



Virginia Knolls Community Association

P.O. Box 1626  
Leesburg, VA 20177  
703-777-8794  
[www.vkca.org](http://www.vkca.org)

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2013 Residential Packet

Dear Neighbor,

The Board of the Virginia Knolls Community Association, Inc., has put together this packet of information concerning all those who live in Virginia Knolls, whether you own or rent a townhome here. This package provides basic information in many areas but is most importantly the road map each and every resident requires in order to navigate their way through successful living in our HOA community.

Unlike living in a single family home, we are a community of townhouses bound together not only by brick and mortar but by a common interest aimed at constantly improving our homes and maintaining our quality of life. We must always be aware and sensitive to things that may harm our community, as we never lose sight of the goal; the return on such attentiveness brings us high value in both investment and community.

Over the years some folks have felt the basic rules and regulations contained in the governing documents (Covenant & By-Laws) of the Virginia Knolls Community Association, Inc., are intrusive and burdensome. A home cannot be purchased in your Association without agreeing to and signing for these documents. They are part of the closing process and they are attached to the deed that conveys with the home.

Many homeowners in our Association never forgot the documents they signed and the rules they agreed to and their well maintained and beautiful homes reflect that fact. Other owners probably need a quick review of the rules and will bring their homes into compliance all on their own. Then there are those who have apparently decided to ignore their Covenant with their Association and have essentially neglected their property.

For those of you who have accepted full responsibility for the governing documents of the Association, we hope you find a tidbit or two in the enclosed packet. For those who needed a quick review or were uncertain in some areas, we hope you find clarity and inspiration in the enclosed packet. For those who have neglected their property(s) and chose to ignore responsibility to their Association and all the members of their Association, now that spring has arrived, compliance will be expected according to the timetable outlined in the Architectural Review.

If disability or other factors prevent you from bringing your home into architectural compliance, please call the office, there are several residents who are in business who would be happy to give you a resident quotation.

Hope to see you all soon!

Sincerely,

The Board

# Virginia Knolls Community Association Inc.

## Homeowner's & Residents Guide

Successful Living in a Homeowner's Association

www.VKCA.org

703-777-8794

## Teamwork!

... coming together is a beginning

... keeping together is progress

... working together is success

- Henry Ford

## What is a Homeowners Association?

A homeowner's association provides people with shared neighborhood values, varying degrees of conformity regarding the exterior appearances of homes as well as rules and regulations of conduct through permissions and restrictions.

HOAs also collect dues to pay for the upkeep of common areas and for the general benefit and well-being of the Associations members. They can also levy special assessments on homeowners when the association lacks sufficient reserves to pay for unexpected repairs.

Some homeowners associations are very picky about what their members can do with their properties, such as whether Christmas lights can be hung or what kind of window coverings may be used. Others like the **Virginia Knolls Community Association** are more relaxed and just want to generally keep property values up by having homes, yards, lawns and common areas well maintained. **Also, by requiring homeowners to seek architectural approval for any changes made to the exterior of their homes.**

Homeowners associations can also have significant legal power over the property owners in their jurisdiction. This aspect would come into play when a property is found to be out of architectural compliance with the governing documents of the Association. Legal issues may also arise when homeowner's dues and assessments are not paid.

# Getting Started

## What's first?

Whether you are an owner or a renter, make sure all your contact information is provided to the VKCA office.

- Use the confidential contact form at [www.vkca.org](http://www.vkca.org)
- Mail the information form included in this packet

Much of our communication is via a voice broadcasting system that calls all 140 homes simultaneously. We need the phone numbers of all residents (owners **and** renters) in order to provide community based information. Some calls can be as simple as advising when and where the next Association meeting will take place. Other calls can be an alert as to criminal activity in the area or instructions after a heavy storm that might have created damage.

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**"communication is the best way to build strong relationships"**

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## Get Involved!

There are 140 homes in the Virginia Knolls Community Association. If you are reading this brochure you either own one of those homes or are renting one. Either way, you are a resident and represent 1/140<sup>th</sup> of the neighborhood. All residents have an obligation to be a part of the community by voice and active participation. Each of you are the eyes and ears that can bring concerns and information to the Board of Directors so problems can be solved and innovative solutions to unique situations can be developed.

# Trash & Recycling



The Town of Leesburg, Department of Public Works prepared a very informative brochure especially for us which is part of this guide.

Every single thing you ever wanted to know about trash and recycling is covered. If you have questions, give them a call! They are incredible, informative people who work very hard for our community.

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"If it's laying on the ground and it shouldn't be there,  
pick it up, throw it out or stow it away!"

If it's too big, call the Town!"

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## The Basics:

- Monday is trash collection day. Don't put your trash out before 4:00 p.m. on Sunday!
- Thursday is recycle collection day. Don't put recyclables out before 4:00 p.m. on Wednesday!
- **NEVER** put out bulk (large/heavy) items unless you've called the **Town (703) 771-2790** before NOON on Thursdays and they have given you a confirmation date for pickup!
- **NEVER** use the entrances of parking lots as trash collection areas. Put your trash in front of your own home only!
- **NEVER** mix bulk items with regular trash, recycling, yard waste or brush. Mixed material will not be collected at all!

# What is an Architectural Review?

(See Back Cover for More Information)



All the residences in Virginia Knolls are governed by the same set of documents. An Architectural Review is when a visual inspection of the property is done. A sample review sheet is part of this booklet. Problem areas are also photographed...a picture is worth a thousand words. Whether you are an owner or renter, the home you live in will be reviewed in the following areas:

- ✓ Front & back yard, overgrown and weed filled flowerbeds, weed growth along fence lines.
- ✓ Bush, shrub & hedge trimming (42" Max. height in front, 6 ft. Max. height in back.)
- ✓ Incorrect fence heights (3 ft. front, 6 ft. back)
- ✓ Broken or leaning fences (chain-link or wood)
- ✓ Broken or crumbling concrete walks or stairways
- ✓ Grass that is not kept under a Max height of 3 inches.
- ✓ Trash cans & recycle boxes left in front of house
- ✓ Trash in the front or back yard
- ✓ Indoor furniture being used outdoors
- ✓ Roof gutters front or back that are not clean and free flowing
- ✓ Paint: Peeling off facades, windows, doors, sheds, decks
- ✓ Broken or missing storm doors, screens or glass
- ✓ Children's toys left on the front lawn. (Children should enjoy their toys, but they should be picked up at the end of the day and stowed out of sight)
- ✓ Concrete: crumbling steps or walkways

**NEVER** use the front yard or the underside of steps for storage of any kind: automotive parts, unsightly accumulation of old flower pots, bicycles and other items that make the front of a home look uncared for and messy.

**LEAVES:** Rake leaves into the street 4 ft. from the curb on Sundays AFTER 4:00 p.m. **from the last week of October until December, 31.** After that date, leaves must be bagged in brown paper yard waste bags or loose in a trash can with a yard waste sticker on it.

# Fines & Penalties

The rules are few in number and very easy to follow. The Board of Directors is empowered by the governing documents of this Association and by the Commonwealth of Virginia to levy fines and/or penalties.

Please always remember fines and penalties are preventable. The very last thing anyone wants to do is institute a system where the area is constantly patrolled for the purpose of catching someone doing something wrong.

A much finer community is one where the residents take a small amount of time, walk around their own property and repair or clean as necessary.

The lot sizes in our community are relatively small. The maintainable structure area is also relatively small. There is no reason for any property in this sub-division to be poorly maintained or unsightly.

Absentee owners will be called to task to visit their property regularly for their own visual inspection. **(Renters check your lease agreement or call your landlord to determine the extent of your responsibility for the property.)**

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**"after reading this booklet, go outside (back and front)... take a look at where you live. Without any poking from anyone else, you'll know if the property needs attention right now."**

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The annual dues of the Association are probably the lowest in Loudoun County. There is no reason why dues cannot be paid on time and in full.

A 6% fee will be added to unpaid balances.

# Parking



Parking lots are for resident parking only. A VKCA sticker must be obtained to park in the lots. Please make a copy of your registration and call the office to arrange for the sticker.

**Courtesy:** Everyone likes to park their car in front of their own home. The VKCA does not own the streets, but we do find it wonderful when all residents are aware and courteous to their neighbors. If everyone parks their own vehicle in front of their own home, residents will always find a convenient spot in front of their own door.

All the vehicles in the parking lots must:

- Be in running order.
- Vehicles registered in Virginia must have current state tags and inspection stickers.
- Out of state tags are acceptable **only** if the vehicle belongs to a resident.

No commercial vehicles (vehicles with writing on the side) are to be parked in the lots.

All vans, small trailers, small boats and vintage vehicles must be parked in the spaces furthest from the street at the rear of the lots.

If it has wheels, it needs a sticker!

Suspension of parking privileges will be enforced against any resident who is out of compliance with the governing documents of the Association or does not have dues paid up to date.



## Things we can all do without...

- ❖ Trash cans left in the front of a residence
- ❖ Grass higher than 3 inches
- ❖ Untrimmed bushes
- ❖ Clogged gutters and downspouts
- ❖ Missing storm doors
- ❖ Torn Screens, broken or missing glass
- ❖ Peeling paint
- ❖ Vehicles in parking lots without VKCA stickers
- ❖ Bulk pick-up items left in front of parking lots
- ❖ Indoor furniture used outdoors
- ❖ Leaves not raked, bagged & put out on the appropriate day for pick up.

Noise: Please be mindful that your neighbor isn't interested in your television, music, video games or construction project at all hours of the day and night.

Community: Nobody wants to live next to a home that is a mess or has inconsiderate people living there. Resident owners are responsible for their own behavior and absentee owners are responsible for the behavior of their tenants.

We do not want to police the neighborhood demanding owners care for their investment. It doesn't make sense to us and you shouldn't make it our job. Compliance with the governing documents of the HOA is your responsibility. We would prefer not to force owners to act on their responsibility.

# Don't Forget the Goals...

- Increase Property Value
- Make Virginia Knolls a Community where quality of life is looked upon as the trust we place in each other to work together.
- Create an understanding that this is a *Townhome Community* where every single owner agreed to the governing documents of the Association when they purchased their home.
- Dispel the myth that Architectural Review is designed to pester residents and owners. It is designed to enforce the Covenant and By-Laws of the community so that every home is treated equally and fairly.

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Asking residents to clean their property and maintain their homes is like asking a teenager to clean their room ... nobody wants to do it, yet it must be done.

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- Bring renters into the process by encouraging their participation in meetings and submitting their concerns and suggestions.
- Being mindful that new Townhome Communities will be springing up around us in the near future. We would want to piggy-back on the asking prices for those residences by updating and beautifying our community in both look and mindset.

# It's YOUR Community... ... Come to the Meetings!

## When are the Meetings?

- ✓ Once a Month (Beginning April 2013)
- ✓ Additional Meetings When Necessary
- ✓ Meeting Dates & Times Listed on the Website & Announced via the Telephone Announcement System.

## What Happens at the Meetings?



The most important aspect is resident participation! It is the mainstay of any HOA. 140 voices make up this community! Your voice is one of them! Make yourself heard!

- ✓ Issues surrounding the community are discussed at meetings.
- ✓ Creative solutions to problems are worked out at meetings.
- ✓ Protection and enhancement of property value and desirability as a community are a constant theme.

## Where are the Meetings?

Rust Library

Ida Lee Park

7:00 p.m.– 9:00 p.m.

## **Architectural Reviews**

Architectural Review of the homes in the Virginia Knolls Community Association will commence **April 1**.

Our Association consists of all the homes on Roanoke Drive and all the homes on Shenandoah Street.

Please review the exterior of your property (back and front) during the month of March. **Please arrange for all exterior clean up and begin all exterior repairs before April 1.**

If you require assistance accomplishing this work, please contact the office as there are several residents who are contractors or who are always looking for odd jobs to supplement their income



### **Virginia Knolls Community Association, Inc.**

P.O. Box 1626  
Leesburg, VA 20177  
703-777-8794  
[www.vkca.org](http://www.vkca.org)  
[questions@vkca.org](mailto:questions@vkca.org)

## **Important Numbers**

Leesburg Police: Emergency (911)  
Non-Emergency: 703-777-4500

Leesburg Fire: Emergency (911)  
Non-Emergency: 703-771-9103

Leesburg Dept. of Public Works & Water: (703) 771-2790  
Leesburg Street Maintenance Division: (703) 737-7073  
Leesburg Utility Department Water & Sewer: (703) 771-2750  
Miss Utility: (811) or 1-800-552-7001  
Dominion Power: 1-866-366-4357



## **Frequently Asked Questions**

### **How do I communicate with the Board of Directors?**

Please call the office, use the confidential contact form on the website, email any of the board members directly (email addresses are on the website) send us a letter through the post office or come to a meeting! Meeting dates and times are on the calendar on the website, or call the office for the date and time of the next meeting!

### **I am a renter here, am I responsible to obey the rules and regulations of the Association?**

Yes! Please familiarize yourself with all the information contained in this packet. If you have any questions about the scope and extent of your obligation, please consult with your landlord or contact the Board of Directors.

### **When is trash pickup day?**

Regular trash should be put out on Sundays after 4:00 p.m. for pick up on Monday.

Recyclables & Yard Waste should be put out on Wednesday after 4:00 p.m. for pick up on Thursday. Yard waste should be put in brown paper bags available at Walmart, Target, Home Depot, Lowes, Costco or Sams. Another option is to use the dual sticker system. Place the green "Yard Waste" sticker on the front of the pail & the "Recycling" sticker on the back. Put the pail out with the sticker facing the street to identify the contents. If you routinely recycle and have yard waste, please pick up a free blue bin from the Town (see enclosed brochure).

### **I see trash and large pieces of furniture left outside the entrances of parking lots, is that permitted?**

Absolutely NOT! Regular trash is handled as above. The Town of Leesburg (703) 771-2790 collects large items that cannot be collected with regular trash pickups once per week, on Fridays. Requests must be received before 12 NOON Thursday for same week pickup. Late requests will be scheduled for Friday of the following week. Do NOT put the items out before 4:00 p.m. on Thursday, the day before your CONFIRMED pickup by the Town.

### **Can I leave my trash pail in front of my property?**

No. Trash pails & recycle bins cannot be stored in the front of the house, they must be removed within 24 hours of pick up by Town of Leesburg Ordinance. This, of course, is reflected in the VKCA By-Laws as well. Store trash pails in the rear of your residence!

### **Why have I been cited in the past for having my children's toys in the front yard?**

Children's toys, bicycles, scooters and other items cannot be stored in the front yard. Please have your children put their toys away behind the house at the end of the day.

**I've seen property belonging to residents being stored outside the rear fence line on the common grounds, is this permitted?**

Under no circumstances is this permitted! All personal items must be stored within the property boundaries of each residence. This includes yard waste, trimmings, and fallen branches. If you discover something on your property that shouldn't be there, please call the office.

**Are garden hoses permitted in the front of the residence?**

Yes, however they must be neatly coiled in a holder designed for the purpose. Under no circumstances should garden hoses be left strewn across the lawn or thrown in a pile in the front of the house.

**Can anyone use the parking lots in the community?**

All of our parking lots are private and for VKCA residents only. All vehicles must have a red VKCA parking sticker affixed to the lower right side of the windshield. Visit [www.vkca.org](http://www.vkca.org) for all information about parking. At the present time, we are allocating a maximum of two (2) stickers per residence. To obtain a sticker please send a copy of your registration indicating your address in Virginia Knolls as well as a telephone number where you can be reached, along with a check in the amount of \$2.00 per vehicle. If you have an email address, please provide that as well. Mail to: VKCA, P.O. Box 1626, Leesburg, VA 20177 – Attention: Parking Permit.

**I've heard a lot about the creek lately, what's going on?**

The land behind the residences on Shenandoah on both sides of Harrison Street all the way to the creek/stream belongs to the Virginia Knolls Community Association. This is part of the land around our community that we call the "Common Grounds." This land is for the enjoyment of all residents of our Association. Of course, we require these areas be kept clean and free of trash.

Recently, the Town of Leesburg proposed a plan to remove all the trees and excavate the entire area in the interest of flood mitigation and temporary water storage for water run-off. Please visit [www.vkca.org](http://www.vkca.org) for further information about this subject.

**If I need help with general maintenance of my residence or if I have a skill that is of use to the residents, who do I contact?**

If you have a need for exterior home repair, maintenance or general upkeep of your grounds please let us know via the contact form on the website. If you have a skill or service you can provide to the residents at special rates, please also let us know via the contact form on the website.

We are working to develop a "Classified" section of the website for goods and services offered within the community. Currently, we have several reputable sources for mowing and grounds clean up as well as exterior painting and repair. We'd be delighted to help you make contact with them to see if they are suitable for your needs.

**"I am grateful for the lawn that needs mowing, the door and windows that need repair, the bushes that need trimming the roof that needs fixing because it means..... I have a home."**



### Architectural Review Checklist

The reverse side of this sheet includes, but is not limited to the areas that are reviewed during a routine overview of each and every property in the Virginia Knolls Community.

*(If you are renting a Townhome in Virginia Knolls, please check with your landlord and your lease agreement to determine your responsibilities to the exterior of the home and the front and rear grounds.)*

In addition to the completion of this form, residences are photographed and sent via email to owners. If an owner does not have an email address they can request photographs be sent to a friend's email account, or they can be provided with a website location to see the photographs. The Rust Library at Ida Lee Park provides free use of their computers for anyone with a library card which is also free.

#### How much time does an owner have to clear the problem?

For most items 7 – 14 days. For complicated repairs like roofing, siding and concrete work the timeframe is longer and the homeowner would be working very closely with the Board.

#### What happens if the problem isn't resolved in the timeframe specified?

Rarely does this happen however there is a provision for a second notice that will offer the homeowner three options:

- 1) Contest the alleged violation and request a hearing before the Board of Directors.
- 2) Send a letter to the Association advising the issue has been resolved or the date which it will be resolved.
- 3) Neither correct the problem nor request a hearing at which time an assessment of \$50.00 for each item violation will be levied, or a \$10.00 per day assessment will be levied up to a maximum of \$900.00 per § 55-513 and § 55-516 of the Virginia Property Owner's Association Act.

The association further reserves the right to pursue additional legal avenues for enforcement up to and including suit for injunctive relief in the Circuit Court of Loudoun County.

All of our documents and notices advise that we, as an Association absolutely hate the idea of having to walk the neighborhood telling owner's their property needs attention. We are *sure* every single owner knows what needs to be done right now, as they are reading this document.

*Please*, take it upon yourself to repair/remodel/renovate your investment. If the property you own is a rental *please* come and visit your equity because your property is responsible for the value of each property around you.

**Thanking You in Advance!**

Today's Date:

		House Number
( )	Roanoke Drive	
( )	Shenandoah St.	
( )	CC: Owner	

P.O. Box 1626  
Leesburg, VA 20177-1626



Neighbors helping neighbors enjoy their homes...

architecturalcommittee@vkca.org

Recent observations indicate your property is out of compliance with the Virginia Knolls Covenants & By-Laws

The area(s) that need your attention and correction is/are:

	<b><u>GROUNDS</u></b>
( )	Front Yard Specifically
( )	Back Yard Specifically:
( )	Trash Cans: Remove from front yard & store in back yard (Town Ordinance: Trash in front AFTER 4:00 p.m. on Sunday)
( )	Trash: Please Remove From ( ) Yard ( ) Sidewalk ( ) Curb Gutter in Front of House
( )	Trim or Weed Fence Line: ( ) Inside Yard ( ) 12 inches Outside Property Line
( )	Fence Height: Fences are to be no higher than 3 feet in front and 6 feet in rear.
( )	Fence : ( ) Repair ( ) Repaint ( ) Remove or Replace
( )	Bushes & Hedges: No higher than 42" in Front - 6 ft. in Rear
( )	Grass: Please mow regularly to no higher than 3 inches tall – Please weed flowerbeds
( )	Sidewalk & Curb Gutter in Front of House: Please Clean Gutter & Remove Grass in Joints
*	<b>General Rules: Do not throw grass clippings or tree trimmings over the fence onto common grounds, alleys or the creek. Sweepers come weekly to clean curb gutters, vehicles blocking the space will require you to clean the curb gutter in front of your home.</b>
( )	Store children's toys in the rear of the house.
( )	Store trash can and recycle bin in the rear of the house.
( )	Store rakes, brooms, shovels in the rear of the house.
	<b><u>HOUSE</u></b>
( )	Roof Gutters: Please Clean Roof Gutters ( ) Front ( ) Side ( ) Rear
( )	Windows: Please Repair Windows ( ) Front ( ) Side ( ) Rear
( )	Painting: ( ) Front ( ) Side ( ) Rear ( ) Soffit / Facia ( ) Window Trim ( ) Door Trim
( )	Screens/Storm Windows: Repair / Replace ( ) Front ( ) Rear ( ) Side
( )	Shed / Outbuilding: ( ) Repair ( ) Paint ( ) Replace Shed or Outbuilding
( )	Storm Door: ( ) Repair ( ) Replace
( )	Decks & Decking: As Outlined Below

It takes everyone in the community to keep the property values up and the neighborhood clean and appealing. Please respond to the association in writing at the address above or via email.

We appreciate how things can get away from us and how property repairs or replacements can be difficult at times. Property is an investment. Please take the time to maintain the value and curb appeal of your investment. Everyone’s commitment to their investment will make Virginia Knolls a desirable location for residents and prospective buyers and renters.

The date set for compliance is [ ] \_\_\_\_\_ and we trust you will make the necessary repairs or replacements by that time. Please contact the VKCA Architectural Committee if you have any problems or concerns complying with this date.





**President**

Russell A. Yergin

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**Board Member:**

Barbara Gulick

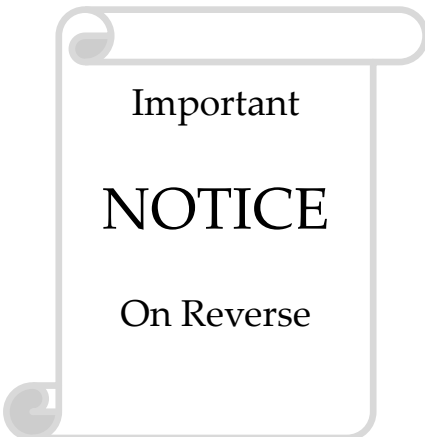
barbaragulickboardmember@vkca.org

**THANK YOU...**

...for affirming your confidence in us by allowing us to serve this community for another year through your vote at the Annual Meeting.

We are very grateful for the high turnout on January 24 despite the frigid temperatures and treacherous driving conditions.

The continuous support of the community is the most valuable resource in the world!



**Property Values in Virginia Knolls on the Rise**

Increases in sales price figures in Loudoun County over the last 12 months are being reflected right here in Virginia Knolls. We are seeing a rise of about 14% as the average price realized on recent sales is once again exceeding the \$200,000 mark. It looks like investors are starting to cash out of the foreclosed properties purchased in 2007/2008. Now, more than ever we must make a strong effort to replace, repair and renovate the exterior of our residences. Sharp curb appeal raises the value of everyone's investment. As more homes sell for more money, the comparable's rise and the upward trend will continue.

**Resident Packet Developed & Distributed**

We heard you! Since our first Town Hall Meeting, residents have been asking for a "packet" of information to be distributed to every residence in Virginia Knolls and sent to every non-resident homeowner. We asked for suggestions for "content" and our mailboxes overflowed with suggestions! Thank you for making the task of assembling all the information for this packet so much easier by participating in the process. We value all of your input and ask that you use the contact form on the first page of the website to write to us about anything and everything!

**Spring Has Sprung (sort of)...**

**Residents Spotted Doing Early Clean Up!**

Weather permitting, Architectural Reviews have already begun! Each and every property will be reviewed according to the governing documents of the Association & summarized in the resident packet. Give us less to photograph (yes, there will be pictures) and less to write (yes, the review is in writing) and less to follow up (yes, there will be a specific timeframe for architectural compliance.)

Your mission: (Absentee owners will be notified so lease provisions can be addressed)

- Go Outside!
- Look Around, Back & Front!
- Fix what needs fixing!
- Paint what needs painting!
- Remove what needs removing!
- Clean what needs cleaning!
- Replace what needs replacing!

**In Short:**

- ◆ Make your home part of a beautiful, desirable community with high property and resale values!
- ◆ Make it pretty!
- ◆ Give it curb appeal!
- ◆ Give your neighbor a reason to be delighted to live next to you!
- ◆ Give people a reason to pay top market \$\$\$ to rent or own here!



### It was a Long... Cold... "Creeky" winter...

The entire story thus far of the Tuscarora Creek is too long, too complicated and too incredible for the limited space of a newsletter.

The website provides the most comprehensive method to enable everyone to view the presentations given by the Town of Leesburg to us and our presentations to them.

Additionally, **ALL** the correspondence between the Town and the VKCA is posted to the website.

Dozens and dozens of photographs as well as live video of the creek is available for viewing as well. It's a work in progress and we add to the site all the time.

The creek issue presents two disturbing dilemmas. The first is the Towns proposal removes all the trees from our common grounds and bulldozers will dig down several feet creating several acres of "water storage" beginning 30 ft from the rear of our creek-side residents. The creek will look the same as it exits Olde Izaak Walton Park until it reaches our property then the water will spread out over all the dug out acreage and return to looking like a creek again at the end of our property before the wooded area going to Plaza Street. The other dilemma is the Town desires a great deal of commercial development in and around their "Crescent Design District." This uncontrolled development includes about 53 acres of land purchased from the owners of Olde Izaak Walton Park by a private developer. The land is slated for mixed use office buildings and a large medical center. The drawings indicate the entire development will be filled in and raised so the elevation is much higher than the creek and a bridge suitable for automobile traffic will be built over the creek to connect the buildings. All of this will be surrounded by fully paved impervious surfaces that will create huge amounts of water run off into the already over-taxed creek.

If all these plans come to fruition, there won't be one mature tree on our property and 53 acres of land upstream of us will be cleared as well. Right now, without any development upstream of us at all, the water flow is hard and fast and comes from the other side of Route 15 and from S.King Street. We have found dozens of golf balls along the stream bed from the golf course upstream of us beyond Route 15.

The proposed plan doesn't come close to solving the magnitude of this problem. The Town has yet to direct us to any completed flood mitigation project in Virginia or elsewhere that performs in a manner they propose for Virginia Knolls. Also, they have not responded to our continued requests since January 11, 2013 for very specific information about the project. You all received a letter from the Town citing changes in the topographic map of Loudoun County as one of the reasons the project was halted. Our feeling is the project was halted because they could no longer dance around our assertions of the real problems that flood our creek. The Towns inability to address relatively simple water flow concepts has made this feel like a grand experiment or a last ditch attempt to "do something" only to say later, "well, we tried."

We must to be very cautious about the Towns proposals and not sacrifice property value and desirability here with commercial development and increased tax revenues elsewhere. We are investigating alternative methods that will protect our creek-side residents from the threat of flood irrespective of the Town of Leesburg.

Please take the time to visit the website at: [www.vkca.org](http://www.vkca.org) and read all the letters between the Town and the VKCA as well as look at all the visual representations and draw your own conclusions as to why the Town halted this project.

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## Notice

Due to a recent incident where an unidentified contractor removed a shed from the rear of a residence without the owner's permission, the Board will now require prior approval for the removal of fences, sheds, awnings, overhangs, storage buildings or any exterior removal. All requests for removal must be in writing and contain the name of the contractor, phone number and date of removal.

As always, any exterior addition will continue to require a request for authorization to install by the homeowner to the Board for approval. All requests for installation must also be in writing and contain all the details including a sketch or picture of the proposed installation.