



The

Chantilly Highlander

September 2003

Newsletter for the Community of Chantilly Highlands Homes Association

The SS Highlander sets sail for Treasure Island and...

Community Day

A Special Event for the Residents and Homeowners of Chantilly Highlands

**Sat, September 6th
1 - 5 PM**



Our Chantilly Highlands' Community Center grounds will be transformed into **Treasure Island...**
a tropical paradise,
offering a wide variety of **fun and entertainment for the whole family!**
Join us for...

**Exotic Reptile Shows, Children's Crafts, Face Painting, Clown, Scavenger Hunt, Contests & Prizes, DJ, Food Tent, Moon Bounce & much more...
Non-stop fun for everyone!**



(Tickets sold for snack treats, food, some games and activities.)

—Rain Date—
Sun, Sept 7

Farmers Market 8 AM to Noon

and back by popular demand...

- Farm-fresh, Virginia-grown Produce
- Jerry Osgood's "The Lobster Claw",
Fresh Shrimp and Maine Lobster
- Pampered Chef
- Discovery Toys
- Baked Goods
- Cut Flowers
- & More...



The Board of Directors

Dan Feer President	571-203-9558
Jim Ceh Vice President	703-709-8560
Liz Grasty Treas.; Liaison, Webmaster, Civic Affairs	703-904-8151
Barbra Mooney Secretary; Liaison, Newsletter	703-471-6323
Jeffrey Boehlert Liaison, Community Facilities	703-435-2836
Vicki Danoy Liaison, Community Activities	703-437-7375
Will Gregory Liaison, Neighborhood Watch, Long Range Planning	703-787-3560
Wendy Osborn Liaison, Land Management	703-834-7978
Lou Paladeau Liaison, ACC	703-689-3771

Newsletter Information

The Chantilly Highlander is a monthly publication of the Board of Directors which addresses neighborhood issues and serves the 908 homes of Chantilly Highlands. Articles are processed at the discretion of the CHHA Board. Publication of advertisements is not to be considered an endorsement.

The newsletter deadline is the **TENTH** of each month. Submit articles, signed letters to the Editor, camera-ready advertising, with check or money order payment, and photos of your event to: CHHA, c/o *The Chantilly Highlander*, P.O. Box 710238, Oak Hill, VA 20171; or contact Pat Terry at 703-437-7116 or via email to [_____mailto:newsletter@chha.org](mailto:newsletter@chha.org)

	<u>Resident</u>	<u>Non-Resident</u>
KidWorks (through age 18 yrs)	\$ 2.50	\$ 10.00
Classified Ad	\$10.00	\$ 15.00
Business Card	\$ 25.00	\$ 30.00

Chantilly Highlands Committees

ACC (Architectural Control Committee)

Peg Heeter	703-709-8487
Pat Terry	703-437-7116
Lou Paladeau (Liaison)	703-689-3771

Civic Affairs

Jeffrey Parnes	703-904-0131
----------------	--------------

Community Center Rental

(Answering Machine Line)	703-435-0736
--------------------------	--------------

Community Activities

Vicki Danoy	703-437-7375
-------------	--------------

Community Facilities

Jeffrey Boehlert	703-435-2836
------------------	--------------

Database Administrator

Bradley Matthews	703-628-9929
------------------	--------------

Garden Club

Trish Skaptason	703-742-6228
-----------------	--------------

Land Management

Wendy Osborn	703-834-7978
--------------	--------------

Neighborhood Watch

Will Gregory	703-787-3560
--------------	--------------

Pool House Phone

(see Community Facilities)	703-471-9867
----------------------------	--------------

Resale Packages

Denise/Doug Fearson	703-742-8340
---------------------	--------------

Swim Team Chair

Steve Bachman	703-709-7470
---------------	--------------

Tennis Courts

Steve Edwards	703-742-3353
---------------	--------------

Webmaster

Jeffrey Parnes	703-904-0131
----------------	--------------

Chantilly Highlands Homes Association

August 7, 2003 Board of Directors' Meeting Minutes



The meeting was called to order at 7:30 PM by Dan Feer. Other board members present were Jeffrey Boehlert, Jim Ceh, Will Gregory, Liz Grasty, Barbra Mooney, Wendy Osborn, Lou Paladeau.

Treasurer Report: Year-to-date figures were given. An updated computer program that will give more detailed financial reports was discussed. Collection letters have been issued to 5 homeowners for late assessments.

Community Facilities: The fence surrounding the pool will be repaired after the pool season. The pool cover, which was purchased in 1995, needs repair or replacement, depending on cost comparisons. The pool committee is reviewing the pool admittance procedures for next year. The community center heat pump is in

need of repairs or replacement. It was purchased in 1993 with a 10-year life expectancy.

Land Management: A meeting has been scheduled with the Principal of Oak Hill Elementary School to discuss ways of improving the appearance of the school grounds. Erosion problems have been noted along the creek between Muirkirk and Scotsmore. Ad ad hoc committee, headed up by Will Gregory and Dan Feer, will look into possible solutions. The entrance lights at Centreville Road are being reviewed, as is the entrance sign at Stone Heather Road.

Community Activities: The teen pool party, held on August 1st, was enjoyed by all 50+ teens. Thanks to Corinne Graver for planning and

leading this event. Community Day, planned for September 6th was discussed. 5K Race for September has been postponed, and will be planned for next spring. Golf Tournament plans were discussed. Lawrence Shorten, organizer, is working to increase participation.

Neighborhood Watch: A web page is being set up for reporting problems.

ACC: Meeting to be held August 12.

Documents Update: A draft is ready and will soon be shared with the Board. A schedule for proceeding on the governing documents updates was presented, voted upon and passed unanimously.

Minutes continued on next page...

CHHA Board and Committee Meeting Times

Board of Directors - meets the first Thursday of each month at 7:30 PM at the Community Center. Meetings are open, and all residents are welcome. Please contact the Board President prior to the meeting for an issue to be placed on the agenda. The next Board meeting is Sept 4th.

Architectural Control

Committee (ACC) - usually meets the first Tuesday of each month at 7:00 PM at the Community Center. Contact any ACC member as listed on page 2 if you have questions or concerns. The next ACC meeting will be on Sept 2nd.

The Chantilly Highlander -

newsletter team welcomes your ideas and suggestions for content, articles,

and photos of your event. For advertising questions and other information, please contact Pat Terry by phone at 703-437-7116.

Community Activities

Committee - meets as events are scheduled, and chairpersons vary throughout the year. If you are interested in leading an event or have ideas for community activities, please contact Vicki Danoy at 703-437-7375.

Community Facilities

Committee - meets the first Wednesday of each month at 7:30 PM at the Community Center. Issues pertaining to our swimming pool, tennis courts, playground,

Community Center and grounds are managed by the Community Facilities Committee. If you would like to become involved in this committee, contact Jeff Boehlert at 703-435-2836. The next meeting for Community Facilities is Sept 3rd.

Land Management

Committee - handles all issues that involve the common areas of Chantilly Highlands... mainly, lawn care and snow removal. Meetings are held as they are needed. Please contact Wendy Osborn at 703-834-7978 with concerns or if you are interested in helping on the Land Management Committee.

Old Business: A member of the garden club discussed the upcoming Adopt-A-Spot on August 16th. The CHHA garden club keeps the entrance at Stone Heather free of trash accumulations on a quarterly basis and is in need of volunteers. The agenda for upcoming board meetings should be published in the monthly newsletters. Concerns were raised about the delayed delivery of recent newsletters. The newsletter committee will check into causes,

beginning with deadline enforcement, printer and postal needs. A homeowner who is a Girl Scout leader agreed to ask her troop to maintain the information boards in front of the community center.

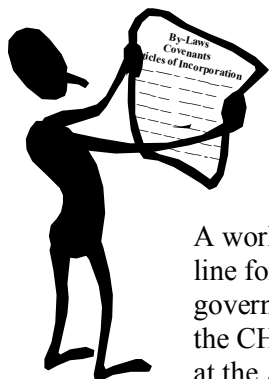
The meeting was adjourned at 9:07 PM

**Complete minutes are available upon request to the Board Secretary.*

Are you a new homeowner and this newsletter is coming to you in another name?

Please see page 6 for a database/directory update form.

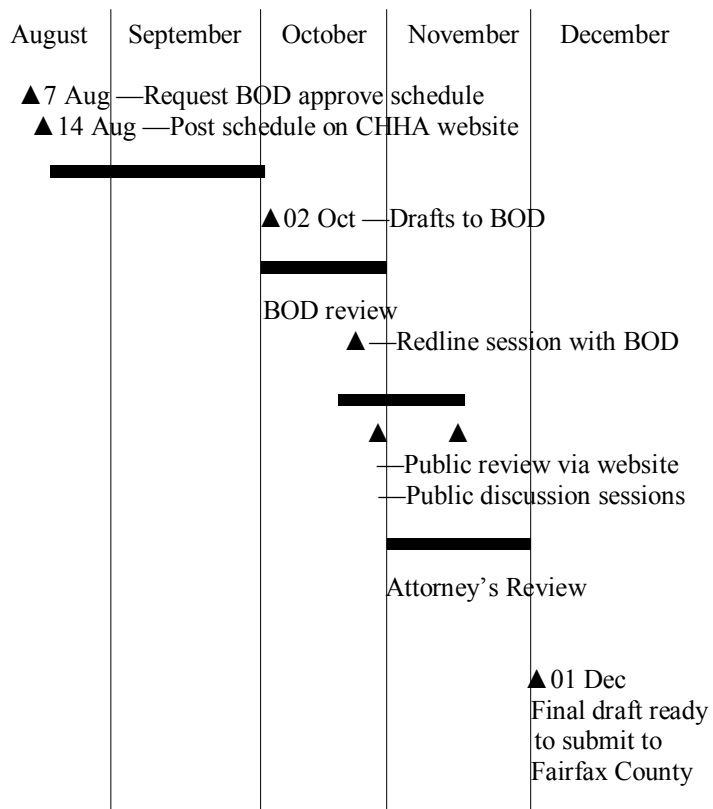
Correction: The June issue of *The Chantilly Highlander*... the phone number for Dr. Eva Coleman' office was incorrect. Please note the correct number is 703-264-0220.



—CHHA Document Updates— Schedule to Present to Homeowners

A working schedule showing the timeline for updating the CHHA governing documents was agreed to by the CHHA Board of Directors (BOD) at the August 7th meeting.

The intent of this effort is to update the Covenants, By-Laws, and Policy Memorandums in an integrated fashion. The schedule (shown at right) begins with continued editing by three subcommittees in order to provide a set of drafts to the BOD and to CHHA homeowners for review and final input. A legal review follows to ensure the documents comply with applicable laws prior to submission to the Fairfax County government. Our goals in updating these documents, repeated from the August issue of *"The Chantilly Highlander"*, are to "clean up" the documents, simplify them, and make them applicable for the CHHA homeowners in today's environment. Progress will continue to be provided to the neighborhood throughout the document updating process.



Note: Monthly articles to be submitted to Chantilly Highlander to update homeowners

The Dinner Bell by Barb Robbins



—A Dinner Review—

DINING OUT FOR SALAD

You might choose salad if you're looking for something cool and light to eat rather than a heavier pasta dish. Or perhaps you just want a change of pace from the grilled meats and mayonnaise-laden accompaniments. There are wonderful salads out there, and even if they are not exactly low fat, at least you're getting your veggies! Here are some suggestions for restaurant salads.

Sweetwater Tavern – Any of their salads are superb, but my absolute favorite is the mixed greens with salmon (and don't forget the goat cheese, please.)

Chili-s – Try the Oriental Chicken Salad with just the right amount of sweetness and crunch.

Mama's – Create your own salad at their deliciously fresh salad bar. The marinated veggies

are very flavorful as well.

Rio Grande Café – The Ensalada Grande is very simple – Romaine, grilled chicken, red pepper strips, and tortilla strips, with a vinaigrette dressing – but it's a filling and tasty meal.

Friday's – An old standby where there's always a good variety of salads and they are consistently good.

These are just a few suggestions, but every restaurant has salads to offer. Just beware of the ones that are loaded with only iceberg lettuce; it's better to have a variety of greens to add flavor to the crunch of the iceberg. Oh, and if you're looking for the low fat versions, be careful of the add-ons such as the dressing, croutons, and bacon.

Enjoy! Bon appetite!



Annual CHHA Golf Outing

*Fore!
Calling all golfers!*

The annual CHHA Golf Outing is quickly approaching. Plans are being made for the golf outing which will occur in early October at a local golf course (Herndon Municipal or Penderbrook, in the past).

The cost is usually no more than \$60 per golfer, and this includes a hot meal and prizes!

This year, we'd like as many COED teams as possible. Teen-agers, stay-at-home moms, old farts... all are invited and encouraged to play. Suggestions are welcomed on what type of outing to hold (Captain's Choice, Low Net, Modified Stableford, etc.) but **fun is mandatory**.



For more information, please call Lawrence Shorten at 703-435-7760.

Database/Directory Update Form

Please return this completed form to: **CHHA - Database Update Form, P.O. Box 710238, Oak Hill, VA 20171-0238**

Please provide the information below to keep our community database current. To ensure that we have correct information, a copy of the settlement sheet or lease agreement must be attached when the change involves a sale of a property or a new tenant.

Primary Residents / Owners Name(s):: _____

Date: _____ Lot Number: _____ Email address: _____

Phone: (_____) _____ Work: (_____) _____ Cell: (_____) _____

Address: _____

Children or Other Occupants:

_____ Birthdate: _____ Birthdate: _____

_____ Birthdate: _____ Birthdate: _____

Are you the... Owner? _____ Tenant? _____ Relative? _____ Agent? _____

Should Homeowner's assessments be mailed to the Owner? _____ Tenant? _____ Agent? _____

If you are not the Owner, Owner's Name: _____

Owner's Address: _____

Phone: (_____) _____ Fax (_____) _____ Email: _____

Agent's Name (if any): _____

Agent's Address: _____

Phone: (_____) _____ Fax (_____) _____ Email: _____

CHHA Database Update Form

<http://www.chha.org/dbform>

Use reverse side if needed



Agenda For September Board of Directors Meeting

- I. Call to order
- II. Approval of Minutes
- III. Treasurer's Report
- IV. Standing Committee Reports
 - a. Community Facilities
 - b. Land Management
 - c. Community Events
 - d. Long Range Planning/
Neighborhood Watch
 - e. Architectural Control
 - f. The Chantilly Highlander
- V. Ad Hoc Committee Report
Progress on Covenants
and By-Laws Review
- VI. Old Business
- VII. New Business
- VIII. Adjourn

Need a Resale Package?

Thinking of selling your home soon? There is a lot of planning that needs to be done prior to actually placing your home on the market. One of the things that can't wait until the last minute; the Resale Package. When a contract is received, the seller must disclose that the property is located in a development that is governed by the **Virginia Property Owners Association Act**. The Act requires "the seller to obtain an association disclosure packet from the property owner's association and provide it to the purchaser. The purchaser may cancel the contract within three days after receiving the association disclosure packet." This association disclosure packet is the CHHA Resale Package.

The **Virginia Property Owners Association Act** requires "the association make available to an owner or authorized agent within fourteen days after receipt of a written request and the appropriate fee, an association disclosure packet" (Resale Package). Included in this packet

is a statement of any improvement or alterations made to the lot are not in violation of the associations governing documents. To fulfill this requirement, checking of the lot records and a visit to the property is required.

There are other requirements that must be fulfilled when completing the Resale Package, all of which takes time. Be sure to allow ample time for the Resale Package when making the decision to sell your home. Homes within Chantilly Highlands tend to sell quickly, so plan ahead. The package will be deemed current for sixty days from date on package. Any changes or alterations to property after receipt of package will require re-inspection of property. The selling of your home is a frantic time; make it easier by requesting your Resale Package earlier than later. The form can be obtained on the Chantilly Highlands Homes Association web page - <http://www.chha.org/resaler.html>

CHHA Exterior Alteration Request Form

Highlands Homes



Architectural Control Committee

ACC Decision	
Date Reviewed:	_____
Approved	_____ Denied _____
Pending	_____
Signed:	_____

Name: _____ Lot #: _____

Email Address: _____

Phone: (____) _____ Work: (____) _____ Cell: (____) _____

Address: _____

Proposed Alteration: _____

Estimated Start Date: _____ Estimated Completion Date: _____

Detailed Description (i.e., materials, dimensions, color, etc.): _____

Attach a picture or drawing of the proposed alteration and a photocopy of your house location survey (plat map) which you received at settlement. Indicate the location of the proposed alteration on the plat. These submissions must be kept in the committee files for future reference and will not be returned.

It is the responsibility of the property owner to obtain any and all permits in order to comply with all Fairfax County regulations concerning the proposed alteration. Nothing herein contained nor in subsequent CHHA approvals shall construe that the alteration to land or structures in accordance with these plans is allowed to violate any of the provisions or building or zoning codes of Fairfax County or the Commonwealth of Virginia, to which the above property is or may be subject. Further, nothing herein contained nor in subsequent CHHA approvals shall be construed as a waiver or modification of any said restriction.

Signature: _____ Date: _____

Comments: _____

Lee Abud

Sept/Oct/Nov
1/4 page

Eric Daniels

Sept 1/4 pg

Margie Harney

Sept 1/4 page

Drop photo
Here

Sept/Oct

Deb Frank—
Weichert Realty

Sept 1/4 page
owes

Samson Realty
Bernie Kagan's
Photo here...

Georgette Kohler
For Supervisor

Sept 1/4 page

Westfield's
Dental
(Dr. Papp)

Sept 1/4 pg

G A S Handyman

Sept 1/4 pg

Candlewicks Gift
Baskets

Sept 1/4 pg

CJ Oborn
Mary Kay Products
Sept Business Card

CLASSIFIED ADVERTISING

KC PetWatch... Experienced, dependable, in-home pet care. Daily walks, feedings, TLC, meds. Will handle mail, papers & set security. Certified Pet CPR. Reservations/references.. 703-435-3408.

9/03

Montessori-based Preschool... Home environment. Gorgeous classroom/park-like playground. Reading, Math, Science, Geography, Spanish, Art Music & more. Full & half-day. Ages 3-6. Register now for Summer/Fall. Call Kathleen Logan, RN, Director 703-391-7428.

9/03

After School Care... Oak Hill mom available for after school — including Kindergarten. Please call Ellen Toole at 703-435-1023.

9/03

Young people (18 yrs old or less) are invited to promote their business interest and advertise here for a small fee. Chantilly Highlands residents cost is \$2.50 per month; non-residents pay \$5.00/mo. See page 2 for details.

Host Families Needed for Austrian Students

Families are needed to host a group of Austrian exchange students and their 2 teachers who will be visiting the Washington, DC area from October 10th to October 24th this fall. The students are sophomores and juniors at a business education school in Graz.

The teens will practice their English and participate in field trips that will enhance their learning of American history and culture. They will also spend a day visiting a local high school to experience academic life in an American school.

This has been a popular exchange program, thanks to many Chantilly and other area families. Host families provide housing, meals and assistance getting to and from the Vienna Metro or a Metro bus stop each day.

If you are interested in hosting an Austrian teen, please call Francesca Contento, program coordinator, at 703-237-0916 or 1-301-631-0916.

KidWorks

(Youth in Business...18 yrs & under)

Babysitter / Petsitter...

9th grader, CPR, Childcare & Emergency Care Certified. Loves games & all sports & all types of animals. Call Erinn at 703-471-7269.

12/03

Lawn Mowing Service...

Will mow and/or edge your lawn at an affordable price; make sure it is kept looking nice while on vacation; or help keep it trimmed weekly. For information, call Stephen at 703-471-7269.

12/03

Petcare... Rising 8th grader will responsibly take care of your pets and pick up mail/papers. Has experience. Call Jennifer at (703) 787-9323.

9/03

We're on the WEB:
<http://www.chha.org>

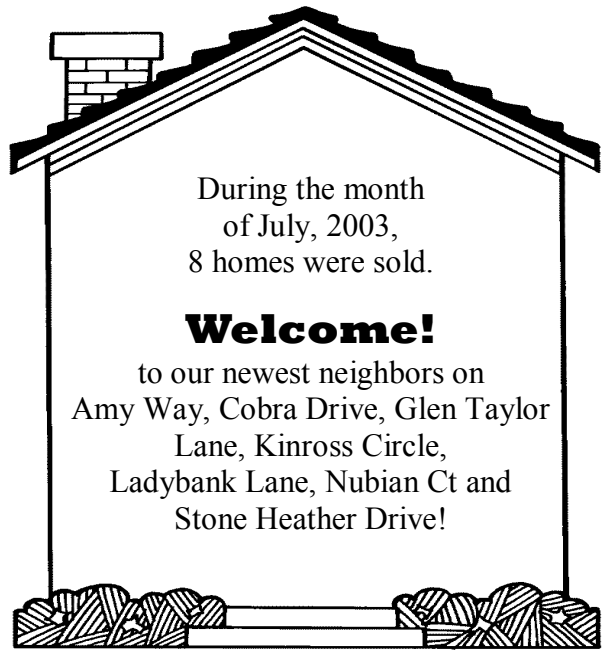
It's easy to love life in Chantilly Highlands..

Making a change to your property?
ACC Alteration Request Form:
<http://www.chha.org/extaltr.html>

Preparing to sell your home?
Resale Package Request:
<http://www.chha.org/resaler.html>

A change in your household members?
Database Update Form:
<http://www.chha.org/dbform.html>

**Want to make your vote count, but you
can't attend that meeting?**
Meeting Proxy:
<http://www.chha.org/theproxy.html>



Chantilly Highlander

**Chantilly Highlands
Homes Association
P. O. Box 710238
Oak Hill, VA 20171**

The