

MAPLE POINTE HOMEOWNERS ASSOCIATION

P.O. Box 955 Manassas, VA 20113

www.maplepointehoa.com; manager@maplepointehoa.com

IMPORTANT HOA COMMUNITY UPDATES (2024)

COMMUNITY UPDATES

- In 2024, the Maple Pointe HOA successfully installed 5 security cameras within the community allowing for a reduction in unwanted activity. We also successfully installed 6 additional lights within the community adding additional security lightening dark areas.
- The landscaping has greatly improved the community's overall look with ensuring the common areas were cut consistently, dying trees pruned, and proactive measures taken to help the community look greener.
- The parking congestion has also eased considerably with the parking rules and regulations that are in place. Please keep in mind that visitor parking is meant to be temporary parking.

MONTHLY HOA DUES

- **Effective January 1, 2025**, the monthly HOA dues will increase to **\$70.00**. There are a few reasons as to why this increase is necessary. This year's financial budget incurred many unplanned expenses, some due to nature and most due to community residents.
- There were 4 large trees that had to be removed, extra trash clean up due to trash bags being placed on the ground and not in a trash bin, trash/furniture being dumped into the retention pond, extra pest control calls due to increased rodents (due to trash bags on the ground, gardens in back yards, plants in front yards, bird feeders, etc., which all provide food), and the installation of an additional security camera due to the fire (residents dumping building/construction materials in the woods behind Vermont Place).
- It is important that we all work together so that we are not causing unnecessary charges to the Maple Pointe HOA that will inevitably affect monthly HOA dues.
- There are also two upcoming projects that we may be undergoing within the next 1-2 years; installing a **new playground** and preparing for **sealcoating the asphalt** which is recommended we do every 3 years.

RENTAL POLICY/BASEMENT RENTALS

- **Effective January 1, 2025**, Any person wishing to rent a home/basement in the Maple Pointe community must submit an application through the Maple Pointe Homeowners Association. This will ensure all proper checks are being done and will also help to ensure that occupancy zoning limits are being followed. Any lots found to be renting without going through the proper procedure will be referred to the HOA attorney.
- If a homeowner rents the basement, the homeowner **must** reside in the home. Homeowners are **NOT** permitted to rent their homes as separate units. In addition, due to occupancy zoning limits, no more than 2 people can rent the basement. Any lot found not complying will be referred to the HOA attorney.

VIOLATIONS

- **Effective January 1, 2025**, Maple Pointe Homeowners Association will no longer issue violations. Instead, any lot found to be in violation of the HOA Bylaws, Rules and Regulations will be sent a letter indicating they have 30 days to address the issue and if the same violation occurs again, that lot will be forwarded to the HOA attorney.
- This is due to the many repeated attempts to ask residents to not do things such as planting tall flowers in the front yards, planting large gardens in the back yard, stringing vegetables and such on clotheslines or bamboo or sticks, etc. from the deck to the fence, all of which are clear violations of the HOA Bylaws. There has also been the issue of improper storage of items in the back yards that should not be there, overgrown grass, trash and debris, and more.

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HOA DUES

- **Beginning January 1, 2024**, HOA dues will increase to **\$67.00/month**. This is due to several projects the community has provided feedback to include additional lighting in dark areas as well as general grounds maintenance to include landscaping and other community enhancements (i.e. gazebo lighting, benches, signage, trash cans).
- Maple Pointe HOA strongly encourages residents to pay their monthly dues via Bill Pay or Venmo.

PARKING UPDATES

- **Effective January 1, 2024**, Maple Pointe will move forward with yearly parking passes. This is to replacement pass requests but using both to gain additional visitor parking.
- Permanent visitor passes will be available for distribution beginning November 1, 2023. Each Lot will have only **one** additional replacement per calendar year and the fee will be \$75.00. If a replacement pass is lost, residents must wait until the next calendar year for a new pass.
- Only homeowners will be able to receive the permanent visitor pass and must be current on HOA dues, provide up-to-date contact information, and all leasing documents if renting (Copy of Lease Agreement, Lease Clause Addendum, and Vehicle Information Form).
- The only exception to this is for homeowners that are renting and are not within driving distance to the Maple Pointe community. The homeowner **must** submit a signed document along with proof of ownership to the Maple Pointe HOA President. Forms can be found on the website or you can send an email to manager@maplepointehoa.com requesting the form to be emailed.
- Requesting weekly passes for your 3rd or 4th vehicle is **NOT** allowed. Visitor passes are for visitors. Special consideration may be given for certain events/celebrations. If exception is made, visitor parking permits will only be written for a single day.
- We are aware of vehicle swapping to save visitor spots. To stop this, even if you swap vehicles, Dominion Towing will be aware of your permanent visitor pass Lot number. If your permanent visitor pass is used to park in the same spot, even if swapping vehicles, it will be towed.

PLANTS & FLOWERS

- In 2022, the HOA informed residents **NOT** to plant flowers that grow grasses, plants, shrubs, flowers, etc., that grow taller than six (6) inches in the front yard and no taller than twelve (12) inches in the backyard. Unfortunately, these rules were blatantly ignored and our rodent problem has gotten considerably worse. As the community was informed well over a year ago, **effective January 1, 2024**, any Lot found to not comply, the Lot's violation will be forwarded to the HOA attorney for further review, collection, and possible property lien placement. Unless otherwise approved by the Board, a list of allowable plants, flowers, shrubs can be found on the website.

HOME RENTAL

- Homeowners that are currently renting **must** provide the HOA with a copy of the lease agreement, Lease Clause Addendum, and Vehicle Information Form. **NO EXCEPTIONS**. If renting the basement of your home, zoning laws limit occupancy to the family plus two renters. **No more than 2 people can rent the basement**. Any Lot found to be in violation will be reported to Prince William County Zoning as this is not only illegal but goes against HOA Bylaws.

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IMPORTANT HOA COMMUNITY UPDATES (2022)

SECURITY CAMERAS

- In the coming months, Maple Pointe HOA will be installing security cameras in the common areas along Vermont Place, Cabot Court, Walcott Court, Cold Harbor Loop, and playground for the protection of Maple Pointe assets, the security of residents and their guests, and trash monitoring. A camera security policy has been created and can be accessed by visiting the website.

PARKING UPDATES

- **Effective January 1, 2023**, towing will be enforced 24 hours/7 days a week. Any vehicle found without a valid pass will be towed at the owner's expense. **A valid pass will always be required.** The **only exception** to this would be commercial vehicles coming to perform work in the community or a home for a short period of time (i.e. Verizon, Comcast, Home Depot, etc.).
- In an effort to help enforce parking regulations, we are asking residents to provide the HOA with their contact and vehicle information (make, model, color, license plate). Having this information will allow HOA Board Members to identify vehicles in the community and provides an opportunity of sending a courtesy letter/warning to the owner as opposed to simply having it towed.
- The deadline for submission of vehicle information will be **December 31, 2022** after which any unregistered vehicles in violation of the HOA rules and regulations will be subject to ticketing and/or towing at the owners expense. This does not apply to guests visiting residents, although, visitors must have a valid parking pass. **Submission form can be found on the website.**
- No more than two (2) visitor permits will be issued per request. Special consideration may be given for certain events/celebrations. If exception is made, visitor parking permits will only be written for a single day. Visitor parking permits can be obtained from any Board Member.

VIOLATION FEES

- **Effective January 1, 2023**, the following violation fees for parking, landscaping, exterior storage, and similar circumstances will be assessed to any resident not abiding by HOA Rules & Regulations. **1st Violation: Warning; 2nd Violation: \$25; 3rd Violation: \$50**
- **Parking/Auto:** Automotive repairs and maintenance shall not be permitted.
- **Landscaping:** No grasses, plants, shrubs, flowers, etc., taller than 6 inches shall be allowed in the front yard. No grasses, plants, shrubs, flowers, etc., taller than 12 inches shall be allowed in the back yard. Additionally, creeping plants shall not be planted.
- **Exterior Storage:** No items such as bicycles, toys, strollers, etc. shall be stored in the front yard.
- **Effective January 1, 2023**, the following violation fees for trash will be assessed to any resident not abiding by HOA Rules & Regulations. **Regular Trash Violation: \$50; Bulk Trash Violation: \$50**

HOME RENTAL

- All homeowners that are currently renting, must provide the HOA with a copy of the lease agreement. **Effective January 1, 2023**, in addition to providing the HOA with a copy of the lease agreement, must also include a lease addendum signed by renters indicating they will abide by all Maple Pointe HOA Rules & Regulations. If renting the basement of your home, zoning laws limit occupancy to the family plus two renters. No more than 2 people can rent the basement. **Lease addendum can be found on the website.**