

Caroline Oaks Newsletter

17 March 2022

Topics:

- Electric Vehicle Charging
- Installation of Solar Devices
- Short Term Lodging Ban
- Planned Community Activities
- Next Board Meeting
- Reminders for Newcomers to the Community
- Item For Sale

Electric Vehicle Charging:

The Board is in the process of drafting an EV Charging policy (see attached). This will ensure the Community remains aligned with Virginia Code 55.1-1823.1, which went into effect in July 2020, and states that "No association shall prohibit any lot owner from installing an electric vehicle charging station for the lot owner's personal use on property owned by the lot owner," and "An association may establish reasonable restrictions concerning the number, size, place, and manner of placement or installation of such electric vehicle charging station on the exterior of property owned by the lot owner." The draft Policy is intended to specifically address these "reasonable restrictions", with a focus on maintaining the overall safety and appearance of the community POC for this draft Policy is Rich Gargano (gargano.rich@gmail.com).

Installation of Solar Devices:

Section 6.1 of the Architectural Control Guidelines, last revised in September 2006, states that "No solar collectors are allowed". In October 2021, Virginia Code 55.1-1820.1 went into effect, which states that "No association shall prohibit an owner from installing a solar energy collection device on that owner's property unless the recorded declaration for the association establishes such a prohibition. However, an association may establish reasonable restrictions concerning the size, place, and manner of placement of such solar energy collection devices on property designated and intended for individual ownership and use." The Board is presently reviewing whether a Policy update is appropriate to align with the new Virginia Code, and if such a Policy should distinguish between solar panels, and more recent solar technology developments (such as solar roof shingles, which did not exist when the Guidelines were last revised). POC for this draft Policy is Rich Gargano (gargano.rich@gmail.com).

Short Term Lodging (STL) Ban

The Board recently voted to ban STLs.

Short-term lodging (or Short-Term Rental) as described by Fairfax County is “any occupancy of a dwelling for a period of less than 30 days.” The County further states that HOAs are not barred from “prohibiting short-term lodgings within their subdivision or development.”

Rentals of this sort typically involve companies such as Airbnb, VRBO and FlipKey.

Our draft policy is under review by our legal counsel.

POC is Len Gliatta (gliatta68@gmail.com)

Planned Community Activities

Outdoor movies in the common area behind Pohick Regional Library. Start time at dark, but not too late. Weather permitting.

April 23rd: “Turning Red”

June 25th: “Chip 'n Dale: Rescue Rangers”

August 6th: “Lightyear”

Community yard sale on Saturday 23 April. Details to follow

POC: Walter Seiberling (waltseib@gmail.com)

Next Board Meeting

Tentatively 27 April, 7 P.M. at Pohick Library. Will further advise once library opens meeting room reservations 30 days out.

POC: Len Gliatta

Reminders for Newcomers to the Community

--Trash containers and recycling bins may be placed curbside the evening before scheduled pickups which usually occur on Thursdays. Shortly after pickup, containers and bins are to be removed and stored out of sight until the next collection cycle.

--Vehicles should not block sidewalks nor be parked in fire lanes (curbs painted yellow). Park vehicles in your designated spots. For a garage townhome, the designated spots are the garage and driveway. Homes without garages: the designated two slots are marked curbside with the lot number.

--Keep unattended vehicles locked.

For Sale

--Sewing Machine, POC: Ruth Dilts (ruthdiltsdesign@icloud.com), 9400 William Kirk Lane

