

# Marshall Heights

HOMEOWNERS ASSOCIATION



## SUMMER 2004 FLYER



### ANNUAL MEETING

Thank you to those of you that attended the Marshall Heights Homeowners Association annual meeting at Marshall High School in April. The board updated the community on the past year's accomplishments and membership passed a series of by-law amendments. Two neighbors were voted onto the board of directors and another two joined the ARC committee. An open forum allowed neighbors to voice their opinions on changes needed in our community.

The board has initiated proposals to make our area more attractive to the eye and less attractive to



high school students. Some taller trees that students have congregated behind will be replaced with shorter bushes, and the jungle gym and bench at the bottom of Marshall Heights Court will be removed. People who have complaints about loitering and/or vandalism please call Officer Harrington at Marshall High School and the Fairfax County non-emergency police line.

Officer Harrington:  
703-714-5440  
Marshall High School-main office:  
703-714-5400  
Fairfax County Police non-emergency:  
703-691-2131

If you are interested in viewing a complete version of the minutes of the annual meeting, contact ProCAM.

### MOVING FORWARD

We hope that you are enjoying some of the improvements around the neighborhood.

- Most notable, the new Marshall Heights entrance sign and the clean brick wall
- Railings on Dominion Heights Court have been replaced
- Most common area trees have been pruned. Several fallen trees were removed and the stumps were ground
- The sidewalks and curbs have been repaired
- All mailboxes were painted and nice stepping stones installed
- Doggie waste removal stations were installed and a company was employed to clean them and the common areas regularly

The board has also been busy behind the scenes. We set the budget for the year and updated the reserve study. We finalized an agreement with the developer of the property adjacent to Marshall Heights for an easement from Hutchison Grove Ct. We had the abandoned house on that property razed. We also were consistent with collecting assessments, late fees, and ARC violations. The board secretary /Webmaster continues to keep our website updated so that it provides useful information. We commissioned an engineering study of several retaining walls in need repair. Work will begin when we are satisfied with the repair designs. Summer plantings were installed in common areas and entrances. A long-term landscaping plan is in the works. We hope that you notice and appreciate the progress.

### DEVELOPMENT UPDATE

Mr. Andrew Aman, president of Whitestone Investments Inc., met with the board in May to update MHHA on the current status of the impending townhouse development. During a presentation of the plans, the board learned that the townhouse concept would consist of 12 double-garaged units, with an additional 2 driveway spaces per unit and 8-10 additional spaces for visitors. The homes will become an extension of Hutchison Grove Court and eventually part of our homeowners' association, and will replace the area between Hutchison and the office park near the high school.

A conceptual plan view illustrating the location of the units, parking spaces and landscaping was presented during the meeting. Other issues that were discussed were the clarification on the agreement between MHHA and Whitestone Investment Inc. on the ingress/egress easement, construction hours and safety issues and the timeline of the planned construction.



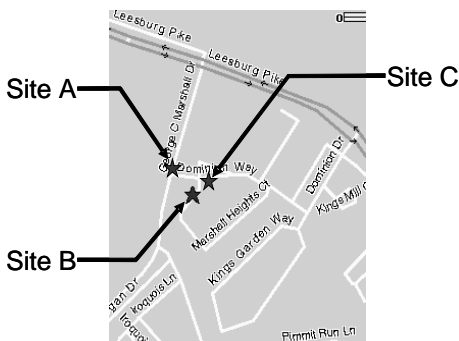
Currently, the developer believes that if everything proceeds accordingly, they will start work in April, 2005. In addition, he projects that construction should be completed within six to twelve months.

Because work will not begin for another year, Mr. Aman agreed to contribute to the cost of trimming trees that extend over the fence line into our community and emphasized that he will continue to inform the association regarding the progress of the townhouse development.

## RETAINING WALLS

The board of directors has been busy analyzing the best solution regarding the current state of several retaining walls in our area. Several of these retaining walls have already exceeded their expected service lives and some have shown signs of rot and deterioration due to age and exposure to severe weather conditions. There are three alternatives that are on the table. These are to replace each site using wood timber, replace each site using bricks, and repair only those woods that are damaged. The solution will be independent of each site. Currently, there are three retaining walls that are in need of repair or planned to be replaced.

- A. The corner at Dominion Way and George Marshall Drive
- B. In front of 7710 Marshall Heights Court
- C. The around the sewer line behind 7701 Marshall Heights Court.



At the May 17<sup>th</sup> board meeting, two methods for replacing the retaining walls were reviewed. These methods involve the use of 8 x 8 timbers as vertical posts, and replacement of the walls using the dead man method. Price quotes from multiple vendors were also reviewed. All of the quotes focused on using timbers as the solution. The board recognized that there was a need to consider other alternatives for site A, such as the use of brick walls or an equivalent before making a decision. Site C will most

likely be replaced with another wood retaining wall. Given the critical nature of the problem, the board is expected to decide on a course of action by the end of June.

## PICK IT UP

Trash days are Tuesday and Friday and Recycling is picked up on Tuesdays. If you need a recycling bin you can call AAA Recycling at (703) 818-8222, and they will provide you with one. You can put your trash/recycling out as early as 6pm the day before pickup day. Please don't store trash cans and recycling bins in front of your house, or you could be issued an architecture guidelines violation. As always, the use of trash cans as opposed to leaving trash in bags is appreciated. If you must use bags, heavy black bags protect from rodents and birds better than lightweight bags.

## ARCHITECTURE REVIEWS

Due to the nature of townhouse developments, the value of our homes are impacted by the appearance of the entire association. Given the increasing values of our homes we want to continue that trend by keeping a level of consistency in the neighborhood. In keeping with that goal, the Architecture Review Committee (ARC) is in process of doing an inspection of the entire neighborhood. If any elements of your house are in violation with the Architecture Guidelines, expect to receive a door tag. If you receive a door tag a second time for the same issue the association will assess you a violation assessment. For your reference, the guidelines are published on the association website: [WWW.MHHA.NET](http://WWW.MHHA.NET).

## KEEPIN' IT CLEAN

Your money is hard at work to keep the neighborhood clean. The association has contracted with Doody Calls ([www.doodycalls.com](http://www.doodycalls.com)) to provide cleanup of the pet waste stations. They make sure that the doggie stations are emptied and that waste bags are always available. There are two pet waste stations. One is near the tot lot at the end of Hutchison Grove Ct. and one is in the common area behind the houses on Marshall Heights Ct.

Doody Calls also canvasses the high traffic areas every month to pick up poop. For all those dog owners, please make sure you pick up after your dog and take advantage of the available plastic bags and trash cans. If you observe any people not cleaning up after their dog please contact property management (ProCAM).

## CONTACTS

The current board members are:  
President Dori Brady  
Vice President Stephen Fadullon  
Secretary J.D. Powell  
Treasurer Steve Feeley  
Member-at-Large Jennifer Secki-Shields

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Website: [WWW.MHHA.NET](http://WWW.MHHA.NET)

The board looks forward to working together with ARC and all neighbors to make our community beautiful and safe. If you have any concerns or suggestions, please contact our property manager at ProCAM. This ensures that each board member has equal access to your communication.