

MEADOWS AT MORRIS FARM BIRD CALL

Neighborhood Happenings

New Board of Directors, Community Manager Updates, Pool Season, Annual Inspection, Activities, and More

Warmer weather is upon us, and we have a lot to update you on as we head into the spring and summer! Please read through this edition of the newsletter for helpful information across many topics. You'll be able to find this newsletter in the Morris Farm HOA Facebook page (Files section), the morrisfarmhoa.com website, or your email if you need it later.

New Members of the Board of Directors

We have welcomed three new Directors on the Association's Board since the Annual Meeting last November, with another new Director expected to be appointed at the end of April.

Thank you to these volunteer homeowners who answered the call to oversee the community's business! The Board is critical to ensuring the Association runs well on behalf of the homeowners and that our assessment fees are allocated responsibly.

We encourage all homeowners to get familiar with the work of the Board by attending monthly meetings (the fourth Tuesday of each month at 7 pm; SFMC emails the remote meeting links the week before).

Community Manager Now On Site

Holly Gibson, our full-time Community Manager, is now working on site in the pool house three days per week, making it easier for homeowners to correspond with our management service.

Starting in mid-April, **you can typically find Holly between the hours of 9 am and 5 pm on Mondays, Wednesdays, and Fridays at the pool house.** On other days, Holly will be working at the SFMC offices or remotely. These on-site days may vary occasionally, so *homeowners should contact Holly at hgibson@sfmcinc.com to set up an appointment if you'd like to speak with her in person.*

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QUICK REFERENCE INFORMATION

HOA COMMUNICATION CHANNELS:

- MANAGEMENT COMPANY:
SFCM
9464 INNOVATION DR.
MANASSAS, VA 20110
- COMMUNITY MANAGER:
HOLLY GIBSON
703-392-6006, EXT 281
FAX: 703-392-5039
HGIBSON@SFCMCINC.COM
- OPT-IN TO RECEIVE EMAILS:
[HTTPS://BIT.LY/3ZLX6DF](https://bit.ly/3ZLX6DF)
- COMMUNITY FACEBOOK PAGE: MORRIS FARM HOA
- HOA WEBSITE: MORRISFARMHOA.COM

TRASH & RECYCLING

- TRASH DAYS: M & TH
- RECYCLING DAY: TH
- YARD WASTE: TH (MAR-DEC)
- AMERICAN DISPOSAL:
703-368-0500

MAILBOXES

- POST COLOR:
 - SHERWIN WILLIAMS ARTICHOKE GREEN (COLOR CODE SW6179)
 - BEHR OLIVINE (420F-5)
- MAILBOX COLOR: OFF-WHITE
- FOUR INCH NUMBERS
- ORIGINAL MAILBOXES INSTALLED BY MAIN STREET MAILBOXES* (571-349-8454)
- SOPHIE'S MAILBOX SERVICE*:
MMF.MAILBOXES@GMAIL.COM

*NOT AN ENDORSEMENT BY THE ASSOCIATION

Spring Cleaning

Spring Yard Sale: Saturday, May 6

Each year, our community organizes a semi-annual yard sale (spring and fall). These events are rain or shine because the community places ads in local publications well in advance. If the weather is unfavorable, there is no rescheduling; however, residents are always welcome to work together to coordinate a “plan B” if the original date gets rained out. Local yard sale pages on social media are a great place for advertising multi-family yard sales.

Annual Inspection Begins May 30

With the weather warming up, it's that time to do some maintenance projects to keep our neighborhood a desirable place to live. Homeowners are responsible for keeping all structures on lots in good condition – homes, garages, porches, railings, fences, patios, etc.

The Annual Inspection of homeowner lots will begin on or about May 30, 2023. SFCM will be conducting assessments over the course of several weeks. Some prior planning can help avoid common maintenance violations, such as:

- Pressure washing (house, garage, fences, porches, etc.)
- Repairing or replacing mailbox and post
- Exterior painting
- Pruning landscape elements
- Repairing hardscapes
- Making repairs to structures such as fences, siding, windows, etc.
- Arranging for lawn maintenance services if you don't plan to do it yourself routinely
- Gutter and vent cleaning

Pool Updates

The 2023 pool season is in sight, with **opening day scheduled for Saturday, May 27 at 10 am**. Keep your eye open for the pool information packet that will be mailed in late April to all homeowners. The packet contains detailed information on how to register for or update pool passes if needed (the pool pass registration system has not changed since last year).

Pool House Renovation

Over two years of planning and construction are finally complete, resulting in a brand-new look and functionality to the pool house interior! Key aspects of the renovation include:

- Office for the community manager, creating an on-site presence
- New lighting, paint, and fixtures (the murals in the locker rooms were preserved)
- Much needed storage
- New HVAC and plumbing for year-round use of the building
- Security cameras (see the new policy resolution that defines Association use of security cameras and recordings)

Additionally, we have contacted the Prince William County Police Department to offer the building as a “community substation” – a place for police officers to do paperwork, grab a cup of coffee, or use the restroom during their shift. Our hope is that increased police presence in the community will help deter trespassing and other illegal activities.

Pool Management Company

Crystal Aquatics will be the community’s new pool management company. Although new to our community, Crystal is not new to pool management in our area and came with excellent recommendations. Information on any offerings of swimming lessons will be forthcoming in the pool information packet or at the front desk of the pool once the season begins.

Pool White Coat, Plaster, Coping Stones, and New Main Pump

In addition to the pool house renovation, the pool surface and mechanicals are getting a facelift this spring. The pool plaster and white coat are being redone as regular maintenance items, including replacing the lap lane tiles and water line tiles. The coping stones (the stones where the pool structure meets the surrounding concrete deck) are also being replaced. With these updates, the entire main pool area will have been upgraded in the last few years, leaving only the baby pool section needing a refresh. Finally, the main pool pump is being replaced, rounding out the major updates to the pool this offseason.

Yard Waste Collection Resumes

Yard waste collection began in PWC in October 2021, and the service has been a challenge to receive consistently, which is not unique to our community. Unfortunately, staffing shortages seem to plague the industry at the moment. Fill out [American Disposal Services Missed Pickup form](#) if your properly prepared yard waste was not picked up; contact Holly Gibson, our Community Manager, for repeated instances.

Yard waste must be prepared per [Prince William County requirements](#) in order to be picked up. **Yard waste will not be picked up if it is in plastic bags.**



Common Area Grounds Maintenance

The onset of spring means another growing season is upon us. The community is under contract with a grounds maintenance service provider for common areas (the mowing map is in the Files section of the Morris Farm HOA Facebook page and on the morrisfarmhoa.com website).

Our community covers 268 acres, with large areas of natural space and many pockets of common area tucked behind homes. We have worked with our grounds maintenance company to identify and ensure each common area receives regular mowing. **If you see common areas that the HOA is not maintaining to standard:**

- Please contact the community manager via e-mail with the observation. We rely on homeowners for help in reporting observations, as the community manager simply cannot see everything. The manager will work with the contractor to address any issues.
- Ensure there are no obstructions in the common area belonging to homeowners.
- Consider joining the Grounds Committee by filling out the Volunteer Form; we can always use more eyes on our large community to help oversee service provider performance.

Upcoming Activities

Our Activities Committee is small but mighty, pulling together family-friendly activities year-round for little or no cost. Here's a look at what the committee has in store this year.

Several activities throughout the year require additional help from our neighbors to ensure they can happen as planned. Please sign up to help out when you can!

MMF Activities Calendar

JOIN THE OFFICIAL MMF FB GROUP FOR UPDATES: [@MORRISFARMHOA](#)

Dates/Events subject to change

APRIL 8	MMF CELEBRATES SPRING!	FOOD TRUCK
APRIL 23*	SPRING CLEANUP	4TH FRIDAYS
MAY 6	SPRING YARD SALE	MAR 24
MAY 27	POOL OPENING PARTY	APR 28
JUNE 17	DIVE-IN MOVIE	JUN 23
JULY 4	PATRIOTIC PARADE	JUL 28
JULY 15	DIVE-IN MOVIE	AUG 25
AUGUST 19	DIVE-IN MOVIE	SEP 22
OCTOBER 7	FALL FESTIVAL	OCT 27
OCTOBER 14	FALL YARD SALE	
OCTOBER 27	TRUNK OR TREAT	
DECEMBER 10	HOT COCOA WITH SANTA	

*rescheduled/new date

2023

VOLUNTEERS NEEDED TO MAKE EVENTS HAPPEN
PLEASE SIGN UP IF YOU CAN HELP WHEN LINKS ARE POSTED
THANKS!

Keeping the Community Clean

We know everyone is busy and it's a challenge to find extra time for volunteering. One way *everyone can pitch in* is to help pick up trash and respect our outdoor spaces.

- When we schedule a community clean-up, please sign up for an hour or two!
 - The HOA will provide the supplies; we just need the hands to pick up and bag the litter, especially from open fields, tree lines, and streams.
 - Organize your own mini-clean-up at your convenience! If you need to borrow a trash picker or some bags and gloves, we've got you covered. Just contact the community manager.
 - A Board member will sign volunteer forms for Junior Honor Society, etc.
- When you see that there is trash, broken glass, or other debris littering our common areas, please help clean it up *if you can do so safely*. **The community does not have on-call maintenance crews.**
- Remind kids to respect our common areas; we are spending an increasing amount of money cleaning up graffiti and making other repairs to property damaged through negligence or deliberate destruction.
- Please don't let kids be destructive with our trees – scraping off bark and pulling off large branches damages tree health.
- Pick up leaves so they don't end up in storm drains.
- Be mindful of run-off into our storm drains (e.g. paint or other chemicals); contaminants may run off directly into the streams and cause environmental damage.

Committee Volunteer Form

FULL NAME: _____

ADDRESS: _____

PHONE: _____

EMAIL ADDRESS: _____

Committee Volunteering for (**Activities; Communications; Covenants; Grounds; Pool**):

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 (this is typically done at monthly Board of Directors meetings).

Email completed form to our Community Manager: hgibson@sfmtcinc.com

HOW TO HELP

1

Are you great at creative social media posts? We can use your help with the HOA Facebook, newsletters, website, and so much more!

2

Do you want to help get architectural applications processed more quickly? We can use your attention to detail and sense of urgency!

3

Organize a single event! Would you love to put together a drive for charity? Do you have a creative idea for community cohesion? Want to coordinate the food trucks?

4

Would you like to see cleaner common areas or landscaping improvements? Would you like to keep the pool a great amenity? We have a lot of acres to cover!