

Caroline Oaks Newsletter

15 August 2022

Topics:

- New Policies and Amendment**
- Pavement Maintenance & Repair**
- Trash Problems**
- Next Board Meeting**
- Reminders for Newcomers to the Community**

New Policies and Amendment posted at the website:

--Approval of Electric Vehicle Charging and Solar Device Installation Policies. All homeowner and attorney feedback was incorporated into these policies, and they were approved by the Board in June 2022. Final versions are available on the Caroline Oaks website at <https://carolineoaks.com/disclosure-info>. The Board proactively developed these policies because recent changes to the Virginia Property Association Act prohibits HOAs from barring installation of EV Charging or Solar Collection devices, but allows establishment of reasonable restrictions. These new policies formally establish these reasonable restrictions to help maintain the safety and appearance of the community. POC for this policy is Rich Gargano (gargano.rich@gmail.com).

--Approval of Short Term Leasing (STL) Ban Amendment. The STL amendment obtained the required 75% approval of homeowners. Our legal advisors reviewed the language and were provided with the signed ballots. They then registered the amendment with county land records. Background: STL (i.e., AirBNB or VRBO) prohibition could not be implemented via a policy update alone since the Caroline Oaks Declaration of Covenants, Conditions and Restrictions did not originally contain expressed authority to prohibit short-term rentals. POC is Len Gliatta (gliatta68@gmail.com).

Pavement Maintenance & Repair

As mentioned in a recent email blast, ProPave will be here 16 and 17 August for Peter Roy Court street maintenance. On the 16th they will repair and patch a small segment near 9371. This should not take long nor impede traffic.

On the 17th they will crack-seal all of Peter Roy. Work will occur between 7 am and 5 pm. Vehicles need to be removed ahead of time or remain in driveways or garages. Alternative parking is available on Glenbard Court/Road, and the library/Rolling Valley West Park parking lots. The crew may finish early and reopen the street sooner than 5 pm.

Please try and reschedule deliveries planned for the 17th.

Pavement and Sidewalk Repairs in 2023. A Pavement Evaluation Report for the community was completed in July 2022 by our paving consultant. The first phase addresses the above mentioned PRC work. The second phase addresses work for next year probably starting as early as spring. That work will include resealing and restriping of all community streets, along with some concrete repairs. Bids for that work will go out in February 2023.

Trash Problems.

We continue to experience delays in trash pick-up by American Disposal Services. The Board has contacted ADS to express our frustration. The delays are attributable to on-going labor shortages affecting ADS and other local trash haulers. If any homeowner has feedback or recommendations on improved trash pick-up services, please pass them along to the Board for consideration.

A recent email blast mentioned an ADS app. While the app may contain some useful information, the address entry feature will not work for our community since we are collectively treated as one entity.

Household trash (as distinguishable from recyclables) **MUST** be placed in covered containers. See picture below: Unacceptable!

Recyclables should be placed in bins with care taken to ensure paper and plastics are not blown about by wind gusts.

Next Board Meeting

25 August, 7 P.M. at Pohick Library. The Annual Meeting will occur the second week in November; a mailer in early fall will contain details.

Reminders for Newcomers to the Community

--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 at curbside with the lot number.

--Trash containers and recycling bins may be placed curbside the evening before scheduled pickups which usually (though not lately) occur on Thursdays. Shortly after pickup, containers and bins are to be removed and stored out of sight until the next collection cycle.



