

# Barrister's Keep Newsletter

Volume 18 No. 3

November 2015

## BK HOA Board Meeting

The November HOA Board Meeting will be held on Tuesday, November 10th, at 7:00pm at Woodson High School, Room D116. Please use Entrance 3 to get to the room.

## Grounds Committee Updates

Hello from the Grounds Committee!

Fall is a busy time for all the preparation to make BKC look its best by spring 2016.

A few things that need your attention:

1. Beginning in December CLS will be in the neighborhood doing our yearly tree trim. If you have something that needs attention please email me ([lfsebastyn@gmail.com](mailto:lfsebastyn@gmail.com)) so I can make the team at CLS aware of it. It is sometimes hard to catch the guys when they are working, so if I can communicate with CLS the ball doesn't get dropped.
2. CLS will also finish mulching. As per the discussion at the last meeting, our mulch is removed in the Spring. This mulching is just a spruce-up.
3. There will be leaf pick-ups and fertilization and liming taking place.

Happy Fall!  
BKC Grounds

## Covenants Committee News

The Covenants Committee has received a couple of requests for what we use in our walk around each year.

Foremost is Declarations Section 7.2: owners are required to keep lots in good order, condition and repair and in clean and sanitary condition. As our homes are approaching the 20 year old mark, there are some issues that we've captured that seem to be common in our findings. It might be helpful for you to walk around your property with these insights: deterioration of wood around windows, garages, doors; mold/mildew on siding and foundation; sidewalks, decks, driveways dirty; tarnished door hardware and lights; rusted

vents; erosion issues; gaps in sidewalks and driveways. Additionally, these are common findings: shrubbery overgrown; windows, screens, siding in disrepair/broken; storage on deck or under deck; stain or paint not compliant with design standards.

The covenants committee will conduct another walk around in May/June. As always, we invite any homeowners to join our committee.

## Smashing Pumpkins

There have been some complaints in the community about how some of us have disposed of our "post-Halloween" pumpkins. Throwing smashed pumpkins over the fence and onto the ANCC grounds is not a good way to do it. (You know who you are.)

## Social Committee Reminder

ANNUAL BK HOLIDAY PARTY

**SUNDAY DECEMBER 6<sup>TH</sup>  
at 4:00PM**

HOSTED AT THE SCHWARTZ'S HOME at 3470 BKC.

Wine and soft drinks are provided.

PLEASE BRING EITHER A DESSERT OR HORS-D'OEUVRE TO SHARE.

We collect Toys-for-Tots at this event.

(Please bring an unwrapped new toy to be donated.)

**(Letter from the President on Page 2)**

Letter from the President

Friends and Neighbors –

I hope this finds everyone well and preparing for the coming holiday season. Hard to believe we are on the verge of another winter when it’s 60°+ outside. “This too shall pass as they say!”

**ELECTIONS** – We had our elections in September and I put out an e-mail indicating who the new board member was and the new officers. I just wanted to recap it here.

<u>Name</u>	<u>Board Position</u>	<u>Committee Liaison</u>
Tom Burrell	President	Communications
Mike Sebastyn	Vice President	Social
Nancy Webster	Secretary	Covenants
Aaron Fox	Treasurer	Finance
David Herrington	At Large	Grounds



For all of you serving on one of our committees, the Board wants to thank you for stepping up and helping out. Some of it is thankless work but absolutely necessary. And for all of us, I throw down the challenge of talking to our neighbors and getting more volunteers. Looking to next year, we will have two vacancies on the Board to fill (Yep – I’m starting my recruiting pitch early!) and our committees would always enjoy another member. And, speaking of elections, I hope everyone voted on Election Day. It’s not only our right, it’s our responsibility! From our HOA to the Presidential elections next year, we can’t complain if we don’t vote!

**OKTOBERFEST** – Thank you, thank you, thank you to Bob & Barbara Petersen and Artie Andresen for putting on another successful Oktoberfest at the fountain. It was well attended and the brats, sausages and sides were all super! Thanks to David & Vicki Herrington for making their grill available despite the fact they were out of town.



**OLD MAN WINTER** – Is coming again to a theater near you! As we have all experienced here in Northern Virginia, winter

storms can range from a moderate snow over a few hours to a blizzard with blinding, wind-driven snow that lasts for several days. Many winter storms are accompanied by dangerously low temperatures and sometimes by strong winds, icing, sleet and freezing rain. Everyone needs to take appropriate precautions. You can find more information

at [www.ready.gov](http://www.ready.gov).

**IT’S THAT TIME (BUDGET) AGAIN!** – Our November meeting each year is when the Board adopts the budget for the coming year. This year, the Board is also looking out to the out years to see what’s coming down the road. On the Operations side, our big cost driver – the landscape contract, is locked in until 2018. Both our Management contract and Audit contracts will see a modest increase for the coming year and, of course, there is the one big unknown – the snow contract. We also have a couple of new expenses that we’re looking at. First, the generous 5 year warranty we got with the new gate will expire at the end of 2016 so we will need to plan for annual maintenance costs. We also need to have another required reserve study done – a cost we incur every 5 years. On the reserves side, we are in good shape and have some big projects potentially coming up in the out years.

