mike was crucial in helping us through the Koger Management debacle and kept us safe and sound with various contract negotiations and implementation thereof. The entire Board was sad to hear that Mike would be leaving at the end of his term. Mike, we thank you for your sincere effort and dedication over the years.



2010 Board of Directors

President – Gay Ashley
Vice President/Secretary – Dave Armstrong
Treasurer – G’Ann Zieger
Member At Large/ARB Chair – Jim Ryan

New Property Manager!

Faisal Khan

Portfolio Manager

GHA Community Management, LLC

3020 Hamaker Court, Suite 300

Fairfax, Virginia 22031

☎ 703.752.8300 x712

☎ 703.876.9594

✉ fkhan@ghacm.com

Web: <http://www.ghacm.com>

Business Hours are 8:30AM to 5:00PM – Monday thru Friday

Mr. Khan has been with GHA for several years, but is new as our Property Manager – Welcome Faisal! We look forward to working with you and appreciate the energy you are pouring into this position!

Things to Know... (Continued)

- **LOST OR FOUND** something? Let us know on CarriageLawn.org and we'll post it on the Facebook and Linked-In sites, too.
- Meet your neighbors – we plan to hold a neighborhood cookout this fall, in conjunction with Clean-Up Day! Details will be sent by Facebook and LinkedIn!
- Garbage is picked up on Tuesday and Friday; Recycling is picked-up on Friday – both are serviced by American Disposal – (703)368-0500. Secured containers may be placed at the curb in front of your home after 6PM the night before pickup.

Ever Wonder....?

- How DOES that snow disappear from the walkway to the mailboxes at Saxon Flowers and Royal Doulton? The next time you see Mike Noonan, please offer him a heartfelt THANK YOU! Better yet, feel free to grab a shovel and take a turn – or, pass on the kindness to a fellow neighbor!
- Who created and updates the CLAB website for us? Our Webmaster is Manoucher Nayeri – another neighborhood volunteer. Thank you, Manoucher!
- How large is our neighborhood? We have 145 homes within our community!

HOA Meeting Minutes

Minutes from the Annual and Board of Directors Meetings are posted on our community website.

Board Meetings are held quarterly. Home owners are welcome to attend the meeting.

If you wish to address the BOD at the meeting, please contact Faisal Khan, our Property Manager, in order to reserve a spot on the agenda.

Your HOA Contribution

In case you are wondering, your Board of Directors routinely requests three bids on jobs. We have a new snow removal and landscape company – MowCow.

Fees are currently \$88.14. Notification of the change was sent by our management company prior to implementation of the increase. While there is a grace period, before additional charges and other measures are taken to collect, fees are due on or before the 1st of each month. We appreciate having your funds in place so that we may pay bills on your behalf. Non-payment is being aggressively sought – so please keep the funds coming!!



Neighborhood Safety

Have you noticed how dark our streets are at night? We have had a couple of incidents in the neighborhood over the last year – a home entry where a wallet and laptop were stolen in the middle of the night and a couple of car break-ins. Flip on your porch light and make sure your yard light is working properly – take a bite out of crime!

Are you interested in organizing and participating in a Neighborhood Watch Program within Carriage Lawn? Please let us know!

Volunteer Opportunity

Are you interested in the wellbeing of the neighborhood and your investment? Consider volunteering to help save on future HOA fee increases! We can use help with:

- Architectural Review Board
- Community Clean-Up
- Social Committee

Even if you only have a few minutes here or there, this is your neighborhood – we appreciate you doing whatever you can to help!

Spruce Up for Spring!

With winter behind us, it's time to spruce up the neighborhood and get us back into shape. The Architectural Review Board (ARB) will soon be touring, making notes and providing lists of repair and maintenance items to homeowners. Some of the items to be noted are:

- Burned out yard and porch lights
- Fences and gates in need of repair
- Painting – doors, trim, bay windows, railings, etc.
- Steps in need of cleaning or missing bricks
- Mildew removal from siding
- Tree and garden work – trimming, mulching, etc.
- Deck stain – completed and the approved shades
- Windows and screens in good repair
- Items stored properly (not in front of houses)

All procedures will follow the HOA Guidelines.

While Walking the Block...

When you're out and about, please take the time to pick-up the bottle or paper you pass by. When we get a grip on securing garbage and recycling, the neighborhood will not be so messy. But, until we do, it's up to all of us to help out!

Car Repair & Maintenance

Please remember that car repair and maintenance is addressed in our HOA documents, and is prohibited.

Marketing Signs

The displaying of marketing signs on vehicles, in windows, etc. is strictly prohibited – except for certain signs which are outlined in your HOA documents.

Visitor Parking Only!

While it may be tempting at times, resident parking in the Visitor Parking spaces is strictly prohibited. An HOA resolution passed about nine (9) years ago restricts the use of the spaces to guests only. Exceptions may be made for residents when a driveway is being sealed or some other temporary event is taking place. We have compiled a list of cars that routinely use the spots as their additional parking. This serves as Notice that the HOA does intend to maintain the current policy.

Considering a Deck, Patio, Windows or Other Change?

Visit the CarriageLawn.org website to obtain the required HOA approval on any/all major changes. Be sure to allow time for the application and approval process, and make your contract contingent upon HOA approval. With the application, include photos, design drawings, and anything else that will help to move the application along at a quick pace. For convenience sake, please provide an email address, too!

What's Your Opinion?

Do you have an idea or suggestion to improve the neighborhood? Feel free to share with us by submitting comments through the CLAB website!

Caring Neighbors - Thank You for Volunteering!

At the last HOA Annual Meeting, we were pleasantly surprised by the number of volunteers who offered to help with whatever time they could muster-up. Thank you to Lisa Colten, Mary Darab, Reva Fox, and Christin and Maryauk Patel.



Carriage Lawn at Barkley - Real Estate Update

Northern Virginia is experiencing a housing shortage! Homes are flying off the market, and multiple offers are often received within days of listing the property! The tax incentive to ratify a contract by April 30 and close June 30 is likely a contributing factor to the current market. Please know that real estate is very “local” – meaning that national news rarely is a reflection of what is happening in the DC area.

Carriage Lawn is experiencing the norm for the times - a few short sales and foreclosures, mixed with resale homes. With our quality-built John Laing and Centex homes – not to mention our great location – prices should be higher than current sales indicate. Recent sales are:

- 8817 Blue Royale - \$481,008
- 2970 Franciscan - \$548,000
- 8650 Royal Worcester - \$515,000
- 2945 Saxon Flowers - \$545,000
- 2947 Saxon Flowers - \$540,000



Our homes continue to rent in the \$2,400 to \$2,700 range.

All information is believed to be accurate, but should not be relied upon without verification.

Friendly Neighbors Remember To...

- Pick up after your pet and keep your pet on a leash
- Teach your children to respect other people’s property, space and privacy
- Tightly secure your garbage so that it doesn’t blow everywhere
- Remember to keep your music at a level that isn’t disturbing to others
- Drive safely and slowly through the neighborhood, and request the same of your guests

Make sure you register for all future News & Notices!
(please see “Hot Neighborhood News” inside)

Carriage Lawn at Barkley HOA
c/o GHA Community Management, LLC
3020 Hamaker Court, Suite 300
Fairfax, Virginia 22031

BUILD RATE
US POSTAGE
PAID
PERMIT NO.
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ADDRESS CORRECTION REQUESTED

Mailing Address
Street Number and Name
City, State 98765-4321