

## CAROLINE OAKS NEWSLETTER

April 2020

This newsletter is much longer than usual as I also incorporated some general info/reminders about living in our community.

First and foremost...

### REGARDING COVID-19

The coronavirus global pandemic has certainly impacted everyone's daily routine. For anyone who might need help during this time and has no one to ask, please let me know. I would feel terrible if one of our residents felt there was no one to turn for support. On a lighter note, it is great to see so many kids, adults and families out and about walking, biking or just talking to each other. Please remember "social distancing" is 6 feet away from each other and no more than 10 persons in a group.

### BOARD UPDATES

The Board sends its deepest condolences to one of our newest Board members, Pamila Caparelli, as her husband passed away on 3/22 at home surrounded by his family. He was lovingly supported for over a year by Pamila, which I am certain brought them extra time together. We send her our support during this transition and life changes ahead.

One of our newest Board members, Patrick Collins, has stepped down from the Board as he and his wife, former Board member Jennifer, unexpectedly found a new home in the area to which they are moving. We wish them many happy years in their new location.

### REAL ESTATE

Some recent townhome sales in our community have been reported to be \$522,000 (listed at \$460,00 then \$510,000), and \$535,000 (listed at \$520,00). It appears, despite the current financial crisis and pandemic, that our home values are rising even above the listing prices. Let's continue to keep our community appealing, friendly, clean, and safe for everyone's benefit.

### POSTAL BOXES

A few of our cluster postal box units throughout the community are leaking or rotting. We tried to procure some free warehoused units without success. We are in the process of ordering new ones and will have them installed as quickly as realistically possible. For any concerns or updates, please contact Len at [gliattal@verizon.net](mailto:gliattal@verizon.net)

### ARCHITECTURAL REVIEWS

Pamila Caparelli has graciously taken over Jim Hutchison's role for reviewing any exterior updates or changes to your property. Please recall you need HOA written approval PRIOR TO ANY painting, staining, and other maintenance or improvement projects affecting the exterior of the property (house, deck, fence, roof, shutters, garage doors, sheds, etc, including "the same color as last time"). Please send your requests directly to Pamila at [PamilaCaparelli@me.com](mailto:PamilaCaparelli@me.com).

As a general reminder, the details about any such improvement(s) can be found on the Caroline Oaks website ([www.carolineoaks.com](http://www.carolineoaks.com)) under Disclosure Info (#4) and the appropriate form to submit can be found under Arch Control FAQs, Appendix A. Please don't forget to include your phone number so Pamila can call to ask any questions and provide you with feedback regarding your submission.

### SPRING COMMUNITY ARCHITECTURAL REVIEW INSPECTION

Len and Pamila will be walking through the community in April or May for the annual exterior inspection of each townhome. As usual, any remediation letters will be sent individually to the appropriate homeowners over the following 2 months. Due to the coronavirus pandemic, no penalties will be assessed for any new violations that are not resolved. This time frame will be reevaluated as the year progresses.

### LANDSCAPING/SNOW REMOVAL

Our other newest Board member, Rich Beck, is taking over the Landscaping and Snow Removal duties that Len previously shouldered. Len is assisting Rich throughout the transition. Going forward, please contact Rich directly at [richbeckcohoa@outlook.com](mailto:richbeckcohoa@outlook.com) regarding any Landscaping or snow removal concerns.

### SPRING COMMUNITY TREE WALK THROUGH

The semi-annual walk through to review the health of the community trees and shrubs to identify any community plantings that are not budding or in decline for spring trimming and/or removal will take place likely at the end of April. If you have any areas of concern, please email Rich at [richbeckcohoa@outlook.com](mailto:richbeckcohoa@outlook.com)

### SEWER/WATER LINE INSURANCE

I have been asked to reprint the below information:

If you are not aware, your water and sewer lines from the road to your home are NOT insured by either the utility company or your homeowner's insurance. The utility company only covers the main line under the road. You are responsible for the cost of a ruptured line from the road to your house. This cost was \$7000.00 for a water line a few years ago. Dominion Energy (through MyHomeServeUSA.com or 1-855-336-2465), offers insurance for situations like this at \$4.99 per month. I did the math...you would need to be paying \$4.99/month for about 116 years to reach \$7000. It may be worth considering. They also offer the same for the sewer line at \$5.99 per month (98 years). I am not promoting a purchase, but as the above affected resident commented "I wish someone had told me about this sooner... especially as all our units are aging". I promised I would pass it along. Again.

### APRIL HOA DUES

Reminder the quarterly Caroline Oaks HOA are due by April 30th.

### THE BELOW ARE SOME GENERAL REMINDERS ABOUT.....

#### **...PARKING**

Basics - every unit is assigned 2 parking spots. For garaged units, it is your garage and your driveway. For non-garage units, there are 2 assigned lot spaces indicated with numbers painted on the curbs. Visitors may use the visitor spots indicated with blank curbs.

Any resident with an 'extra' car, or who cannot use their garage, driveway or assigned spot, should be parking in the public parking on Glenbard Ct (which includes the circle). You are not a visitor. You live here. (Yes if your visitor is parking in your garage, driveway or assigned parking spot, you can park your car in a visitor spot. (If you do not see the logic here, please email directly). Commercial cars and trucks can ONLY park on Glenbard, NOT in any community visitor or private spot ever.

We have been fortunate there have not been significant problems with parking. Please continue to be mindful of the above.

Thank you to those persons who regularly park on Glenbard circle. I no longer see cars parking diagonally at the very end of the yellow curb which was making it difficult for

traffic to access William Kirk La and Peter Roy Ct. Everyone appreciates your consideration.

...one more point re personal vehicles...

"No portion of the properties shall be used for the repair of automobiles, including the changing of oil, nor shall any vehicle other than a private automobile be parked in any of the Association parking spaces."

### ...TRASH/RECYCLING/YARD WASTE

We are serviced by:

American Disposal Services (ADS)

Phone 703-368-0500

[www.americandisposal.com](http://www.americandisposal.com)

Our account # (needed to access information if you call them) is 419972. The name of the account is "Townes (with the "e") at Caroline Oaks". Use the account number. It is much faster.

Our pickup day is once weekly on Thursday. Please place your trash, recycling and yard waste out on Wednesday night for usually early Thursday morning pickups. Return your containers to your premises by Thursday night. If you are going out of town, please ask a neighbor if they could store or return them for you until your return.

Per Caroline Oaks bylaws - trash and recycle containers must be stored out of sight from the front of your unit. For the interior units without a garage, this likely means you need to walk around your connected homes for appropriate placement, or VERY cleverly hide them behind your front bushes.

As far as possible, the Board will email everyone regarding any pick up day changes, however you can also directly access this information online or with a phone call to the ADS office. As of right now, they have not posted their 2020 holiday schedule. The only holiday that falls on Thursday this year is Thanksgiving. We will have an update closer to November.

If you have something larger to discard (example, old sofa), call ADS to arrange for a separate pick up. There may be a separate fee for this. HOWEVER, due to the coronavirus

pandemic, they have temporarily halted this service. You can periodically check their website for updates to see when large item pick ups will resume.

Fairfax County requires residents to place their yard waste (grass clippings, small broken down tree branches, pulled weeds, etc) in a separate plastic or paper bag or container. HOWEVER, our small townhome community is exempt from this. Therefore you can place your yard waste in with the trash. You may make it into a separate bundle if desired, but it will not be recycled with yard waste at the dump.

GLASS DOES NOT GO IN THE RECYCLE BIN. It actually damages the recycle machine. Please place any glass items in the regular trash OR you can personally recycle glass items in the Purple recycle bins at the Ox Road recycling center near Fair Oaks Mall (4618 West Ox Road, Fairfax) or the closer West Springfield Government Center (6140 Rolling Rd, West Springfield). HOWEVER, due to the coronavirus pandemic, this service has been suspended until further notice. The purple recycle bins have been removed. Please either drop off your glass at the 4618 West Ox Rd Transfer station, or place the glass in the REGULAR trash, not the recycle bin.

IT IS OK to put your house number on the recycle bins with numbered stickers or permanent marker.

If possible, cover your recycle bin on windy days so the paper trash does not get blown around the neighborhood.

If you need a larger or second recycle bin, please call ADS. They do not supply trash containers.

If it is safe for road traffic, place your bins and cans on the street next to the curb in order not to block sidewalks and shorten the number steps the trash person needs to get the trash, recycle bin or yard waste.

Place your trash can with the opening facing out towards the street so the trash person can just lift the lid and pull out the bags without moving the can.

When putting out your trash, please be sure your neighbors can easily and safely enter and exit their driveways or access their car door.

Be sure trash is covered tightly to discourage rats, mice, and other small creatures from feeding.

### ...DOGS

Must be leashed when outside of their yard. This is also a County requirement. If there are problems with animals running off their leash, please call the nonurgent Fairfax County Police number (703-691-2131). The Police will take a report and notify Fairfax County Animal Control for further investigation. FYI - there is an off leash park located at the nearby South Run Recreation Center. It is a great place to let your dog run free and meet fellow dog lovers... a win-win-win for people and dogs alike.

Pet waste must be picked up. This is also a County requirement. Dog walkers must pick up solid waste as soon as their pet provides it. Regarding Caroline Oaks and liquid waste, please have your pet urinate on the common property grass areas located between the curb and sidewalk, the open islands, or the common area behind several of the attached townhomes. Please do not let your pet urinate on the front lawn of any private property. Many people work very hard to keep their lawns healthy, weed free and green. Urine will discolor the lawn and acidify the soil. Thank you in advance.

### KEEPING UP TO DATE IN FAIRFAX COUNTY

I encourage everyone to sign up for the free Fairfax County text or email alert network at [www.fairfaxcounty.gov](http://www.fairfaxcounty.gov) > topics > alerts to receive customizable alerts on local coronavirus, weather, traffic, public safety, police, and emergency preparedness information. I find it useful throughout the year and especially at this time.

In addition, our County Supervisor, Pat Herrity, has a regular newsletter for local County updates. Below is the link to his webpage. Click on the latest newsletter (March 27) for lots of information about our County area and its changes due to the coronavirus. [www.fairfaxcounty.gov](http://www.fairfaxcounty.gov) > springfield > herrity-report

Sincere wishes for everyone to stay well and active.

Next newsletter in July, updates provided sooner as needed.