



# The Mainstream

HIDDENBROOK HOMES ASSOCIATION

JANUARY/FEBRUARY 2009

## Covenants Change Vote Set for January's Annual Meeting

All homeowners are encouraged to attend the 2009 Annual meeting to be held at the clubhouse on **Wednesday, Jan. 28 at 7:30pm**.

After the annual meeting the Board of directors will hold a special meeting to amend the Hiddenbrook Association's Covenants, Conditions and Restrictions (CCRs) to change the allowable increase in dues from the annual Consumer Price Index (CPI) to a maximum of 15 percent.

Operating and capital replacement costs have long outpaced the CPI and the Board has relied on special assessments combined with regular dues. By changing the CCRs the Board hopes to end the negative connotation associated with using an annual special assessment and allow enough flexibility to keep up with rising costs while at the same time limiting the increase to homeowners. To do this, **we'll need a quorum of homeowners at our annual meeting on Wednesday, Jan. 28, 2009 at 7:30pm.**

A brief history of why the annual assessment was imposed begins with Hiddenbrook's first reserve study performed in the spring of 2003 by Mason and Mason Capital Reserve Analysts. This reserve study—required by Virginia law—assessed the cost of preserving our community's assets for the next 20 years.

Before the year 2000, homeowner dues had rarely increased. The reserve study highlighted the need to increase reserve funds, but the Board was limited to increasing homeowner dues by the annual CPI (usually about 2 percent to 3

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2009 Homeowner Dues not yet paid are now past due. A \$10 late fee has been added to all delinquent invoices making the total due \$135. Please check that your payment has been made or call the Hiddenbrook office at (703) 318-7159.

To avoid additional collection fees, payment should be sent immediately to Hiddenbrook HOA, PO Box 582, Herndon, VA 20172 or deposited into the Hiddenbrook office mail slot on the clubhouse doors.



## No Slippery Sidewalks Please!

It is important that residents keep their sidewalks clear of snow and ice. On the few occasions when there is a snowfall that requires shoveling your driveway, please take the time to clear the sidewalk in front of your home for the safety of your neighbors and schoolchildren.

Please check out [www.hiddenbrookhomes.org](http://www.hiddenbrookhomes.org) for neighborhood, pool and ACC information. It features the 2009 budget and *Mainstream* archives.

# Hiddenbrook Homes Association

## Board of Directors—3rd Tuesday of the month, 7:30pm

President	Stephanie McClellan	703-437-5340
Vice President	Charles Roswell	703-904-8185
Treasurer/Sec	Dave Sutula	703-470-7615
Director	Bryan Schulke	703-318-2142

## Committee Chairpersons

ACC	Kathy Cooper	703-318-7159
Nbhd. Watch	Steve Lowry	703-437-5783
Pool	Kathy Briggs	703-318-7159
Social	Marybeth Henry	703-742-6694
Tennis	Sheri Fairchild	703-707-0724

## Club Chairpersons

Swim Team Rep.	Leslie Petty	703-450-4372
Swim Team Pres.	Marcel VanViersson	703-404-0011
Swim Team VP	Martha Marino	703-796-6862

## Committee Members

ACC: Jeanne Little and Johathan Saunders. Meets 2nd Tuesday of the month, 7pm.

Neighborhood Watch: Steve Dyer

Pool: Nancy Fehrle and Sheri Fairchild

Tennis: Richard Goulet and David Shupp

Social: Dale Robinson, Jeanne Clark and Risa Mayan

Please contact the relevant committee Chairperson, any of the five Board Members or the business office with concerns or issues you wish to discuss.

Website: [www.hiddenbrookhomes.org](http://www.hiddenbrookhomes.org)

Office/Facilities Manager: Lisa Cullen  
email: [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com)

Newsletter editor: Stephanie McClellan  
email: [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com)

Hiddenbrook HOA

PO Box 582, Herndon, VA 20172

Office Hours:

Tuesday, Wednesday and Thursday

9:30 a.m. to 12:00 p.m.

Office phone/fax: (703) 318-7159

Seasonal pool phone: (703) 437-9736



## Hiddenbrook Board of Directors Meeting Minutes

The following are condensed minutes from the November and December Board meetings. Budget and expense reports for homeowners and swim and tennis members are always available in the Hiddenbrook office.

The Board discussed moving money market funds to CDs, since those rates are rising.

We will try to capture email addresses from homeowners so we can communicate with them more quickly and frequently and for no cost.

Reserve Study:

- We need \$57,500 for swim & tennis and homes to fund reserves for 2009.

- A tightened operating budget plus increased dues (\$425 for S&T and \$125 for homes) will allow reserves to be funded.

- Work to be done in 2009: paint and replace the vanity, sink, papertowel holder, and mirror in upstairs bathroom; replace office computer; new clubhouse ceiling fans and rear deck; fence replacement; new pool loungers, bathroom lighting upgrade new plumbing fixtures and partitions, fresh paint and dry deck flooring.

The Board approved the \$5,000 in electrical and lighting work that Bear Electrical will complete in the pool changing rooms and upstairs clubhouse. The work is being completed.

2009 Budget approved as amended.

On Dec. 30, 2008 the attorney's office will place a lien on those homes that have not paid 2008 dues.

The next Board of Directors meeting dates are Wednesday, Jan. 28 and Tuesday, Feb. 17, both at 7:30pm

*Hiddenbrook's Annual Homeowners Meeting is scheduled for Wednesday, Jan. 28, 2009. Please join us for the bylaws vote, refreshments and a quick update on your community.*

During the weeks of January 12 and 19, Dranesville Elementary on Powells Tavern Place will test its Fire Alarm System. There is a possibility that you may hear a bell or alarm during the night or early morning. The school system apologizes for any inconvenience this may cause. No response from community members is needed.



## *Architectural Control Committee News*

The ACC meets the second Tuesday of each month. Applications from homeowners for changes to their house or property must be received no later than the Friday before the meeting. **Next meeting dates are Tuesday, Jan. 13 and Feb. 10.**

**The ACC needs new members to get involved! The group meets only once per month, so please consider making a contribution to your community.**

Copies of the guidelines and application forms can be obtained through the Hiddenbrook office or website: [hiddenbrookhomes.org](http://hiddenbrookhomes.org). Please note that applications must be mailed to PO Box 582, Herndon, VA 20170 or emailed to: [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com).

## *'Covenants Change' from page 1*

percent). In 2003 the Hiddenbrook Board voted to use a special assessment in addition to the annual dues and will continue to do so if necessary, but prefers not to impose a special assessment for non-emergency maintenance and to fund future capital improvements/replacements as outlined in the reserve study.

It is important to note that homeowner dues and special assessments do not fund any pool-related items. Homeowners fund shared common grounds and facilities, such as a portion of building maintenance, grounds maintenance, outdoor lighting, camera equipment and management expenses. Pool and tennis court maintenance and operations, which include a majority of the total utilities cost and pool and tennis capital replacements and improvements, are all paid from accounts funded solely by pool and tennis member dues.

Incorporated in 1972, Hiddenbrook's Declaration of Covenants, Conditions and Restrictions Article V Covenant for Maintenance Assessments Section 3 states that "the maximum annual assessment may be increased above that established by the Consumer Price Index formula by a vote of the members for the next succeeding five years and at the end of each such period of three years, for each succeeding period of three, provided that any such change shall have the assent of two-third (2/3) of the votes of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose...."

Section 6 states "If the required quorum is not forthcoming at any meeting, another meeting may be called ... and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting."

**Therefore, a meeting quorum will be called for starting at 7:30pm on Wednesday, Jan. 28 and subsequently every 5 minutes until quorum requirements have been met and the bylaws change can be voted upon.**

# Hurricane Report



Preparations have begun for the Summer 2009 season for the Hiddenbrook Hurricanes swim team. Please contact Marcel van Vierssen if you are interested in any of the open positions on the team steering committee.

Coach Neal and Coach Jon, with help from junior coaches Tyler and Kate, are running our winter swim program. We have 35 swimmers who meet once per week to work on their strokes and conditioning.

Congratulations to both Neal and Jon who are now the head coaches for their high school swim teams (Neal at Annandale, Jon at Briar

Woods).

A number of our older swimmers are swimming for their high school teams: Tyler V., Robyn G., Olivia P., Sarah H., Brady H., Alix B., Matt B., Brett P. for Herndon; Lauren M. for Langley; and Jane R. for Stone Bridge.

Summer will be here before you know it!

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Remember that if your car is parked outside (not in your locked garage) you should **keep your vehicle doors locked** at all times. There has been a rash of thefts from unlocked cars in the surrounding neighborhoods.



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