

# MEADOWS AT MORRIS FARM BIRD CALL

*Neighborhood Happenings*

## Adapting to Change

As we enter into the final stretch of 2020, we hope that your families are successfully navigating the many challenges presented by current events and staying healthy. The Community Association (commonly referred to as "the HOA") is entering an important time of year, and the Board of Directors requests your attention on several community matters. Please read on for information and ways you can participate in upcoming planning efforts for notable positive impacts.

## Annual Meeting: November 12

This year's Annual Meeting will be held virtually at **7 pm on Thursday, November 12**. This meeting is the one meeting a year where we NEED your participation in order to conduct selected agenda items, such as electing new Board members. **In order to hold the election and potentially vote on significant improvement projects, we need at least 10% of the households represented in person or by proxy.**

**Why it matters:** If we do not have quorum of 66 or more households (*not* individuals), important business will be delayed and homeowners will miss out on information about the Board's planned improvement measures for 2021 and beyond.

- **Board Election.** This year, two seats will open on the Board of Directors (keep your eye on your mail for the Call for Candidates). We are especially looking for representation from the school side!
- **Homeowner input/approval of significant improvement projects.** We are planning significant improvement projects for the pool over the next couple of years.
- **Strategic Planning.** The Board is aligning overdue replacement projects with our budget and seeks homeowner input for prioritization.
- **Transparency.** Want to know where your monthly dues are going? We will brief homeowners on the operational budget at the meeting.

### How you can help:

- **Attend the meeting in person.** Under the current Virginia State of Emergency, we are permitted to hold the meeting virtually, which is convenient and effective. Meeting invitation coming in November.
- **Submit a completed proxy form.** Each household will receive a proxy form by mail prior to the meeting, which will count as your participation in the meeting without you needing to be present.

## QUICK REFERENCE INFORMATION

### UPCOMING NOTABLE DATES:

- BOARD MEETING: 10/8 (7 PM)
- COMMUNITY YARD SALE: 10/17
- DAYLIGHT SAVINGS TIME ENDS: 11/1
- ANNUAL MEETING: 11/12 (7 PM)

### HOA COMMUNICATION CHANNELS:

- MANAGEMENT COMPANY:  
SFM  
9464 INNOVATION DR.  
MANASSAS, VA 20110
- COMMUNITY MANAGER:  
TRACEY SCHAEFER  
TSCHAEFER@SFMCI.COM
- TO RECEIVE EMAILS FROM SFMC,  
YOU MUST OPT-IN BY EMAIL TO  
THE COMMUNITY MANAGER
- COMMUNITY WEBSITE:  
MORRISFARMHOA.COM
- COMMUNITY FACEBOOK PAGE  
(COMING SOON): MORRIS FARM  
HOA

### TRASH & RECYCLING

- TRASH DAYS: M & TH
- RECYCLING DAY: TH
- AMERICAN DISPOSAL:  
703-368-0500

### MAILBOXES

- POST COLOR:
  - VALSPAR CACTUS SHADOW GREEN
  - SHERWIN WILLIAMS ARTICHOKE GREEN (COLOR CODE SW6179)
- MAILBOX COLOR: OFF-WHITE
- FOUR INCH NUMBERS
- ORIGINAL MAILBOXES INSTALLED BY MAIN STREET MAILBOXES (571-349-8454)

## Reminder: Signs, Holiday Decor, and Flags

As we enter the political campaign and holiday seasons, please remember that our community's governing documents provide guidelines for exterior elements and items that can be viewed by neighboring properties. From the Architectural Design Guidelines:

- Regarding signs:
  - "Generally, no signs may be placed on a lot except real estate signs advertising a property for sale or rent." Section 3.27
  - The community's declaration also stipulates that signs not permitted by the HOA include those affixed to windows and doors if they are visible to neighboring properties (Declaration, Section 9.4(a)(1))
  - **Please remove any sign not in compliance with the governing documents within 14 days of the postmark of this newsletter.**
- For holiday decor, including timelines for when they can be installed and should be removed, refer to Section 3.19
- For exterior decorative objects, refer to Section 3.10
- For display of flags (Section 3.15), be mindful of US flag etiquette; among other considerations, the US flag should be disposed of properly if worn and should be displayed so that it does not touch the ground or anything below it.

## Grounds and Landscaping:

The Board of Directors entered into a new grounds maintenance contract over the summer. We appreciate homeowners' patience as the new service provider, HLS, works to rectify an extended period of unsatisfactory performance by previous providers. We also appreciate constructive feedback! As a result of homeowner input, the Board is investigating increased frequency of mowing selected common areas that for years had only been scheduled for once per month. We are also planning for increased weed treatments for 2021 to address common area appearance. In conjunction with our newly formed Grounds Committee, we have also begun the long process of addressing dead/dying landscape and overdue tree maintenance throughout the community. *Hear more about the Board's intended approach for community beautification projects at the Annual Meeting on November 12 at 7 pm.*

## Pool Project Planning:

There are several pool projects that the Board and the Pool Committee are planning in order to catch up on overdue updates, as well as address issues. Each of the exterior projects impact the others, which we must consider in timing and execution. **All of these projects will be discussed at the Annual Meeting on November 12 or a Special Meeting in October -- be on the lookout for meeting notification.**

- **Concrete Deck Replacement:** The concrete deck is in disrepair and is coming due for at least phased replacement (if not full).
- **Splash Pad Replacement:** The splash pad is in disrepair and is no longer to code.
- **Fence Replacement:** The pool fence was damaged last spring. The Board approved a temporary repair while we investigated how the concrete replacement project would impact the fence replacement.
- **Interior Update to Pool House:** The pool house is overdue for an interior update. The Board and Pool Committee are investigating options and potential contractors for proposals.

## REMINDERS

### ENHANCING YOUR PROPERTY

- MOST EXTERIOR CHANGES TO PROPERTY REQUIRE AN ARCHITECTURAL APPLICATION PRIOR TO DOING THE WORK
- EMAIL ADDRESS FOR APPLICATIONS OR QUESTIONS: [ARCAPPLICATIONS@SFMCMC.COM](mailto:ARCAPPLICATIONS@SFMCMC.COM)
- PLAN ACCORDINGLY:
  - BOARD HAS 60 DAYS TO RESPOND
  - TIME STARTS UPON SFMC RECEIPT OF CORRECTLY COMPLETED APP
  - BOARD IS ACTING AS COVENANTS COMMITTEE AND MUST REVIEW EVERY APPLICATION, WHICH MAY DELAY RESPONSE

### SAFETY

- SPEED LIMIT IS 25
- 25 MPH MAY BE TOO FAST IN CERTAIN CONDITIONS -- USE GOOD JUDGMENT AROUND PLAYGROUNDS, PEDESTRIANS, ETC.

### KEEPING THE COMMUNITY CLEAN

- DO NOT LEAVE BEHIND TRASH IN COMMON AREAS
- SECURE YOUR TRASH AND BINS TO PREVENT LOOSE TRASH BEING BLOWN INTO NEIGHBORING YARDS AND COMMON AREAS
- PICK UP AFTER YOUR PET
- DO NOT DISPOSE OF YARD WASTE IN GUTTERS/SEWERS TO PROTECT STORMWATER MANAGEMENT SYSTEM; BAG YARD WASTE FOR TRASH COLLECTION

## Other Updates:

- **Trash Services.** The Board renewed its contract with American Disposal Services. Notable in the process of reviewing bids was the drastic increase in the cost of this service across the industry. The Board does not expect to pass this increased cost on to homeowners in 2021, but may need to revisit the decision in the out-years.
- **Fence at PWC stormwater management area at Woodpecker Court.** The County informed the Board that it will no longer maintain the fence for the trail-side stormwater management area; the County recommends removal at County cost. In August, the Board approved removal of this fence. The Board does not intend to replace that fence once removed.

## Communications

As you might have noticed with this newsletter, we are updating the community's communication channels in order to help improve homeowner experience with the Association. We have been working with a web developer and graphic designer, legal, and our management company to get these new features available for launch later this fall.

- **Updated website:** The Board has been working to completely redesign the Association's web presence for an updated, user-friendly, aesthetically pleasing interface and functionality.
- **Official community Facebook page:** Social media is how many people stay in touch with current events and important information, and it's time our community have a Board-approved social media presence for authoritative community information. This page will supplement -- not replace -- official Association communication channels (mail, e-mail, website). It will be a user-friendly way to access commonly requested information and to push reminders, updates, and event information to homeowners and residents.
- **Branding:** We are working to update our community's branding to a more updated, sophisticated look that is inviting to current and prospective community members.

## Community Activities

Our community is fortunate to have an active Activities Committee that is always looking for ways to bring some fun and camaraderie to the neighborhood! Despite the extreme circumstances of 2020, the Committee still managed to pull off a creative, socially-distant event to close out the summer: a drive-in movie! The committee did a great job planning it for safety and fun, and plans are underway for future events.

The Activities Committee has also planned the **Community Fall Yard Sale for October 17 at 8 am**; be on the lookout for more information in the mail and on the community website (MorrisFarmHOA.com).

## Ready to Pitch In?

You are busy, stressed, and spread too thin these days. We get it! Even if you only have a few hours a month, we can use your talents. We are grateful for the volunteers who stepped up this past summer for the new Pool and Grounds committees, as well as the established Activities Committee.

**We still need help:** You don't need a lot of time to be a positive influence in the community; pick what works for you! There are several ways to be informed and involved.

- **Board of Directors.** We will have two open seats on the Board of Directors that we need to fill at the November 12 Annual Meeting. The Call for Candidates will be in your mailbox soon.
- **Covenants Committee.** The Board is currently serving as the Covenants Committee. We need five active members to review architectural applications and assist with a significant update to the Architectural Design Guidelines (which was planned for 2020 but needed to be postponed for competing Board business).
- **Communications Committee.** The Board is also currently serving as the Communications Committee. We are seeking 2-3 active members who can assist with newsletters, website content, and some admin upkeep of our communication channels.
- **Attend the Annual Meeting on November 12 at 7 pm or turn in a completed proxy prior.**
- **Attend monthly Board meetings** for greater insight into regular Board business, plans, and decisions.
- **Have a great idea that will improve our community?** Send it to our community manager (contact info on page 1). If it is viable, the Board will refer it to an appropriate committee for action/recommendation.
- **Do you have a special skill that we can put to use as needed in an informal advisory role?** General contracting, landscaping, graphic design, social media content creation, architecture -- let us know!
- Join the new community Facebook page once launched for timely community updates (info forthcoming).
- Simply be a positive voice in the community in supporting those who are volunteering. That support will go a long way in encouraging people to continue to step up!

We wish you a happy and productive fall season, and we look forward to seeing you at the Annual Meeting!

Board of Directors  
Meadows at Morris Farm Community Association

# MEADOWS AT MORRIS FARM

## COMMITTEE CANDIDATE FORM

Full name: \_\_\_\_\_

Address:

\_\_\_\_\_

Phone: \_\_\_\_\_

Email address: \_\_\_\_\_

Committee Volunteering for: \_\_\_\_\_

Please share why you would like to serve on the committee:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Have you ever served on an Association committee before? YES    NO

Please return the complete form to SFMC, who will forward on to the Meadows at Morris Farm Board of Directors for review and appointment. SFMC will notify you via email when the Board has voted on committee appointments.

Mail this form to:

Meadows at Morris Farm Community Association, Inc.

c/o Tracey Schaefer, Community Manager

SFMC, Inc.

12084 Cadet Ct.

Manassas, VA 20109

Or email to: [tschaefer@sfmcinc.com](mailto:tschaefer@sfmcinc.com)