

# Richland Forest HOA

SUMMER 2008

VOLUME 14 No. 2

## New Management

On July 1<sup>st</sup> of this year, management services for our HOA transitioned from Tri-State/Koger to GHA Community Management. We are currently under a month to month contract until a new contract is negotiated. At this time, there has been no change in the service provided or the costs incurred. In fact, the transition is nearly transparent to us on the board as the people we deal with moved to GHA.

## 14<sup>th</sup> Annual Richland Forest HOA Meeting

Speaking of the Board... Three of the 7 seats on the Board are up for election this Fall and one other board member is leaving with one year left in her term.

The meeting will be held in October, exact date to be announced. You will receive a notification of the exact date once it's set and, again, you can always check the website for the latest information.

Included with this newsletter is a Petition of Candidacy letter and form for nominations (posted separately on the website). It is perfectly all right to nominate yourself if you have an interest in volunteering for a three year term. The Board meets once a month to accomplish the necessary action to represent your interests to our management company. It's a great way to get involved with your community and meet your neighbors.

## Reminder: Trash / Recycle Containers

Recently, during a routine canvas of the neighborhood, it was noticed that over half of the homes in Richland Forest had their trash and/or recycle containers visible from the front of the property. Nearly 80 properties!! Most often they are stored in plain sight on the driveway or side of the house.

**Please remember:** All trash and recycling containers should be stored out of view at all times, except on the **evening** (not daytime) before, and during the day of, trash or recycling collections. Your neighbors will appreciate the little extra effort it takes.

## Got a Streetlight Out?

Streetlight outages are handled by Dominion Virginia Power. Call them any time, 24 hours a day, at 1-888-667-3000 to report the problem light. Each streetlight has an identification number which should be plainly visible somewhere on the pole. Use of this number will greatly speed the repair process.

## Let Us Hear from You...

Do you have a question, comment or suggestion? The Board encourages any homeowner to write, call or e-mail any member of the Board concerning any aspect of Richland Forest. Board members will respond as quickly as they can, but please remember that Board members are all volunteers with jobs and families and so your patience and understanding is greatly appreciated.

Contact information can always be found at our website (click on **Board Members**):

<http://www.richlandforest.com>

If you don't have internet access (it's possible), you can write to us at:

Richland Forest Homeowner's Association  
c/o Gate, Hudson & Associates  
3020 Hamaker Court, Suite 300  
Fairfax, VA 22031

## Any of These Ring a Bell?

Here's a list of some of the more commonly noticed areas requiring upkeep and maintenance:

- wooden vents in the gables of many homes need repainting
- old, weather-beaten, mailboxes need to be replaced
- dead trees and bushes need to be removed
- overgrown trees and bushes need to be pruned
- sidewalks in front of the house should be edged
- trees overhanging sidewalks should be pruned to a height of 7 feet
- lawns should be mowed more than once a month
- many garage doors need to be replaced

## Request for Information

Has anyone replaced the mullions (grilles) in their front windows? If so, we'd love to hear about your experience. Please send an email to [board@richlandforest.com](mailto:board@richlandforest.com) with information on the company that replaced them and we can publish this information in a future newsletter.

## Architectural Change Application

Our homes are getting older and many of us are planning enhancements to our homes such as a new garage door, replacement windows, new roof, exterior painting or fencing.

Something like basic upkeep (e.g. repainting in the same color) could be done without any approval, but if you have any question about whether or not something is allowed, it's better to go through proper channels. This means completing an Application for Architectural Change well in advance of the project. The forms can be found on our web site as well as in the Architectural Design Guidelines in your RFHOA Handbook.

Failure to get approval from the Architectural Change Committee could result in additional assessments of up to \$900 per violation. This requirement doesn't exist to make your life more difficult; it's there to protect the property values of all Richland Forest homeowners.

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## **Banshee Reeks Nature Preserve**

Loudoun County's Hidden Treasure

Like its name, Banshee Reeks Nature Preserve is unique. The preserve, which is more than 700 acres, strives to protect natural habitats and wildlife populations, be a place to conduct and coordinate ecological, historical and other scientific research, and to provide the public with an opportunity to enjoy and learn from this unique reserved area. And it's located in the heart of the largest growing county in the state!

Located off the beaten path, so to speak, the preserve, located on The Woods Road, near Heritage High School in Leesburg, is operated by the Loudoun County Department of Parks, Recreation and Community Services. It was purchased by the county from a private land owner in 1993 and opened to the public in 2003. It is now opened to the public every weekend, 8-4 on Saturday and Sunday.

The preserve has hosted a photography show by retired National Geographic photographer Bruce Dale, been mapped out by a Phase I archeological survey, and has provided opportunities for high school and college students to perform internships in many areas such as field and wildlife management. The place is also a wealth of historical information. A 3,000-year old arrowhead was found on the property and the bank barn located on the eastern corner of the preserve is believed to be one of the few left of its kind in the county from the Civil War era. Banshee Reeks is currently the meeting place for a chapter of the Virginia Master Naturalist program (<http://www.virginiamasternaturalist.org>).

This property is also kept intrinsically dark and will be managed as a "Dark Sky Facility" for the benefit of both the environment and visitors.

It is supported by the Friends of Banshee Reeks, a volunteer, nonprofit organization. There is a team of volunteers (VIVA's) who work in the visitor center the third weekend of every month. To learn more about the Friends of Banshee Reeks, the VIVA program, and the preserve in general, visit [www.bansheereeks.org](http://www.bansheereeks.org).

## **Do You Have Something for the Newsletter?**

If you have something of general interest to our community, please feel free to submit it to the Board for inclusion in a future newsletter. The article above came to us via email from Christyna Hunter, who is the publicity chairperson for Friends of Banshee Parks.

*This has absolutely nothing to do with Richland Forest...*

## Did you know ... ?

- A car uses 1.6 ounces of gas idling for one minute. Half an ounce is used to start the average automobile.
- No piece of square dry paper can be folded in half more than 7 times.
- A group of geese on the ground is a gaggle; in the air it's a skein.
- The average life span of a major league baseball is 5-7 pitches.
- Until 1796, there was a state in the United States called Franklin. Today it's known as Tennessee.
- The state of Florida is bigger than England.
- Chewing gum while peeling onions will keep you from crying.

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## And now, for something completely different...



*How about a little math puzzler?*

Here's a different kind of crossword puzzle:

	1	2	
3			4
5			
		6	

### Across

1. Sum of digits is 13.
3. Each digit differs by two from the preceding one in the same sense (i.e. all ascending or all descending).
5. Digits all even; their sum is 12.
6. A square.

### Down

1. The sum of the digits is the same as the sum of the digits of 4 down.
2. The sum of the first two digits is the same as the sum of the last two digits of 1 down.
3. A cube.
4. The cube of an odd number.

There are no zeroes.

For the answer  
Go to the web site:

[www.richlandforest.com](http://www.richlandforest.com)