

# Caroline Oaks Newsletter

6 March 2023

## Topics:

- Notification of Lease Form
- Removal of William Kirk Lane Chain
- Pavement and Other Repairs in 2023
- Annual Spring Walk Thru
- Turf Application
- Food Truck in 2023
- Home-Based Businesses
- Library Program
- WhatsApp
- Comments from Homeowners
- Reminders for Newcomers to the Community
- Next Board Meeting

--**Notification of Lease Form.** The Short Term Leasing amendment was approved last August. As many of you know, it prohibits rentals arranged through vacation and travel sites such as Air BnB and Vrbo. Starting in January a second provision of the amendment came into effect: completion of a Notice of Lease form for longer term rentals. 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> . Board Members will contact those owners who have yet to submit completed forms.

--**William Kirk Lane Chain Removal.** In January Fairfax Fire & Rescue responded to an incident on WKL. They subsequently notified the Fire Marshal Investigator, Department of Code Compliance, indicating the chain acts as a hinderance and noting the street is marked as a firelane. The investigator contacted

us and we had a long discussion. He gave us a few days to act before the HOA would be served with a violation notice and fine imposition. We subsequently removed the barrier.

**--Pavement and Other Repairs in 2023:**

--Re-sealing of all streets is on track for this year to include parking slot restriping and numbering, and repainting of fire lanes. RFP responses are due 17 March.

--Repairs will be made to portions of the front wall. A retaining wall on Peter Roy Court will be repaired or rebuilt. A mailbox cluster on Peter Roy will likely be replaced.

**--Annual Spring Walk Thru:** The Grounds Committee and Shenandoah Landscaping Services will conduct a walk thru of the community sometime in late April or early May. We will survey tree and shrub health and consider new plantings. Homeowner suggestions and comments are welcomed. Importantly, a deferred and contentious issue from last year involves the removal of one or more large oaks located on Peter Roy quadrangle opposite 9349. As part of the walk thru, we invite interested homeowners to participate in the on-site review to determine retention or removal (written comments may also be submitted).

**--Turf Application:** Sometime this week Shenandoah Landscaping will be onsite performing a turf application to control annual weeds. Signs will be posted .

**--Food Truck in 2023:** The following is from the previous Newsletter: 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.

**--Home-Based Businesses:** For awareness, Fairfax County has a specific permitting process for home-based businesses. Limitations for home-based business in Fairfax County include:

- Customers or clients are not allowed to come to the home (except for teaching activities associated with a small health and exercise facility or specialized instruction center). To have customers or clients, submission of a special permit application for approval by the Board of Zoning Appeals is required.
- Home-based food production is limited to certain foods. All home-based businesses that involve the production of approved foods must submit a Home-Based Food Production Supplemental Form.

Full details can be found at:

<https://www.fairfaxcounty.gov/topics/home-based-businesses-home-occupations-and-home-professional-offices>

--**Library Program:** the following is from our local librarian. I will send future notifications as I receive them.

Reaching out so you are aware of some free quality original library programs that can be very beneficial to your residents. Please feel free to forward the information to your residents who will appreciate it. Register to reserve a seat—simply click on the blue link (program name) below to see detailed program description and to register.

[Watershed Academy with Fairfax Water](#)

6:30pm - 8:00pm, Tuesday, March 14, 2023

Virtual Event via Zoom

Register for a Zoom link

Any questions or need help with registration, please feel free to let me know. Glad to help!

Sheila Cui, Librarian, Pohick Regional Library

Branch: 703-644-7333

Direct/Voicemail: 703-440-2346

--**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>

## **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:** Residents are reminded that overnight parking of commercial vehicles is not permitted. Violators may find vehicles towed after not heeding a written warning placed on the windshield. See Policy Resolution 22-03, Parking. It's available on our website:

<https://carolineoakshomeownersassociat.godaddysites.com/disclosure-info>

## **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: your two designated slots are marked 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 April 2023, 7 P.M. at the Pohick Library. Exact date will be posted on the website a month in advance.