

News in the Woods

Summer 2019

The Connemara Wood Homeowners Association News Letter

Board Members

Officers:

President:	Sam Kaleem President@ConnemaraWoods.org
Vice President:	Chris Phillips Vice.President@ConnemaraWoods.org
Secretary:	Tyson Malmberg Secretary@ConnemaraWoods.org
Treasurer:	Burgan Pugh

ACC Chairman	Michael Segura ACC.Chair@ConnemaraWoods.org
Ground Chairman	Pat Hogan Grounds.Chair@ConnemaraWoods.org
ACC Member	Michael Cao
ACC Member	Joy Malmberg

The board meets the 2nd Tuesday of each month at 7 pm at Sam Kaleem's house or Burgan Pugh's house.

Please send questions or concerns about the CWHOA website to Pat Hogan at Grounds.Chair@ConnemaraWoods.org



Annual CWA Picnic

Please plan to join us for our annual picnic scheduled for **Sunday, September 15**, with a rain date of Sunday, September 22. The picnic will be held at the end of Connemara Drive in front of 127 Connemara Drive, starting at 4pm. We will have a cookout and a moon bounce for the kids! We plan to end the night with roasting marshmallows/s'mores. Please continue to watch the website and your email for updated information!. If you have questions, please contact Joy Malmberg at Joy@TysonMalmberg.net or 703-638-3415.

A Message from our President:

This is our first attempt at a Community Newsletter, so please bear with us.

We have had such strange weather lately. There has been so much rain, some of it extreme. July is usually the hottest season, and we have hit 100s (F) which is not normal for this area. However, fall is around the corner, so good time to start outdoor planning.

Financially we're doing quite well even with the low HOA dues. People do keep up with their yearly dues. So I'm happy to report that we've been staying within our budget, and there has been no need to increase our dues. We are working on an easy method to pay for the dues on our website.

Some homes have been sold, and bought. So we do have some new neighbors, and those that will be missed. I would like to take this opportunity to welcome our new home owners. I know you will enjoy our community, and I invite you to participate in our fall picnic.

There are changes coming to this area. This includes the sale of 72 acre of land next to the Connemara property. Pulte has bought this land, and is going to build a 55+ age restricted living community. More information is provided by our secretary, Tyson Malmberg.

Some of you know that our officers have changed. Gus Muller stepped down as President, and I, Sam Kaleem was elected for that role. John Wilson stepped down as secretary, and Tyson Malmberg was elected for that role (along with his wife Joy Malmberg supporting him). John Wilson is also one of the folks who retired, sold their house, and moved on. Best of luck to John and Nancy Wilson.

Our contact info is available on our website, <http://connemarawoods.org> If you have any questions, please check with Joy Malmberg. She will direct the message to others as necessary.

Please mark your calendars for the upcoming fall walk through of the ACC scheduled for October 5-12. The committee will be checking front yards to make sure they are in compliance with our covenants. If you have questions, or would like to submit an ACR, please contact Michael Segura at ACC.Chair@ConnemaraWoods.org.

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Montebello Farms Development Update

Submitted by Tyson Malmberg

CWHA Secretary

The Montebello Farms Development Proposal and rezoning application was approved by the Loudoun County Board of Supervisors at their July 2, 2019 business meeting by a vote of 7-0-2 (for - opposed - abstain or not present). The final proffers included adding a second right turn lane from Potomac View Road onto Rt. 7 (just outside the entrance to Connemara Drive).

The Montebello Farms Development will be an age restricted community (55 and older). The approved plan will allow 406 dwelling units to be built on 84.7 acres. Dwellings will be a combination of condominiums, town houses, and single detached homes.

What this means for Connemara Woods residents:

- The new development will boarder on backyards of some of the homes on the West side of Connemara Drive and on the Connemara Woods common area on the West side of Connemara Drive, and on the homes on the South-West side of Tramore Court.
- There will be a 50 foot wide green space barrier between around the entire Montebello Farms development. That means that there will be a 50 foot green space between the Connemara Woods backyards and the backyards of the residents in the Montebello Farms community.
- Montebello Farms developers will build a three rail split-rail fence on their side of the property line between the Montebello Farms development and the Connemara Woods development. The fence will be maintained by the Montebello Farms HOA.
- There will be a walking trail on the 50 foot wide barrier and this walking trail will be accessible to Connemara Woods residents through a gate in the common area that is on the West side of Connemara Drive (at the top of the stairs).
- Connemara Drive will continue to be a dead-end street that ends at the edge of the Connemara Woods development. It will be closed to both vehicle and pedestrian traffic between the neighborhoods

Construction is estimated to start in the Spring of 2020 and is estimated to take five years to complete.