



The Chantilly Highlander

February 2004

Newsletter for the Community of Chantilly Highlands Homes Association



2004 Annual Assessment for Chantilly Highlands Homeowners

Late last year the Chantilly Highlands Homes Association Board voted to raise the annual assessment to \$205 per lot. This increase is in accordance with the maximum increase allowed by our By-Laws, Article XII, Section 3a. The deadline for on-time payment of your annual assessment is March 31st.

Your annual assessments are used to cover the cost of maintaining our common areas, managing the pool and community center, updating and improving our landscaping around the entrances of the neighborhood and many other community events and functions. This year we have budgeted nearly \$15,000 worth of capital replacements. These replacement funds will be extracted from our capital reserves. No additional assessment will be necessary.

So please help us to maintain the community with as little extra expense as possible by submitting your dues payment on time.



4 New Board Members appointed... see page 4 inside.

Inside this issue...

- Minutes from Annual Meeting
- 2003 Recap
- Follow Up on
 - The Volunteer Bash
 - The 2003 Golf Tourney
 - The Holiday Party
- News & Notes from the
 - CH Garden Club
 - Women's Network. Group
- ACC Spring Planning Tips
- CH Sledding Photos
- A Recipe for Fun

Editor Contract Expiring... Bids Being Accepted Now

The Board of Directors is currently accepting bids for the position of newsletter editor. The individual selected will be responsible for editing articles submitted by board members and residents and to report on community news and events. In some cases the editor will be expected to write articles of interest for publication. The editor will work with board liaisons to ensure that information and committee reports are accurate. Additionally, the editor is responsible for collecting camera-ready ads and payments from all advertisers.

Although payment is available for this position, please be mindful that the CHHA is a volunteer organization and submit your proposal accordingly. Special consideration will be given to proposals that include creative ways to maintain the newsletter as an important part of the community. Submit your bid to: CH Board of Directors/Newsletter Editor Bid, P.O. Box 710238, Oak Hill, VA 20171. The deadline for submitting bid for this position is February 29, 2004.

Our Community Newsletter

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

Submit articles, Letters to the Editor, camera-ready advertising (with check or money order), and/or 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: newsletter@chha.org. The deadline for all submissions is the 15th of each month. (Be sure to allow additional time for mail processing).

	<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
Quarter Page	\$ 45.00	\$ 50.00

The 2004 Board of Directors

Dan Feer	571-203-9558
Jim Ceh	703-709-8560
Jeffrey Boehlert	703-435-2836
Will Gregory	703-787-3560
Wendy Osborn	703-834-7978
Mark Hassinger	703-435-4810
Chris Tacinelli	703-787-0315
Jerry Thatcher	703-471-5818
Mary Kerr	703-471-8511

Chantilly Highlands Committees

ACC (Architectural Control Committee)

Peg Heeter	703-709-8487
Pat Terry	703-437-7116
Open	

Civic Affairs

Jeffrey Parnes	703-904-0131
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Community Center Rental

(Answering Machine Line) 703-435-0736

Community Activities

Open

Community Facilities

Jeffrey Boehlert	703-435-2836
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Database Administrator

Bradley Matthews	703-628-9929
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Garden Club

Trish Skaptason	703-742-6228
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Land Management

Wendy Osborn	703-834-7978
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Neighborhood Watch

Will Gregory	703-787-3560
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Pool House Phone

(see also, Community Facilities)	703-471-9867
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Resale Packages

Denise/Doug Fearson	703-742-8340
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Swim Team Chair

Steve Bachman	703-709-7470
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Tennis Courts

Steve Edwards	703-742-3353
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Webmaster

Jeffrey Parnes	703-904-0131
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Women's Networking Group

Jerry Thatcher	703-795-9848
Wendy Payne	571-643-8869

CHHA Board and Committee Meeting Times

Board of Directors

meets during the year on 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 Feb 5th at 7:30 P.M.

Architectural Control Committee (ACC)

meets each month at the Community Center. Contact any ACC member as listed on page 2 if you have ACC questions or concerns. The next ACC meeting will be on Feb 9th at 7:30 PM.

Chantilly Highlander

newsletter team welcomes articles and pictures of interest to the community. Newsletter suggestions and ideas,

articles and photos of your event are encouraged. Advertising questions and/or other information may be directed to the Editor, Pat Terry at 703-437-7116 or newsletter@chha.org.

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 any current Board member.

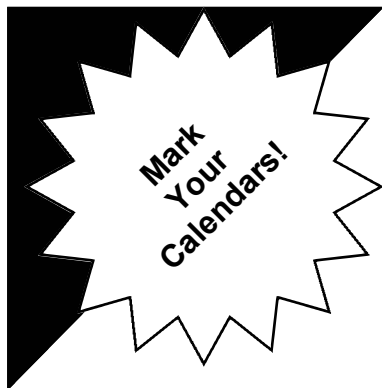
Community Facilities Committee

meets the first Wednesday of each month at 7:30 PM at the Community Center. Issues pertain-

ing to our swimming pool, tennis courts, the playground, Community Center and its 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 Feb 4th.

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.



Please RSVP to:
Jerry Thatcher
Weichert Realtors
(703) 795-9848
Or
Wendy Payne
Pegasus Mortgage
Services
(571) 643-8869

Be sure to bring plenty
of business cards!

Chantilly Highlands' Women's Networking Group



If you are a businesswoman who would like to

- Promote your business
- Meet other entrepreneurs in our neighborhood
- Create mutually beneficial relationships

...we'd love for you to join us!

During our meeting we'll get to know one another,
Share ideas, work collectively to develop business
Relationship, and have fun while doing it!

Although meetings will start promptly, we'd rather that
You arrive a little late than not at all!

Thursday, February 19, 2003
9:00—10:30 AM
Chantilly Highlands Community Center

Volunteer Recognition Bash Held In January

On Tuesday, January 13th,

The Chantilly Highland Homes Association hosted a reception to recognize the volunteers that bind our 908 houses into a community. Everyone seemed to have a good time.

The Boy Scouts from troop 20 were given a plaque honoring them for the time and effort that they and their leaders have given over the years. This past year they were particularly active in Community Day where they spent the night before under the stars keeping a watchful eye on the big tent. They also helped to set up the booths that we used the follow-

ing day, and they ran a number of the booths. They did a great job!



Thank you, Scouts and all of our community's Scout Leaders!

We also heard a few words from

Jeff Parnes, one of our own, and this year's Lord Fairfax.

Everyone agreed that volunteers are the life-blood of this community, and that without them, life in Chantilly Highlands would be much less fulfilling.

So keep your eyes open for the date of the next Volunteer Night. **See you all then.**

2003 Year-End Summary & New Year Begins By Dan Feer

The annual meeting was held on January 22nd this year. The committee liaisons and the officers of the Board of Directors gave their end-of-year reports. We bid farewell and thank you very much to three outstanding residents who have been active on the Board for three years as directors. Farewell because their terms have drawn to a close, thank you because the Board would not have been as effective without them. We also heard from four residents who had volunteered to serve on the Board of Directors.

The highlights from 2003 from my perspective were the beginning of the effort to revise our covenants, Community Day, the new pool management contract, and our balanced budget. I think we had a good balance of fun and business last year and I am certain that members of the Board share my intention to have a

similarly balanced year this year as well.

Three familiar and valuable friends step aside as their terms come to a close.

Vicki Danoy has been very active on the Community Facilities committee and this past year she was the liaison for the Community Activities committee. Her sharp mind kept us focused. Liz Grasty has been the liaison for the Land Management committee, Vice-President and has spent this last year as our treasurer. She kept our budget and kept us from breaking it. Barbara Mooney was President two years ago and Secretary this past year. We all used her experience throughout the year to give us perspective. All three have been invaluable in innumerable ways throughout their terms and I hope that we will be able call upon their

experience so that we can continue to learn from them.

This year we welcome Mark Hassinger, Chris Tacinelli and Jerry Thatcher as they fill the open seats on the Board. Mary Kerr is completing our nine member Board of Directors by filling the two remaining years of a partial term. Welcome to all four and I am looking forward to working with all of you this coming year.

This year the Board is mandated to walk the community again so look for us on the streets again this spring and summer. We also need to finish the draft of the covenants so keep an eye on our website as we post drafts. We will also see Community Day again this year and the return of the informal 5K in May. We will be busy and we would love to hear from you. Maybe you could stop by on the first Thursday of each month and let us know how we are doing.

Annual Homeowners Meeting Minutes from January 22, 2004



Dan Feer, President, called the meeting to order at 8:03 PM. Other Board members present: Liz Grasty, Jeffrey Boehlert, Vicki Danoy and Wendy Osborn. Absent were Jim Ceh, Will Gregory and Barbara Mooney.

A quorum of board members were present to conduct board business, however there was not a quorum of homeowners to conduct the election. Copies of the meeting agenda and 2004 budget were distributed to everyone in attendance.

The minutes of the December meeting were not available, but will be approved at the February meeting.

Liz Grasty, Treasurer, reported that the Association completed the year on target financially. Those homeowners who did not pay their 2003 dues have been referred to the attorney for further collection efforts. The dues for 2004 are set at \$205. and are due by March 31st. A \$25 late fee is due after that date. Invoices and data sheets will be mailed in early February. Bennett, Atkinson and Associates, P.C. will perform the annual audit as of Dec. 31, 2003. Jeffrey Parnes, webmaster, suggested the audit results be posted on the website.

The Standing Committee reports followed.

Jeffrey Boehlert reported for the **Community Facilities**. A new management company, Splash, will run the pool for 2004 with options for two additional years. Renovation to the fencing within the pool area will be completed in the spring, prior to the pool opening.

Wendy Osborn reported that the **Land Management** Committee was pleased with the mowing and snow removal of Palmer Landscaping. This was the first year of their contract. She has solicited bids for a new landscape design for the entrances on Kinross. The new design will be further enhanced with the addition of flowering annuals.

Vicki Danoy reported on **Community Events for 2003**. She thanked the many volunteers who planned and worked the events during the past year: Spring Holiday Party (children's egg hunt), Community Garage Sale,

Community Day, Teen Party, Golf Tournament and the Children's Winter Holiday Party. She encouraged more homeowners to volunteer in order to make these events even better in 2004. A 5K run is planned for 2004.

Dan Feer reported for **Long Range Planning**. These projects are scheduled and budgeted for 2004: Sealing and striping the parking lot, replace the attic fan and the water heater in the Community Center, sealing the tennis courts and repair or replace the low interior fencing at the pool. \$14,900 is included in the 2004 budget for these expenses.

No report for Neighborhood Watch or Architectural Control.

Dan Feer reported that CHHA is advertising for the editor position for the Highlander. Currently this is a paid position but community volunteer would be welcome! Bids, including resume and letter of interest may be submitted until February 29th.

Old Business: None

New Business: Dan Feer extended thanks to the outgoing board members on behalf of the board and the community and encouraged them to continue participation as volunteers on the various committees. Vicki Danoy, Liz Grasty and Barbara Mooney have each completed their three year terms and have stepped down. Lou Paladeau had resigned from the board in 2003.

Elections: We did not have a quorum for the elections. A quorum requires 25% of the homeowners present or represented by proxy. We could not hold the elections. The Chairman called for nominations from the floor; there were none. The four candidates selected by the Nominating Committee were invited to speak. The candidates are: Mark Hassinger, Mary Kerr, Chris Tacinelli and Jerry Thatcher.

Motion made by Jeffrey Boehlert and seconded by Liz Grasty to adjourn. Motion carried. Meeting adjourned at 8:30 PM. Refreshments were provided by Vicki Danoy.

The Board continued with current business and appointed the four nominees to three year terms.

The next board meeting will be held on Thursday, February 5th at 7:30PM in the Community Center.

Submitted by: Liz Grasty

CHHA Exterior Alteration Request

Cherry Hill 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: _____

ACC Tips to Consider for Your Spring Planning

Where does your garden grow?

All vegetable gardens are to be placed “behind the house”. Please be sure your seedlings start out in the right place this spring, as we will be diligent on this issue in 2004.

No gardens are to be placed on common grounds, as this is property for all to enjoy.

Before you consider alterations to the exterior of your home or property, be sure to obtain ACC approval. This applies to

additions of decks, gardens, fences, patios, hot tubs and fixtures, etc., to name a few. Basically, any exterior change requires ACC approval. Other alterations requiring approval are any ‘maintenance-type’ issue that involves a change (upgrades, color, etc.).

Don’t fence it in... without ACC approval, that is. Standard considerations for fence placements are: fence extends from rear corner of residence; support

posts are on interior and slats are on exterior (for neighbor’s views); height; materials and color.

Single tree, shrub or bush plantings do not require ACC approvals, but landscaping projects and planting hedges or rows of trees do.

The ACC guidelines are found on line or are available from any ACC or Board member.

A Recipe for Fun...

PRETZEL KISSES

Set oven to 250°

Optional: Line cookie sheet with wax paper for easy removal.

Place ring pretzels on cookie sheet, side by side. Put a candy kiss in each ring. Place cookie sheet in oven for 2 or 3 minutes. Remove from oven and quickly top each with an m&m. Place cookie sheet in freezer a few minutes so chocolate will reset (or outdoors during freezing weather - but be sure to keep away from pets or pests!) Remove by tapping cookie sheet lightly, or peeling away wax paper.

Notes and Hints... Finding ring pretzels is the hardest part of this recipe, so stock up when you find them! Be creative... use any flavor “Kiss” or “Hug”, regular m&m’s mint, peanut butter, crispy, etc., are all great. When placing the pretzels on the cookie sheet, there’s no need to space them.

Don’t forget to have fun!

CHHA Golf Tourney — Right On Par—

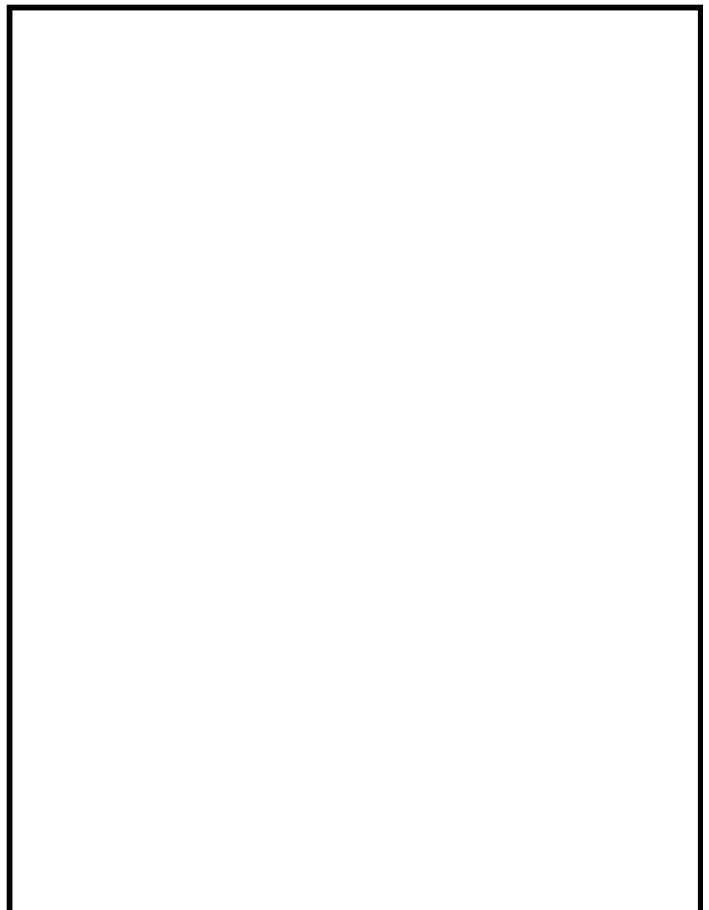
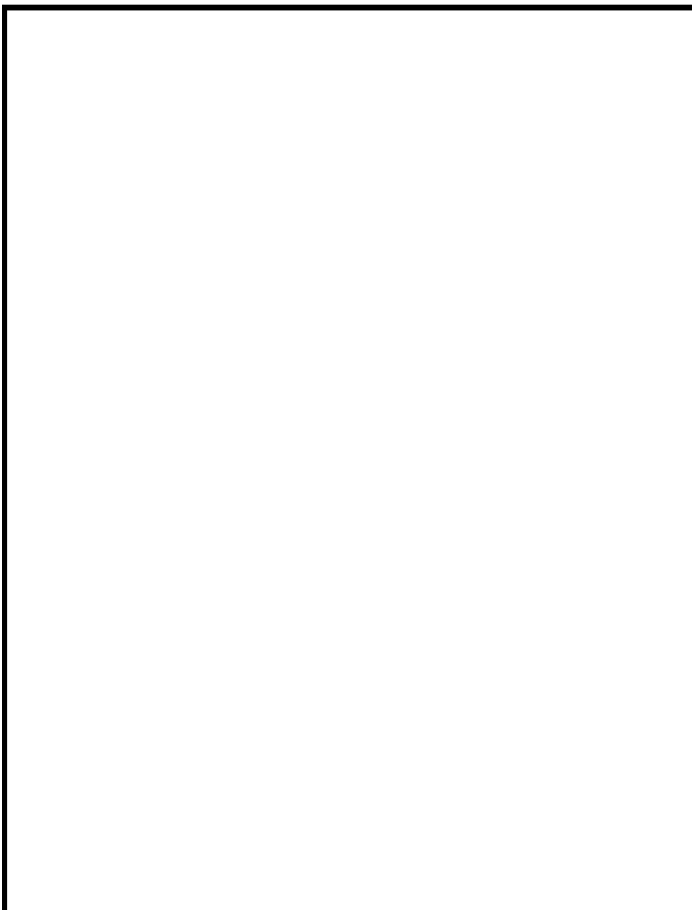
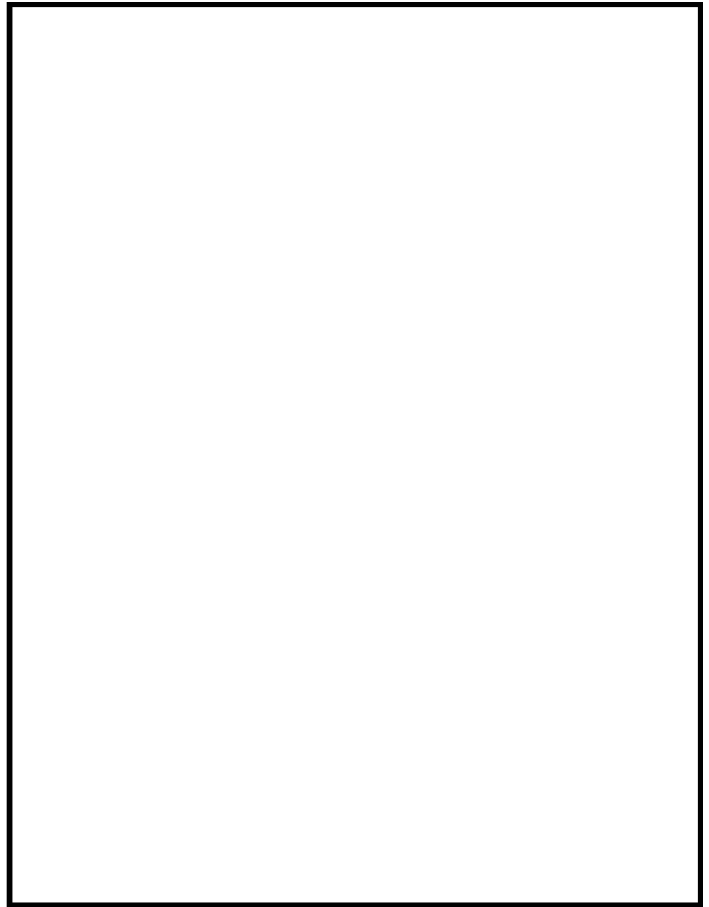
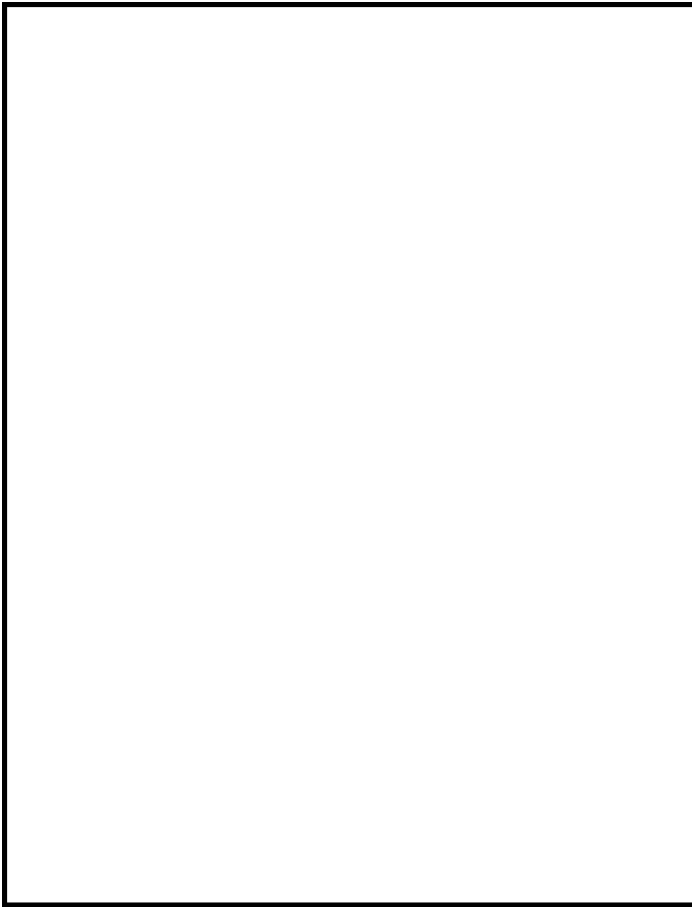
Congratulations go to the winners of the Annual CHHA Golf Tournament, held this past October. The team of Jose’ Montes, Dave Hilelsohn, Jerry Horton and Wayne Klotz shot a combined score of 4 under par (67) to take home the first place prizes. Paul Thurneyesen, Brady Kavulich, Matt Starzec and Mike Scroggs shot 3 under par for second place, and Jeff Braud, Jim Dejohn and Lawrence Shorten came in third Place. This tournament drew 32 golfers and even had a foursome of all ladies!

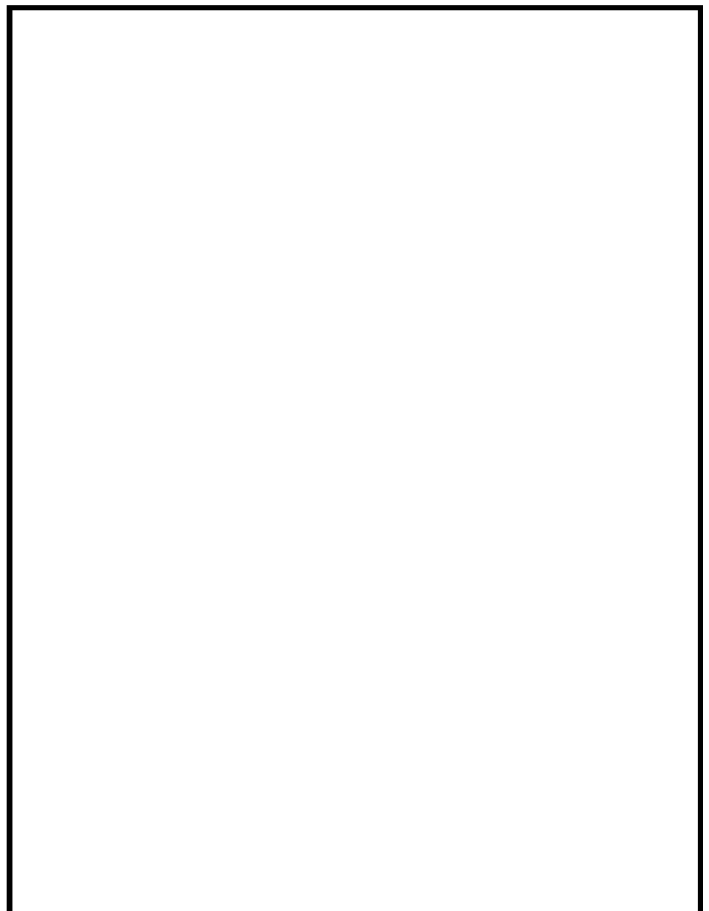
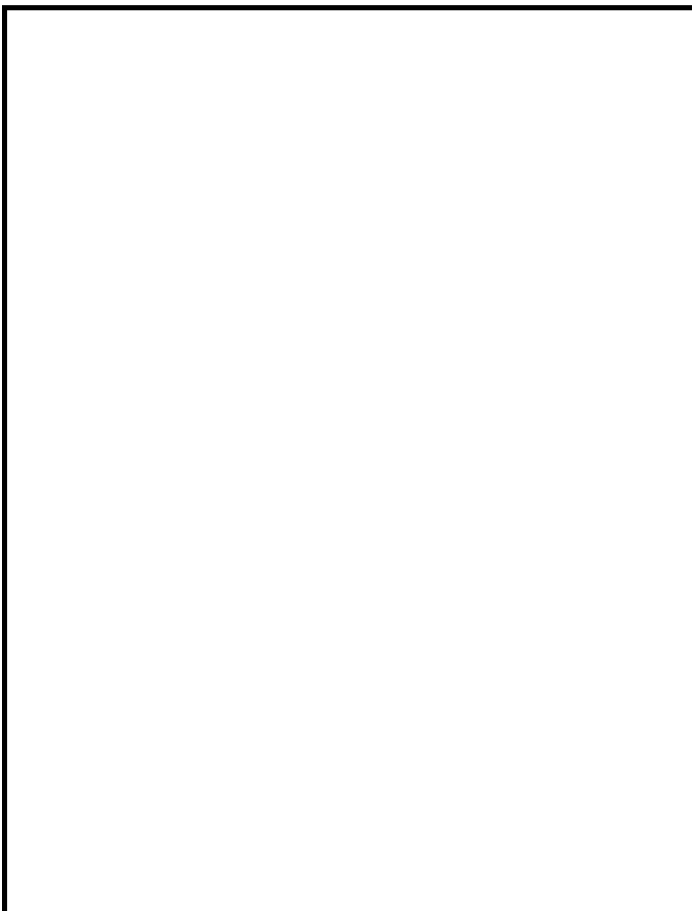
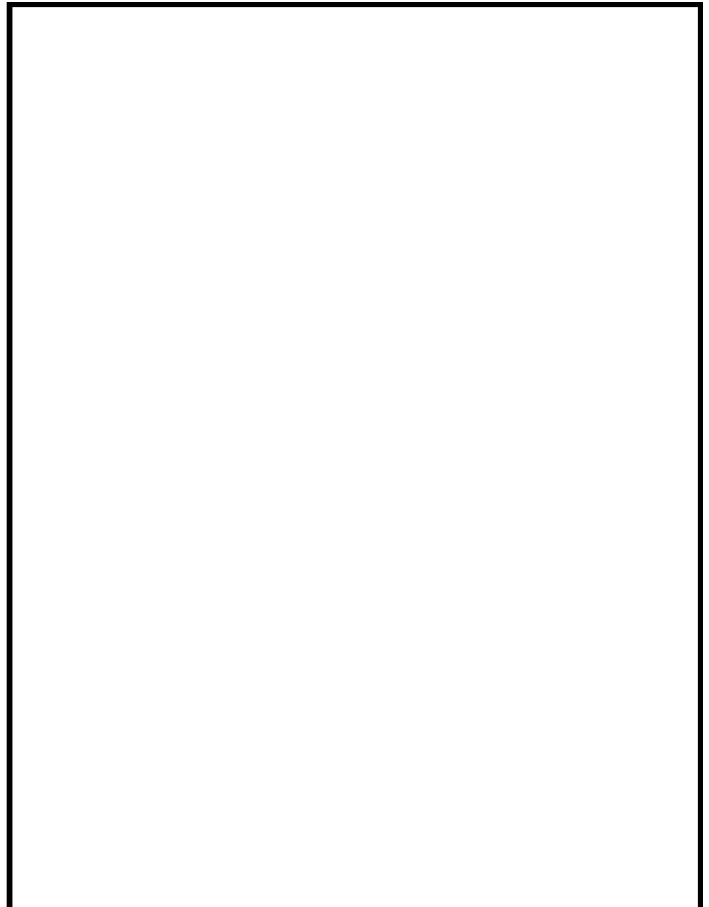
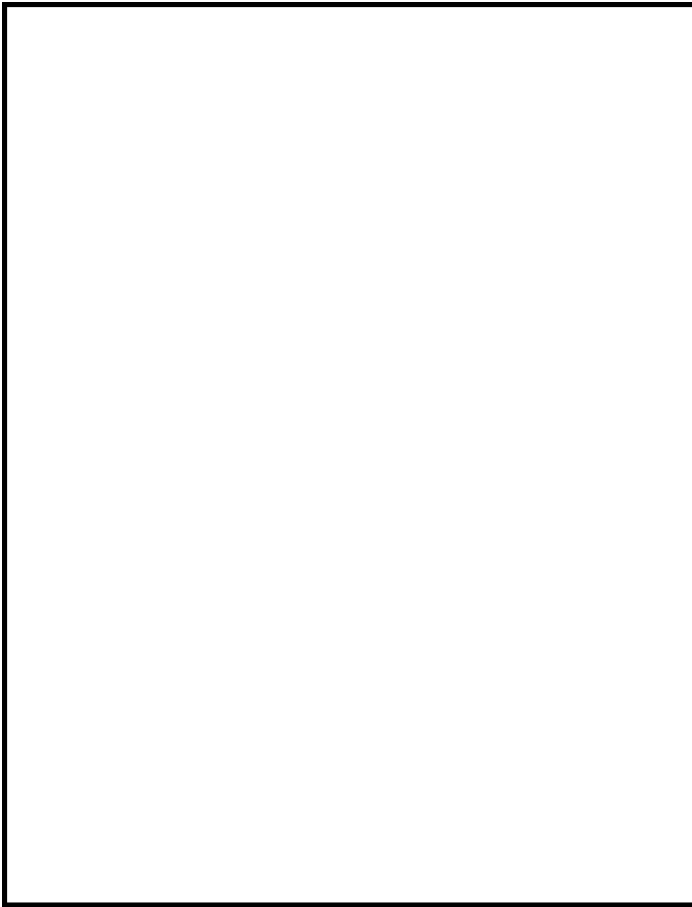
Penderbrook Golf Club did an excellent job of hosting us. The weather was wonderful, the golf course was in its early autumn colors and the neighbors were in good company—each other. A good time was had by all. Stay tuned to the Chantilly Highlander for another golfing outing announcement, possibly for a spring tourney.

Remember, this tournament is for you, the residents of CHHA. This is just one of the many ways we try to get neighbors out of the house and actually talking to one another—that is, without a fence or driveway between us! Plus, it’s also a great excuse to go into the basement and dust off our long-lost set of golf clubs.



There's fun for everyone in Chantilly Highlands...even in late January!!!





CLASSIFIED ADVERTISING

Maria's Cleaning Service... Daily, Weekly, or Monthly Residential Cleaning. Carpet cleaning available. Franklin Farm resident. Free Estimates. Licensed, bonded & insured. Call Maria Robles at 703-787-3326. 2/04

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. 2/04

Family Day Care... Fairfax Child Care Permit, First Aid/CPR Certified and USDA Food Program. Child Care space available for an infant at my Chantilly Highlands home. Please call Roxana at 703-318-0019 or email: roxana@verolan.com. 2/04

A & S Home Improvement... Bath & Kitchen Remodeling, Floor and Wall Tile, Painting, Drywall, Electrical, Plumbing, Ceiling Fans, and more. Honest, Experienced. Free Estimates. 703-860-4734. 2/04

For Sale... Upright **Piano** w/bench, antique white & gold. \$250 or best offer. **Washer/Dryer.** Kenmore Elite HE3 washer, 5 mo old, EXCELLENT condition. Whirlpool heavy duty dryer—Good condition. \$1000. Moving—must sell! 703-742-9224. 2/04

Home in CH for rent... 13629 Dornock Ct. 4 BDRM + Den, 3.5 Baths, 1/4 acre Lot, 2-Car Garage, Patio, FAM RM w/ FP and Skylights, Finished Basement. Rent \$2100/mo. Contact: Bernice Brown, Realtor at 703-764-3168. 2/04

Child Care... located in Fox Mill Estates. Openings for infants and toddlers. County Permit and CPR and First Aid Certified, USDA Food Program. References available. Speaks English, Swedish and Farsi. Please call Francis at 703-860-4734. 2/04

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

Petcare... Homeschooled 8th grader would be glad to care for your pets anytime and pick up mail & papers. Responsible and experienced... Call Jennifer at (703) 787-9323. 5/04

Babysitter / Petsitter... 10th grader, CPR, Childcare & Emergency Care Certified. Loves games & all sports & all types of animals. Call Erinn at 703-471-7269. 6/04

Snow Removal... Need your driveway, walkway, sidewalks shoveled? Call Greenstone Friends... Will & Jarrett at 703-435-5992. 3/04

BOY SCOUTS **SPRING MULCH SALES**

Troop 811
Double Shredded Hardwood Mulch
\$3.75 per 3 cu/ft bag, no min order
FREE DELIVERY
Delivered & stacked in your driveway on Mar 27, 2004
TO ORDER:
Mail Name, Address, Phone, No of Bags and Amount of enclosed check (Payable to Troop 811) To:
Ken Rich, 13624 Old Dairy Rd, Herndon, VA 20171
Questions Call: Ken Rich 703-435-3034

Troop 160
Double Shredded Hardwood Mulch, FREE DELIVERY
on March 20, 2004, to your driveway - 3 cu/ft bags.
\$4.00 per bag for orders of 10-35 bags
\$3.80 per bag for 36-99 bags
\$3.60 per bag for orders of 100 or more bags
(10 bag min. to zip codes 20171, 22071 and 22033)
(100 bag minimum to all other areas)
Mail your order with your name, address and phone, check payable to: BSA Troop 160 c/o Mark Keffer
12720 Laurel Grove Way, Fairfax, VA 22033.
For additional information, please call 703-620-2231.

Welcome to our newest neighbors!

*During November, 1 home on Dornock &
1 home on Ladybank sold.*

During December, 1 home on Kinross Court sold.

We're on the WEB:

<http://www.chha.org>

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

**Are You Making a Change to the Exterior
Of Your Property?**

ACC Alteration Request Form:
<http://www.chha.org/extaltr.html>

[Photo here](#)

Are You Preparing to sell your home?

Resale Package Request:
<http://www.chha.org/resaler.html>

Is There A change in your household?

Database Update Form:
<http://www.chha.org/dbform.html>

**Chantilly Highlands Garden Club
decorates the Centreville Road entrances
for the holidays...**

**If You Want to Make Your Vote Count, But
You Can't Attend That Meeting?**

Meeting Proxy:
<http://www.chha.org/theproxy.html>

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

PRSR STD
U.S. POSTAGE
PAID
Centreville VA
Permit #6260

The Chantilly Highlands