

SHELTON'S RUN NEWS

AUGUST 2006

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SPECIAL POINTS OF INTEREST:

- **BOARD ELECTIONS**
- **CHANGE OF MEETING DATES**
- **DUES DUE—SEPT 1ST**
- **COMMUNITY MEETING THURSDAY SEPT 14TH 7:00 PM—GARRISONVILLE ELEM SCHOOL**

LETTER FROM THE HOA PRESIDENT—MARK BRINSON

Greetings Neighbors! - Summer is almost over, school will soon begin and our graduates will begin pursuing careers. Yet, there are still some vacations to be taken (smile). I am writing to let you know about a few items and upcoming events.

A few reminders:

- Please do not to park commercial vehicles and boats in the community. There have been three incidents so far. This is in violation of our by-laws and as a community we should adhere to them.
- Please remove trashcans from the curb (should be kept out of sight) after waste management has emptied them.

Please note the next HOA Community meeting will tentatively* be held on **September 14** at Garrisonville Elem. School. The meeting is planned from **7:30pm until 9:00 pm**. (In the past we have tried to keep the meet-

ings to one hour in consideration of work schedule, dinner hours, etc., this meeting, however, will cover a multitude of topics.)

Topics to be covered at this important meeting, include the following changes:

- Community meetings will now be held twice a year. **September and in March** instead of quarterly, in hopes that more homeowners will find the time to be present at both meetings.
- **Election of new Board of Directors will be held at the September meeting.** Some of the former Board will be stepping down, and new members are needed to fill those important roles. Please come out and volunteer.

Also, to be discussed at the September meeting:

- The Dominion Virginia Power 230 kV double-circuit transmission line project. (Look for separate

item in newsletter for more information) We plan to have some of the Core Team members for the community response at the meeting to answer your questions and to rally your support. We encourage everyone to come out and learn about this issue – it will effect you in some way. Lots of help is needed to support this effort.

Last but not least, this may be my last letter to everyone. I do want to say thank you for allowing me to serve on the Board of Directors of this HOA. It has been my honor. Please support the new board members and get involved in our community. Continue to make Shelton's Run more than a good place to live!

Sincerely,

MARK L. BRINSON

President, Shelton's Run HOA

*Watch neighborhood sign for confirmed date, also will be in email reminder.

BOARD OF DIRECTOR ELECTIONS—SEPTEMBER 2006

HELP WANTED: Two of our Board members will be leaving the Board, please come out and volunteer to help out with the Board. Fresh faces and ideas, are always welcome! Board meets one night a month, for about an hour. **PLEASE COME OUT AND VOLUNTEER!!**

2006 Board of Directors:

Mark Brinson, President — 657-6981 or testyone@earthlink.com

Hugh Beckford, VP — 720-1155 or hueb_64@yahoo.com

Larry Hosler, VP — 657-9162 or larryhosler@adelphia.net

Chris Everett, Treasurer — 720-4337 or cribbit@aol.com

Kim Robinson, Secretary — 659-9186 or krobhoa@aol.com

NOTE: Starting in August all Board meetings will be held at the Porter Library, and are open to all community members!

BOD Meeting Dates: (7:15pm)

August 31, 2006

October 2, 2006

November 30, 2006

POWER LINES ARE COMING!

Dominion Virginia Power is proposing to install a new 230 kV double-circuit transmission line crossing Stafford County from Aquia Harbor to a proposed Garrisonville Substation to be located near Mountain View and Kassey Lane. The substation will be located behind Shelton's Run. The lines through Shelton's Run will cross the Tot Lot and the ball field.

From the information presented at a meeting hosted by Virginia Dominion Power on July 11, it appears as though plans call for installing three towers through the Shelton's Run easement. The towers themselves are 135-foot tall steel lattice structures spaced an average of 900 feet apart along a five-mile route. Each tower has transmission lines requiring a 300 plus foot swath of clearing of trees and structures. This presents a significant hazard to our community

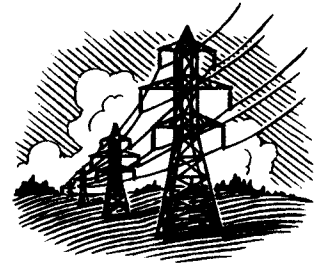
and our children in many ways. The power company purchased the easements for this project in the 1960s.

The placement and scope of the proposed lines will go through highly populated areas and near three public schools (HH Poole Middle School, Rodney Thompson Middle School, and Mountain View High School). Power transmission lines will actually be on the grounds of Rodney Thompson Middle School, taking out the use of several ball fields and passing alarmingly close to the school building.

This proposal affects thousands of Stafford County homes homeowners, and school children. Even if your property is not directly in the path of the line, your property values could be

negatively affected. Your children's health may also be at risk. Neighborhoods along the new line include Shelton's Run, the Greens at AmyClae, Berkshire, Autumn Ridge, Austin Ridge, Aquia Harbor, and several others.

There is a grassroots effort of concerned citizens forming to work with Virginia Dominion Power to have a win/win alternative. Please visit: www.toweringconcerns.com for more information and to learn how to help in this effort. A lot of help is needed in many areas. We are hoping that experts living in our communities will assist in this endeavor. Representatives from this group will be at the September Community Meeting to discuss this issue and answer questions.



"The towers themselves are 135-foot tall steel lattice structures spaced an average of 900 feet apart along a five-mile route..."

NEW TOT LOT OPENED!!!

The renovations for the Tot Lot were completed with the help of many homeowners. Thank you to all who came out to tear down the old set and spread mulch for the new one. A special THANKS to the Activities Committee! They fed us while we acted as a demolition crew and hosted a wonderful party for the Grand Re-Opening! The children had a great time at the party and the community is enjoying the new equipment.

We are adding three new picnic tables and will be staining the existing ones along with the gazebo. Anyone who is inter-

ested in helping with the staining please contact a BOD member.

We will also be adding a new BIGGER, BOLDER, BRIGHTER sign at the Tot Lot to remind everyone that it is designed for children under 12 (with adult supervision) and is for Shelton's Run residents only. Our new lot is so nice, we have LOTS of visitors from other neighborhoods now. Unfortunately, we as homeowner's are liable if there are any accidents. Please be mindful of that if your inviting friends to use the equipment.

Now, get out of the house and go enjoy the new Tot Lot!!



A FEW WORDS FROM THE ARC

The Architectural Review Committee (ARC) is in the final stages of producing an update to the Shelton's Run Homeowners Association Design Guidelines. As you are aware, the Design Guidelines provide a reference for homeowners to use when maintaining or changing the exterior of their homes. It outlines the application process, specific design criteria, and the acceptable standards for the community when considering a project that will change the visual integrity of your home.

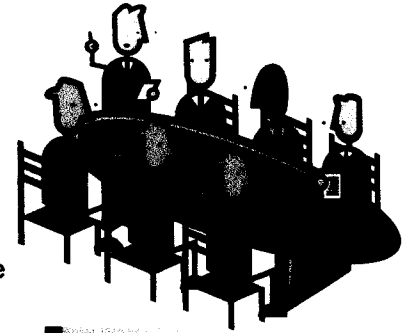
The old Design Guidelines were outdated. They did not take into account emerging and advanced technologies in building materials and often limited the available choices homeowners had. In addition, it

did not provide homeowners with granularity on community standards and expectations when implementing changes to the exterior of a home.

Our community is aging. In order to maintain the value of our homes against competing neighborhoods it is incumbent on all residents to maintain their homes to the highest possible standard. By updating and enforcing the Design Guidelines, the ARC is taking the first steps to providing homeowners the first level of support to their proposed upgrades while maintaining a community standard unique to Shelton's Run. We believe an aggressive approach now will propel us ahead of competing communities in the future.

A final note: Numerous homeowners have complained about garbage cans stored in front of homes and temporary basketball goals that are never removed from the side of our streets. The complaints are both cordial and passionate at times. The fact remains; this is an unacceptable standard and a violation of our Community By-Laws and Design Guidelines. Those homeowners not in compliance can and should expect notices of noncompliance and referred to the Board of Directors for action concluding with a hearing and or assessment for noncompliance.

ARCHITECTURAL REVIEW COMMITTEE



ARC Members:

Dale Atkinson
688-0732 or
daleatkinson@msn.com

Yolanda Albritten
288-8162 or
yalbritten@msn.com

Ron Etter
720-3957 or
etter1955@hotmail.com

Randy Hukka
randyhukka@adelphia.net

Rick Petersen
720-3957

Dave Lewark
720-7227 or
davelework@aol.com

New members are always welcome!

ARC GUIDELINES FOR SUBMISSIONS

Submit to:

SHELTONS RUN HOA
ATTN: ARC COMMITTEE
P.O. BOX 793
GARRISONVILLE, VA
22463

In accordance with our HOA documents you are required to obtain ARC approval PRIOR to ANY exterior modifications to your home. No building, changing, modification, etc. should take place without written approval from the ARC.

Applications and all accompanying documentation should be submitted

in duplicate, to include a copy of your plat, showing the location of the modification/addition that you are requesting and a picture of what it is you are adding, building, and/or modifying. Applications received without proper documentation, can or will cause a delay in processing your approval.

Please note that you still

must apply to Stafford County for the required permits. ARC approval does not constitute compliance with Stafford county building and zoning codes. Every effort will be made to provide you with a quick response to your application. Any questions please contact a member of the ARC COMMITTEE.

WILL WE MANAGE WITHOUT HELP? COMMUNITY DISCUSSION ON HIRING OUTSIDE MANAGEMENT

Currently the day to day management of the Shelton's Run Home Owners Association (HOA) and enforcement of guidelines is being accomplished by elected officials and volunteers from the community who serve on the Board of Directors (BOD) and the Architectural Review Committee (ARC).

The HOA and ARC provide oversight for the community by-laws that were written to insure that continuity to the desired esthetics of the sub-division are maintained. In general, homeowners buy into communities with established HOA's because standards are established and the maintenance of those standards help insure their property value can be maintained.

Lately the workload of both the BOD and the ARC has been steadily increasing, primarily because of what seems to be less regard for personal property upkeep and general apathy towards following established community by-laws and guidelines. The HOA and ARC, are bound by law to uphold the by-laws and guidelines. And

said guidelines, and by-laws cannot be disregarded, so we are at a minor impasse.

To assist the BOD and ARC, consideration needs to be made to hiring a professional management company. Professional management companies have basically an a la carte menu of service they will provide with associated costs. The cost sharing for the selected services of a management company would be added to your current HOA dues. (prorated per household).

The BOD and ARC would assume an approval and supervisory role with the company being responsible for things like: maintaining the common area maintenance and landscaping contracts, compiling and reviewing Architectural applications, providing initial warnings for guideline violations, issuing assessment fees that would be adjudicated between the homeowner and the BOD, etc.

This topic will be part of the September HOA meeting. After discussions a vote will taken by those in attendance on whether to

pursue this effort. or not. The initial effort would be to price out the cost of this action and present a proposal with associated costs and services provided to the HOA at the MARCH 07 meeting. At that meeting the options to secure a management company will then be put to a vote by those in attendance.

Please understand this effort is being considered for the good of the community. Those who are adamantly opposed to even considering this effort are welcomed to place themselves on the ballot for the BOD or volunteer to be an active member of the ARC. Some active participation and real self policing by community members would go a long ways towards helping our community and reduce the need for various services offered by a management company.

Please take the time to read your by-laws and familiarize yourself with its contents. An informed community member is a great asset to the entire community.



"Consideration needs to be made to hiring a professional management company.... The cost would be added to your current HOA dues."

CARE PROVIDER

I am a care provider for a wide range of ages and needs—from special needs babies to adulthood. I also care for the elderly. I have many years of experience and references. If interested please call

Maria Warford at (540) 659-4073

THE DIRT ON WASTE MANAGEMENT

Waste Management is the provider of trash and recycling services to our HOA. The following are their service guidelines to assist and inform the many new homeowners and refresh all others.

- Trash Service is collected on Tuesday & Friday
- Trash cans/recycling should only be out 24 hours before or after trash day (then removed to garage or rear of house)
- Recycles are picked up with the Tuesday trash collection
- Operating Standards- please

use disposal plastic bags for your trash and observe 50 lb. limit

- Boxes should be broken down, flattened and no larger than 3-4 feet in width & length
- Following national holidays are observed by WM: New Years Day, Christmas Day, Thanksgiving Day. If your pickup day falls on or after one of the above holidays, your pick up will be on your next normal scheduled day
- Newspapers are to be in paper bags or bundled &

tied securely with strong twine. Do not use plastic bags

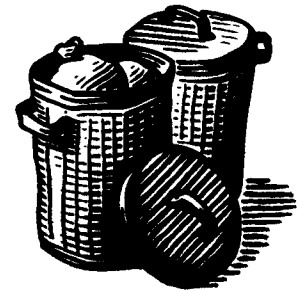
- Plastics—#1 & #2 are acceptable
- Glass bottles & jars, rinse out and remove caps and lids
- Aluminum cans—rinse out and crush
- Brush—bundles up to 2 feet in diameter
- Yard Debris must be placed in disposable bags

Tuesday: Trash and recycling collected

Friday: Trash collected

Please remember to remove all trash cans out of sight after pickup!!

Out of sight - out of mind.



TOWERING CONCERNS—GET INVOLVED

The Towering Concerns group as mentioned on page 2 of this newsletter, needs volunteers to help in the pursuit of a win/win resolution with Dominion Virginia Power regarding the erection of large power towers through our communities.

We have many talented people in our community and we need to tap into those skills, talents, abilities and experiences. Please read the following mission statement and team structure headings then contact **Buddy Secor** at buddysecor@adelphia.net, for more information on how you can get involved.

Mission Statement

The Towering Concerns Team, while endorsing the building of Dominion's proposed electric transmission lines, will strive for acceptable alternatives that provide a win/win for Stafford County residents and Dominion Virginia Power. The Team will purposely oppose the construction of any above ground electric transmission towers near Stafford communities and facilities that contain unknown health consequences, and inflict known detrimental effects to the safety, environment, esthetics, and property values of the affected communities.

Administration and Secretarial Support

- Technical Areas**
- Electrical Engineering
 - Tech and Internet Research
 - Environmental Ramifications
 - Medical Effects

Property Areas

- Right-of-way/Land Survey Expert
- Real Estate Agent
- Appraisal Expert

Legal Areas

- Corporate Law
- Land Rights Law

Financial Areas

- Fund Raising
- Treasurer

Communication Areas

- Public Relations and Outreach
- HOA Communications
- Phone Tree/Email
- Photography/Video
- Print Media/Mail/Newsletter
- School Relationships
- Government Relations
- Media and Sound Tech
- Cheer Leader

SHELTONS RUN HOA

P.O. BOX 793
 GARRISONVILLE, VA 22463
 Email us: sheltonsrn@yahoo.com
 Bookkeeper: Denise DeCarlo
 540-720-7019 or
 dedecarlo@adelphia.net

HAVE YOU MOVED AND ARE RENTING OUT YOUR HOME? - *please let us know the names and contact numbers of your renters, and the address where you can be reached. (see above)*

HOA DISCLOSURE PACKAGES—SELLING YOUR HOME?
 As the seller you are required to provide a copy of Shelton's Run HOA Disclosure Statement to the buyer/new owner, prior to closing. To obtain package, please send written notice to the HOA (PO Box 793, Garrisonville, VA 22463) at least 10 days prior to your closing date, to allow time for preparation and mailing. You may also contact Denise DeCarlo directly at 540-720-7019, or dedecarlo@adelphia.net to request a package. The cost of processing a disclosure packet is \$50.00

WHAT'S IN A NAME?

Did you know that many of the street names in our neighborhood are derived from famous authors? Walt Whitman, Bradstreet, Blake, Longfellow, Melville, Montgomery, Poe and Twain ... how many of them do you remember studying?

Names are important to us around here and in that spirit we think we can do better than simply calling this the "Shelton's Run News".

We opening the doors to you, our neighbors and your families, to give our newsletter a

name! How do you like *The Shelton's Run Rag* or *Shelton's Star*. Well, we think—no—we know you can do better. So start brainstorming and send us your ideas by September 1st. The BOD will read through all submissions then vote on a new name for the newsletter. We hope you will take this opportunity to get involved in your neighborhood in this simple, fun contest. Send your submissions to the BOD at sheltonsrn@yahoo.com



SEMI-ANNUAL DUES—SECOND HALF IS DUE SEPTEMBER 1ST—\$175.00. Homeowner's will receive a postcard reminder 4 weeks prior to due date. Please note LOT # on check for proper credit. If your house is being rented, and dues paid by realty company, please make sure they have the correct amount.
 Late fees in the amount of \$12.50 will be assessed if your payment has not been received 15 days after the due date. A charge of \$25.00 will be applied to any payments returned for "insufficient funds*." After 30 days without payment your trash service will be suspended. If account remains unpaid it will be turned over to HOA attorney to start "lien" process on your home.



*Payments for insufficient funds, including late fees and returned check charges, must be made by certified check or money order. Homeowner is responsible for all assessed late fees, returned check charges, certified mailing fees, all attorney fees, and subsequent fees for removal of the lien.

UNDER CONSTRUCTION!
 The Shelton's Run website! Coming soon a website for the community, that will give you easy access to application forms, design guidelines, the by-laws, and other up-to-date information on the community.

NEIGHBORHOOD VANDALISM...Over the last several months, there have been many reports of vandalism throughout the neighborhood, particularly on the Beau Ridge side. Some incidents with paint guns, damage to cars and mailboxes. Our neighbors in Vista Woods have recently started up a Neighborhood Watch—perhaps its time for us to start one as well. Any interest? This will have to be organized and headed up by someone in the neighborhood. Contact a **Board member**, and we will make arrangements for one of the sheriffs to come to our Community meeting to explain the program.