

Hillsdale Community Newsletter

Hillsdale Community Association

Winter 2013

BOARD OF DIRECTORS

Jeff Walach, President
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703-408-1059

Larry Mikesell, Vice President
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703-239-1447

Nancy Landson, Secretary/Treasurer
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703-503-5960

Debbie Schultz, Member/ACC Chair
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703-764-0384

Josh Brady, Member
jbrady@hillsdalecommunity.org
571-529-6644

Heidi Vestre, Member/Parking
hvestre@hillsdalecommunity.org
571-527-9001

**PLEASE DO NOT CALL
BOARD MEMBERS
AFTER 8:00 pm.**

OTHER CONTACT INFORMATION:

Management Company (SFMC): www.sfmccinc.com

Office (703) 392-6006
Fax (703) 392-5039

Community Manager:
Christie Loveless, x 203
(cloveless@sfmccinc.com)

Administrative Assistant:
Lexi Hussey, x 200
(ahussey@sfmccinc.com)

Accounting Representative:
Ashley Deane, x 206
(ldane@sfmccinc.com)

Mailing Address for HOA Dues:
Hillsdale Community Association
C/O SFMC
P.O. Box 66571
Phoenix, AZ 85082-6571

**AAA Recycling and Trash
Removal Services**
<http://www.aaatrash.com>
703-818-8222

King Towing
703-352-5288

**Fairfax County Dispatch/Animal
Control**
703-691-2131

Fairfax County Web Site
www.fairfaxcounty.gov



Home Owner Assessments are due on January 1, 2014

**The *new* quarterly rate is \$265, and new
payment coupons were mailed at the end of November**

Upcoming 2013/2014 Board of Directors' Meetings:

December 17, January 21, and February 18

Meetings are at the Kings Park Library - 9000 Burke Lake Road at 7PM

From the Board...

- Mark the date! **On January 1, 2014**, we begin full-service (to include home inspections) with our management company (SFMC). Relevant contact info is on the left.
- Home inspections will take place in March. Homeowners will receive a notice in late February, early March explaining the procedure. If you are a tenant responsible for the upkeep of the home, you should contact your homeowner/management company for a copy of the letter.
- There are some roofs in Hillsdale showing a sprinkling of **black spots and streaks**. This could be serious matter, as this is an indicator of **mold or mildew** that will eventually eat away at the shingles, leading to leaks and requiring repair. If your roof is original, this may be a good time to replace. Regardless, you may want to have a contractor take a look and provide you with options.
- The work to replace our underground electric wiring and street light heads is nearly finished. By the time you receive this newsletter, reseeding should be complete. We will reevaluate the affected areas in the Spring and reseed, if necessary. We regret the inconvenience this has inflicted on some homeowners.
- If you are a tenant, and responsible for paying the quarterly association dues, make sure your homeowner/management company forwards the coupon payment book to you. Please note; you will not receive a coupon book if you pay by direct debit.

**REMINDER: HOLIDAY DECORATIONS NEED TO COME
DOWN NO LATER THAN THIRTY DAYS AFTER THE
HOLIDAY.**

Holiday Safety Tips

- Turn off all holiday lights before you leave the house or go to bed.
- Outdoor lights should be approved for outdoor use.
- Keep live trees out of rooms with fireplaces and away from radiators to prevent drying out.
- Keep live trees well watered.
- Look for the “Fire Resistant” label on artificial trees.
- Never leave candles next to combustible material.
- Never leave children unattended while candles are burning.
- Always extinguish candles before leaving your home.
- Use battery operated candles whenever possible.



Resale Packages

Selling your home and need a resale package for the potential buyer? You may order them online through our management company at: www.sfmccinc.com then click on the “BUY DOCS” tab at the top right corner of the page. You should direct any questions to purchasing resale packages to SFMC. You will find their contact information on the front page.

FROM THE PRESIDENT

Recently heard from a homeowner “I don’t understand the increase in dues, we don’t get anything for them.” As both a homeowner and the President of the Board, I beg to differ. Our association dues pay for a host of things, some you can easily see: landscaping, snow removal and trash/recycle pick-up, others are behind-the-scenes: insurance premiums, management fees, electric bills and attorney fees to name just a few. Additionally, we must set aside a portion of our dues (approximately 25% this year) for future projects, such as our recent replacement of the electric, and the upcoming repair/replacement of our roads and parking areas (tentatively set for 2015) to name just two.

Some projects the Board has undertaken since I have been President:

In 2012 we replaced two retaining walls, repaired and painted the large railing on Stavendish street, replaced a number of street signs, established twice-a-year re-chipping of the tot lot and conducted a lot of tree work behind the first row of homes on Pierrpont St.

During 2013, we focused on the electric, addressed drainage problems between the homes on Poindexter Ct and Stavendish St, and conducted extensive tree work behind the row of homes on Stavendish St closest to the wooded area.

2014 brings full-service management, third-party home inspections, sidewalk repairs, the painting of our street light poles and mailboxes, and twice-a-year cleaning of all eight of our drainage basins, and you guessed it, more tree work.

I hope you can see that our dues **do** matter.

THANK YOU!

To everyone who helped with the Children’s Halloween Parade. The children enjoyed themselves, and it was great way to get together as neighbors and be a community.

Holiday Trash and Recycle Schedule

There will be no change to trash and recycle pickup during the holiday season. AAA will pick up Christmas trees the first two Fridays in January.