

Caroline Oaks Newsletter

16 November 2022

Topics:

- New Policies and Amendment
- Fairfax County Actions of Interest
 - Multiple Occupancy
 - Trash Collection Consent Decree
- Trash Update
- WhatsApp
- Dues in 2023
- Food Truck in 2023
- Pavement Maintenance & Repairs in 2023
- Comments from Homeowners
- Reminders for Newcomers to the Community
- Next Board Meeting

New Policies and Amendment posted at the website:

- Parking Resolution.** A revised parking resolution (22-03) goes in to effect on December 1st. It supersedes Resolution 98-2 and contains updated definitions and rules. Please take the time to review. Resolution is posted on our website: <https://carolineoaks.com/disclosure-info>
- Notification of Lease Form.** The Short Term Leasing amendment was approved this past August. As many of you know, it prohibits rentals arranged through vacation and travel sites such as Air BnB and Vrbo. Starting in January we will implement a second provision of the amendment: completion of a Notice of Lease form for longer term rentals. Existing leases are grandfathered although form completion is encouraged now. Form completion is required for new leases and

renewals. Both the amendment and form are available for review and download at <https://carolineoaks.com/disclosure-info>

Fairfax County Actions of Interest:

--**Multiple Occupancy:** Please be advised that the County establishes and limits how many people may live in a single residence. The Association does not have authority to regulate or enforce perceived violations. For more information visit: <https://www.fairfaxcounty.gov/code/multiple-occupancymultiple-dwelling>

--**Trash Collection:** Early last month our trash and recyclable collections moved to Tuesdays. In the ensuing weeks American Disposal appears to be living up to the consent decree it entered into with the County. More details at <https://www.fairfaxcounty.gov/publicworks/news/dpwes-enforce-new-recovery-plan-agreement-american-disposal-services>.

--**WhatsApp:** Caroline Oaks Community has a WhatsApp group for community events and notifications. Please join the group if you would like to know of events occurring in the community. We currently have 39 subscribers to the application and would love for our community residents to join. Here is the link: <https://chat.whatsapp.com/FLATJjbfM46FpF9W5Y2rTl>

--**Dues in 2023:** Dues will remain at \$275 per quarter. Quarterly payments are due the first day of the quarter month (January, April, July and October), and are considered late if not received by the last day of the month. There is a \$5 fee assessed for late payments. If you are already enrolled in direct debit with Cardinal Management Group, Inc., you will not receive a coupon book and you need not take any further action, as the automatic withdrawals will continue.

--**Food Truck in 2023:** Some residents noticed that our neighboring communities (Wooden Glen & Indian Oaks) have occasional food truck nights. Based on the interest within our own community, Caroline Oaks will plan to try our own food truck night sometime in the Spring. This would involve coordination with a local food truck that agrees to no guaranteed “minimum” (therefore no cost to the HOA). The event would be planned around dinner time, on a weekday, with the food truck parked at a central location in the community. If the first event is successful, we can continue these periodically (our neighboring communities do

this monthly). Some food trucks may ask for an informal head count for planning purposes. Please stay tuned for more details in a future newsletter.

--Pavement Repairs in 2023: Bids will be sought in February. Work will occur some months later, and will include re-sealing of all streets along with restriping, repainting of fire lanes, and reserved lot number painting at the curb.

Comments Submitted by Homeowners:

--Dog Waste Issues: We continue to receive complaints of dog walkers not picking up after their pets. Additionally, please do not dispose of filled poop bags in other peoples' garbage cans, particularly those located at the curbside. Trash collectors only take the large bags of garbage then close the can lid. The homeowner may not open the garbage can until days later only to find the smelly poop bag sitting at the bottom. The homeowner is then left to pick up the poop bag and place it into the homeowner's large garbage bag and wait until the next trash collection cycle.

--Overnight Parking of Commercial Vehicles: Please remind residents that overnight parking of commercial vehicles is not permitted. Parking resolutions (both old and new) address the matter, and the owner may find the vehicle towed after not heeding a written warning placed on the windshield (more details in the parking resolution mentioned above).

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. For 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. Shortly after pickup, containers and bins are to be removed and stored out of sight until the next collection cycle.

Next Board Meeting

Late January 2023, 7 P.M. at the Pohick Library. Exact date will be posted on the website a month in advance.