

Prosperity Heights Newsletter

Spring 2014

In This Flyer

1. **Annual Meeting**, Thursday, April 24 at 7:30pm at Camelot Elementary
2. **Governing Documents Amendments Have Been Approved**
3. **2014 Printed Neighborhood Directory**
4. **New Playground for Prosperity Heights**
5. **Homeowner's Dues**
6. **Camelot Elementary Silent Auction Fundraiser**
7. **Prosperity Heights Yard Sale**

Governing Documents Amendments Have Been Approved

Having received the necessary approval of over two-thirds of all Prosperity Heights Homeowners, our Governing Documents have been successfully amended and duly filed with Fairfax County. These documents were last reviewed and amended in March 2004. The new amendments enacted reflect changes to state law and court jurisprudence and will allow us to continue the Association's goal of protecting our respective investments in our homes and property.

The Board of Directors wishes to express its special thanks to our fellow homeowners for their interest, cooperation and involvement in advancing the well-being of our neighborhood.

The new governing documents are available for download at www.prosperityheights.org under By-Laws & Forms / Declaration of Covenants, Conditions, and Resolutions.

If you provide us with your email address, we can email the governing documents to you directly. Please email Bill Foster at wfoster292@gmail.com to request the documents.

Prosperity Heights Annual Meeting

Prosperity Height's Annual Meeting will be held at Camelot Elementary School in the Cafeteria on Thursday, April 24, 2014 at 7:30pm.

Discussion Points will include:

1. **Election of 4 Directors to the Board**
2. **Budget for 2014**
3. **Governing Documents Amendments Have Been Approved: Discussion**
4. **Details about the New Playground**
5. **Homeowner's Dues**
6. **PH Yard Sale**



Restrictive Covenants to Remember

1. All play equipment must be in backyard and not visible
2. Overall aesthetic rules prohibit the painting or covering of garage windows
3. We are a CPC (Community Parking District) which prohibits the parking of watercraft, motor homes, campers, trailers, vehicles greater than or equal to 3 axles for more than 48 hours.
4. No Hardwood trees measuring in excess of 6 inches in diameter as measured 2 feet above ground shall be removed from any Lot without written approval of Fairfax County. Please also check your original Plat or call Fairfax County at 703-324-1311 to see if there are any easements or resource protected areas that would prohibit the removal of trees from your private property.
5. Trash cans and recycling bins must be stored out of sight.

Reminder of Important Architectural Guidelines and Restrictive Covenants

Spring is around the corner and many homeowners will be working on projects to improve their homes. **Please remember to review the Prosperity Heights Homeowner's Association (ACC) Architectural Guidelines before beginning ANY project on your property or the exterior of your home.** All homeowners and renters should have a copy of the guidelines. You should have been provided the guidelines from your landlord or real estate agent at the time of home purchase or signing of a lease.

Changes to your property that must be approved by the PHHA ACC include (but are not limited to) installing fences or walls of any type in any location; sheds; decks; patios; awnings; and in-ground pools and ponds. All additions to your home as well as changes in the color of the siding and/or shutters must also be approved.

All requests to make exterior changes to your property must be made on a special form called the Prosperity Heights Exterior Alteration Application. The form can be obtained at www.prosperityheights.org or contacting any Board member. You must allow 30 days for review of this form.

Remember, the architectural guidelines yield substantial benefits—both economic and aesthetic—to the entire community. It will enhance the quality of life and add value to your home. The following requires approval and an Exterior Alteration Application submitted to the Board:

- Fences and Sheds
- Other structures such as dog houses
- Decks, Patios and Awnings
- Exterior Lighting (no fluorescent lights outside)
- Any Exterior Painting
- Exterior attic ventilators
- Exterior Decorative Objects (flag poles, sculptures, fountains)
- Some Landscaping
- Exterior Lighting
- Pools and ponds

2014 Printed Neighborhood Directory

It has been four years since our Prosperity Heights directory has been updated, and we have many new faces in our neighborhood. The directory will include the names or name of adult (s) living in the home, phone number and email address (if you have one).

We will be sending out emails and letters requesting updated information. We will also be asking for your updated information for the printed directory and if you would like to join the PH Facebook page.

The PH Facebook page is a closed group and is used for friendly neighborhood discussions and also announcements, such as delay of trash collection and schedule for snow removal.

If you have not already updated your contact information to Bill Foster at wfoster292@gmail.com, you can do so by emailing him or sending the information to Bil Foster at 8464 Nicole Court. Please include the names of adults living in your residence, phone number(s), and email address(es), and an indication if you wish to be friended on the HOA Facebook.

We have been sending emails requesting information and will be sending a letter for those whose emails are not yet available by email.

New Playground for Prosperity Heights

The snow kept falling, and Mr. Winter livened the Monarch Hill with laughter from sledding adventures. But, as the weather warms, our community will be enhanced with delight resulting from a new playground.

The HOA Board has been working on enhancing "The Hill" since late fall. You may have noticed that we worked with the County to remove one Watershed sign in the middle of the 'valley.' We also arranged for the much-needed trimming of trees and overgrowth required for both safety and playground site preparation.

Responding to complaints about the condition of the legacy playground, the Board evaluated the broken bench; lack of ground surface; and, most concerning, rotting and rusted-through support posts that were a liability. Consequently, in the fall, playground demolition was arranged and completed.

Meanwhile, during the winter, the Board obtained four proposals for commercial-grade playground equipment appropriate for ages 2-12 and approved a budget. With the 'best offer' considerations, two proposals were eliminated as unworkable. In addition, cost-saving approaches to the ground covering were researched, as well as warranty, maintenance, and safety factors.

Playground consultants advised that installation of playground equipment be performed in late spring or early summer, which the Board anticipates as the completion date.

We expect the Prosperity Heights playground to be a familiar trek for the many young families who are moving into our community and believe the playground will be a welcome addition to "the Hill" so enjoyed by our youth and a bonus to the amenities of living in Prosperity Heights.

Prosperity Heights Neighborhood-Wide Yard Sale!

The tentative date for the neighborhood-wide **Yard Sale is Saturday, May 10, 2014.** Details to come!

Who's Who?

Board of Directors

Craig Dellorso	President, 703-573-0648 president@prosperityheights.org
Steve Boveri	Vice-President, 703-280-4383 president@prosperityheights.org
Gina North	Secretary, 703-573-5882 thenorths123@gmail.com
Keith Fulk	Treasurer, 703-560-1072 kwfulkcpa@gmail.com
Bill Foster	Director, 703-698-5716 tfos@verizon.net
Kristin Rule	Director dontbekrue@gmail.com
Dave Dresser	Director d.dresser@40thieves.info
Heath Weems	Director heath.weems@yahoo.com
John Hilboldt	Director john.hilboldt@heritage.org

Camelot Elementary Silent Auction Fundraiser

Camelot is having a Silent Auction and Movie Night fundraiser on Friday, April 4th from 6:30 - 8:30 pm.

Come and see all of the great items that are up for auction including overnight stays at great hotels and resorts and fine dining experiences. There are also Kindles, an Xbox 360 and a flat screen TV that will be available for auction or raffle. The movie Frozen is for school-age children. Admission is free!

Homeowner's Dues

Dues will be raised by \$25 this year (they previously were \$450) The Prosperity Heights annual dues of \$475 are due in July 2014. You will receive a bill in the mail this spring.

Payments can be mailed by check to: **Keith Fulk, 3340 Monarch Lane, Annandale, VA 22003.** Check is made payable to **Prosperity Heights Homeowner's Association.** To see the HOA budget, please visit www.prosperityheights.org