



March 2011

Volume 3, Issue 1

Shelton's Run HOA Newsletter

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Shelton's Run HOA Community Meeting

Wednesday, April 20, 2011
6:30 pm

Porter Library
2001 Parkway Boulevard
Stafford, VA 22554
Phone: 540-659-4909

Please come to this community meeting to support our neighborhood and meet your newly elected Board of Directors. We are here for you and welcome your participation and input with respect to our community.

2011 Board of Directors

Chad Breeden, President
Phone Number: 540-318-8563
Email: chad.breeden@sheltonsrn.com

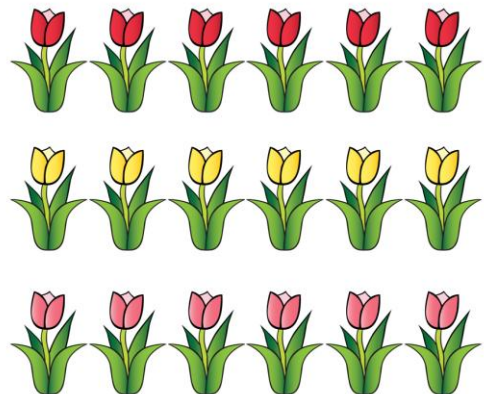
Mike McClelland, Vice President
Phone Number: 540-657-1971
Email: mike.mcclelland@sheltonsrn.com

Julie Hancock, Treasurer
Phone Number: 540-720-7194
Email: julie.hancock@sheltonsrn.com

Enzo Simoni, Secretary
Phone Number: 540-322-2665
Email: enzo.simoni@sheltonsrn.com

Laura Acheson, At Large Member
Phone Number: 540-657-1429
Email: laura.acheson@sheltonsrn.com

Denise DeCarlo, Bookkeeper
Phone Number: 540-622-2499
Email: denise.decarlo@sheltonsrn.com



A Note from the HOA President ~

Chad Breeden

My name is Chad Breeden, and I will be serving as the president of your Shelton's Run Homeowner's Association Board of Directors. This year's board is very excited to serve our community during the upcoming year – we have lots of ideas and look forward to working with you toward the betterment of Shelton's Run.

I am a Marine stationed in Washington, D. C. My family purchased our home in 2005, but we were here for only a short time; military orders took us to Arizona from 2006 – 2008. We have been back since and are really enjoying our community. My wife works for Marine Corps Community Services aboard Marine Corps Base Quantico; our son is an eighth-grader at A. G. Wright Middle School; our daughter is a fifth-“gator” at Garrisonville Elementary School; and our dog, Buddy, loves being walked through the neighborhood!

As we move forward, if you have questions or concerns, please do not hesitate to contact me. I will do everything I can to provide answers in a timely manner. You will find my contact information in the newsletter.

Finally, on behalf of the Board of Directors, we cordially invite you to join us for our April meeting. We will hold the meeting on Wednesday, April 20, 2011 @ 6:30 PM at the **Porter Library**.

Whether at the meeting or in the neighborhood, I hope to have the opportunity to meet you in the future!



Online HOA Newsletters

This will be the last paper copy of the Shelton's Run HOA Newsletter. In an effort to save money for our community, we will no longer mail paper copies of the newsletter to our residents. The 2011 Board has elected to begin posting the newsletter on our community website:

www.sheltonsrn.com

We are sensitive to the fact that we have community members who do not have access to a computer. Therefore, we will provide the option to receive a mailed printed copy of the newsletter by written request.

Please forward your written request to receive a printed copy of all future newsletters to:

**Shelton's Run HOA Board
Attn: Julie Hancock
P.O. Box 793
Garrisonville, VA 22463**

If we receive a written request from a homeowner, a copy of the printed newsletter will be mailed to your home at the time of each publication.



Holiday Light Contest Winners!

Congratulations to the following Shelton's Run families who were the winners of the Holiday Light Contest and received a \$25 credit on their 2011 dues.

- The Scalercio Family – 7 Beavers Court
- The Wetzel Family – 2 Poe Place
- The Downey Family – 10 Melville Court
- The Morris Family – 3 Melville Court



Shelton's Run Community Yard Sale



Saturday, May 14, 2011

8:00am – 12:00pm

Advertisements will be published in the Free-Lance Star and the Stafford Sun by the SRHOA.

REMINDERS!

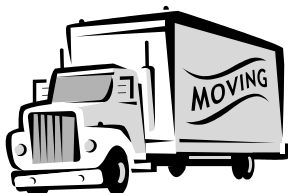
HOA DUES ARE PAYABLE TWICE A YEAR:
March 2011 and September 2011

Homeowners will receive a postcard reminder 4 weeks prior to the due date. Please note your LOT # on your check for proper credit. If your home is being rented, and dues are paid by a realty/management company, please make sure they have the correct amount, \$197.50. \$25 late fees will be assessed if your payment is postmarked after the 15th of March and the 15th of September 2011 – no exceptions. A \$35 “insufficient funds fee” will be charged for all returned payments. After 30 days of non-payment, your trash service will be suspended. If the account remains unpaid, it will be turned over to the HOA attorney, who will begin a lien process on your home. **PLEASE** contact a Board Member **IMMEDIATELY** if you are having difficulties with these payments.



HAVE YOU MOVED? RENTING YOUR HOME?

Please let us know the names and contact numbers of your renters, property management company, and/or new forwarding information where you can be reached. You may contact the HOA Board, send an email, or a change of address card by mail with this information.



Selling your Home?

Did you know Virginia State Law requires...

the seller of a home to provide a copy of the Shelton's Run HOA Disclosure Statement to the buyer (new homeowner) prior to closing? It is also required by the Shelton's Run Declarations, so please contact Denise DeCarlo via email at denise.decarlo@sheltonsrn.com to request a package. If you have questions, please contact her by phone at 540-622-5044. The cost to process a disclosure package is \$50.00 made payable to Shelton's Run HOA. Please send completed requests and payment to:

Shelton's Run HOA
P.O. Box 793
Garrisonville, VA 22463

*Please allow **TEN** business days prior to your closing date for preparation and mailing of the Disclosure Package.**

****Failure to provide disclosure may delay, postpone, and/or negatively affect your closing.***



Kimberley Ficeneck Claims Victory in State in 1000m Indoor Track

Do you remember the tall skinny girl with her scrawny brother and two little sisters (the cheerleading squad) selling lemonade on the corner of Walt Whitman and Montgomery last summer? She was fundraising for her school sports. That was Wildcat Kimberley Ficeneck. She became the VA state champion in Indoor Track 1,000M a couple weeks ago. Kimi is a junior at Mountain View High School. She broke the school record in 1000-meter run and also in high jump. Her sister Blakeley, who is a senior at Mountain View, broke the school record in pole-vault. Both girls are excited and looking forward to outdoor running season. Kimi appreciates all of the support from the Shelton's Run Community.

This article was submitted by Kimi's Mom – Hana Becker.

History and Update: The Path from Beau Ridge Drive to the Tot Lot

The 2011 Shelton's Run Home Owner's Association (SRHOA) Board of Directors (BOD) would like to provide an update on the progress that has been made with the path from the end of Beau Ridge Drive to the tot lot. Upon final completion, this path will connect the tot lot and the Beau Ridge section of the Shelton's Run Community.

First, it is important to understand the history of this project. Several members of our previous SRHOA Boards have been working diligently on this project for approximately two years. They all deserve special recognition for trying to see this project through to the end and working hard to ensure that it is completed correctly and in the best interest of our community.

Second, it should be noted that a portion of the tot lot area and the wooded area between it and Beau Ridge Drive is an easement to Dominion Virginia Power (Dominion). As many of you know, this fact became public knowledge when we were fighting to keep the power lines underground. While Dominion would not agree to install the actual pathway between Beau Ridge Drive and the tot lot for the community as the SRHOA originally requested, they did agree to give the SRHOA \$10000, which could be used in any way the community deemed appropriate for the betterment of our neighborhood.

The intention of previous SRHOA Boards was to create a gravel (crush and run) jogging path around the tot lot and connect the tot lot and the Beau Ridge section with a natural pathway of stone, mulch or another organic product. However, this natural pathway crosses over two creek bed areas that have the potential to flood and stay very wet throughout the year. Therefore bridges of some type are required. Over the past year and a half, the Board entertained numerous contractors on site to solicit bids for the proposed project. In the end, both **Village Landscaping** and **Meadows Farm** bid on the project for a gravel jogging path around the tot lot area and the natural pathway area between Beau Ridge and the tot lot with a bridge(s). The bid from **Village Landscaping** was approved by the 2009 Board of Directors and the work began with the gravel jogging path completion in June of 2010. However, when **Village's** subcontractor was ready to begin work on the natural pathway project, several approval issues with Stafford County and Dominion were brought to the Board's attention. The contractor did not feel comfortable starting a project that might ultimately require more money than the original bid due to additional requirements from the County and therefore put a temporary stop to the project. At that time, the subcontractor recommended to the 2010 SRHOA BOD that they hire an architect to prepare a plan and scope of work that could be approved by Stafford County and Dominion prior to the beginning of the final phase of the project.

The 2011 Board is now ready to continue work on this project. Recently, we solicited bids from two new contractors, who have suggested that an asphalt path over culverts for the creek could be an optional approach to this project. Currently, we are in the process of trying to obtain a written statement from Stafford County that this would be an acceptable solution to the problem. Upon receipt of approval by the County, the proposal will then have to be presented to Dominion for approval. It is also important to note the original bridge and natural path proposal has not been abandoned. We are simply trying to identify the best and most economical solution to the problem. Please be assured the SRHOA BOD members will be working diligently to find the best end product for our Community. The final proposal (approved by Stafford County and Dominion) will be presented to the homeowner's at a Community meeting for approval prior to execution.

If you have any questions or concerns regarding this project, please contact a member of the SRHOA BOD. Any one of us will be happy to hear your suggestions or ideas for this project.

This article was provided by Julie Hancock, Treasurer.



Pet Waste Removal

Based on concerns from several homeowners in our community, the SRHOA BOD has ordered Pet Waste Removal signs for the area at the end of Beau Ridge Drive and the Tot Lot. These signs, which were ordered the week of March 14th, will be installed at both locations upon arrival.

Please make sure that you clean up after your pets when you are walking them around the neighborhood. It is a courtesy to your neighbors and helps keep our community a clean and safe place to live.



SDI Kerkim, Inc. Disposal

SDI Disposal is the provider of trash and recycling services for the Shelton's Run Homeowner's Association.

Holiday Schedule*

- | | |
|-------------------|---------------------|
| 1. Memorial Day | 4. Thanksgiving Day |
| 2. Fourth of July | 5. Christmas Day |
| 3. Labor Day | 6. New Year's Day |

*If your trash pickup date falls on or one day after the holiday, your trash will be picked up on the next normally scheduled day.

The following service guidelines will assist homeowners with compliance and requirements for trash containers and recycling bins:

TRASH REMOVAL

- Trash Collection Schedule: **Tuesday** (Trash and Recycling) and **Friday** (Trash Only). Pick up times vary, but can begin as early as 5:00am.
- Trash cans and recycling bins should be placed at the curbside within 24 hours of trash pickup and removed within 24 hours after pick up.
- Operating Standards: As set forth by the landfills, **all trash should be bagged** and then placed into the trash can.

RECYCLING REMOVAL

- Recycling items are picked up on Tuesday
- Newspapers are to be in paper bags or bundled or tied securely with string twine. Do not use plastic bags.
- Plastics: #1 and #2 are acceptable
- Glass bottles and jars: rinsed and no lids/caps
- Aluminum cans: rinsed out and crushed
- Boxes: Must be broken down
- Yard debris / clippings: Must be placed in disposable bags

CONTACT INFORMATION

E-Mail	allucas@sdidisposal.com , jdavis@sdidisposal.com or edavis@disposal.com
Phone	540-899-7722 or 540-710-1002

2011 Architectural Review Committee (ARC)

Lauren Sharp, Chairman

Phone Number: 540-658-9160

lauren.sharp@sheltonsrn.com

Coleen Scalerchio, Member

Phone Number: 540-657-8667

coleen.scalercio@sheltonsrn.com

Chris Lutzkanin, Member

Phone Number: 540-657-8667

chris.lutzkanin@sheltonsrn.com

The annual walk thru of the neighborhood by the ARC Committee will be completed in **early May of 2011**. Please make every attempt possible to ensure that your home is in compliance with the design guidelines prior to the walk thru. If you are found in violation during the walk thru, you will receive a letter in the mail stating your violation(s). The letter will request that the homeowner rectify the violation(s) prior to a specified completion date, which will also be provided.

The most common violations are as follows:

1. Mailbox in disrepair or not to design specifications
2. Mold on the outside of the house.
3. Rotted wood on door frames.
4. Trash can or recycling bin left out after the normal pickup times.

The ARC application for an "exterior modification" is available online on our website at www.sheltonsrn.com.

Please mail completed ARC applications **in duplicate** to the following address:

Shelton's Run HOA

Attn: ARC Committee

P.O. Box 793

Garrisonville, VA 22463

The application may also be emailed to ARC@sheltonsrn.com. You will receive a timely reply to the application from a member of the ARC Committee.

Shelton's Run Homeowners Association

P.O. Box 793

Garrisonville, VA 22463

Email: sheltonsrn@yahoo.com

Web: <http://www.sheltonsrn.com>

**FIRST CLASS
POSTAGE**

ADDRESS CORRECTION REQUESTED



If you have an article that you would like published in the next newsletter (Summer 2011), please contact Julie Hancock. julie.hancock@sheltonsrn.com

