



Spring 2021 Homeowner Newsletter

Non-Owner Occupant, Visitor Parking and Architectural Rules

A review of community rules and issues.

Happy Spring!

The Board of Directors met on March 11 (February meeting canceled due to weather). At the meeting, issues concerning non-occupant owners (how many people can live in a house), community email lists, tree maintenance, storm drainage and architectural rules were discussed. The need for an additional directional sign in Teakwood and the hiring of a professional arborist were also identified. The Board also approved a motion to have meetings in January, April, July and October. The October meeting will be the Annual Community Meeting. **Please be aware that the time, date and location of Board meetings is subject to change and that the community website is the best place to find the correct information.** Finally, the Board reviewed and approved one of three proposals to repaint the curves, parking lines and parking numbers.

Non-Resident Owners: Every property owner shall comply with the State and County Regulations, as well as the Old Mill Community Council (OMCC) Bylaws. **When a property is rented, it is incumbent on the owner, not the tenant, to comply with State and County regulations and community Bylaws.** The property owner has the legal contractual relationship with the tenant and the authority to require compliance. The OMCC has no legal authority to directly require compliance from

Community Calendar

April	Board of Directors Meeting 7 pm
April 25	Old Mill Community Earth Day Cleanup 🌍
May 1	Association Fee Due
May 31*	Memorial Day 🇺🇸
Jun 11	FCPS last day of school
Jul 4-5*	Independence Day 🇺🇸

* Federal Holiday

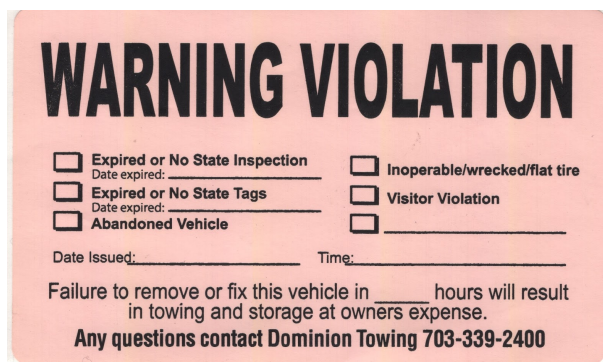
a tenant who is renting a property, but it has the power to assess charges against any property owner for any violation of the Bylaws. When needed, a notification of violations will be sent to the property owner.

The property owners are required by the OMCC Bylaws to provide tenants with a copy of the OMCC rules and regulations, and to enforce the OMCC regulations with regard to a tenant. A booklet of OMCC Non-Resident Owner and Tenant Guidelines can be obtained at <http://www.oldmillcommunity.com/regulations/non-resident-owner-guidelines> or requested by calling the Board.

Non-Resident Owners (continued): In addition to adhering to OMCC Byrules, the property owner is required to follow all Virginia and Fairfax County rules and regulations. In Fairfax County, the Consumer Affairs Branch and the Tenant-Landlord Commission offer information for a successful rental relationship at the following website: <https://www.fairfaxcounty.gov/cableconsumer/csd/what-tenants-and-landlords-need-to-know>. You can also call Consumer Affairs at 703-222-8435.

Visitor Parking: In addition to the two parking spaces assigned to each dwelling, we also have visitor's parking spaces scattered throughout the community. The designated visitor parking spaces shall not be used regularly to park any vehicle. The Old Mill By Laws further explain that **no vehicle shall park in the visitor's parking for more than 48 hours within any 30 day period**. Failure to comply with the By Laws in this matter may subject the owner to monetary charges, as well as towing of the vehicle.

If you suspect a violation of visitor parking rules, please email the board. As soon as possible, someone will come out and tag the car with an orange warning violation sticker.



WARNING VIOLATION

☐ Expired or No State Inspection Date expired: _____	☐ Inoperable/wrecked/flat tire
☐ Expired or No State Tags Date expired: _____	☐ Visitor Violation
☐ Abandoned Vehicle	

Date Issued: _____ Time: _____

Failure to remove or fix this vehicle in _____ hours will result in towing and storage at owners expense.

Any questions contact Dominion Towing 703-339-2400

Architectural Control Committee: Old Mill was conceived as a community of townhomes designed to reflect a traditional colonial atmosphere. The design of Old Mill was inspired by the timeless colonial beauty of Williamsburg and the homes of old Georgetown. The random variations in house styles and architectural details, the set-back effect and the placement of units within the community were studiously considered to eliminate the look of "sameness" common to city row-houses. Our community Architectural Guidelines serve to maintain and enhance Old Mill's carefully designed environment. The Guidelines are contained in a booklet that can be obtained at <http://www.oldmillcommunity.com/regulations/architectural-guidelines/> or by calling the Board.

In order to maintain the aesthetic integrity of the original concept, to ensure continuance of a well-kept appearance, and to protect the homeowners' investment, the Old Mill Architectural Control Committee (ACC) performs annual architectural compliance inspections in May. If any issues are found, notices are sent to owners by July.

In addition, the OMCC Bylaws and Covenants provide for the ACC to approve exterior changes to the properties in Old Mill and enforce maintenance standards. This is not limited to major alterations, but also includes such items as color, door, window and front light fixture changes. Approval is requested by filling out the application form at <http://www.oldmillcommunity.com/wp-content/uploads/2020/09/Old-Mill-Community-Council-Inc..pdf> (or call the Board to obtain a form by mail).

Designated Trash Collection Sites

For your reference, here is a map and descriptions of designated trash sites on Cloverdale and part of Meadow Grove. Other courts will be included in future newsletters.

11- XX

12-XX

13- XX

14- XX

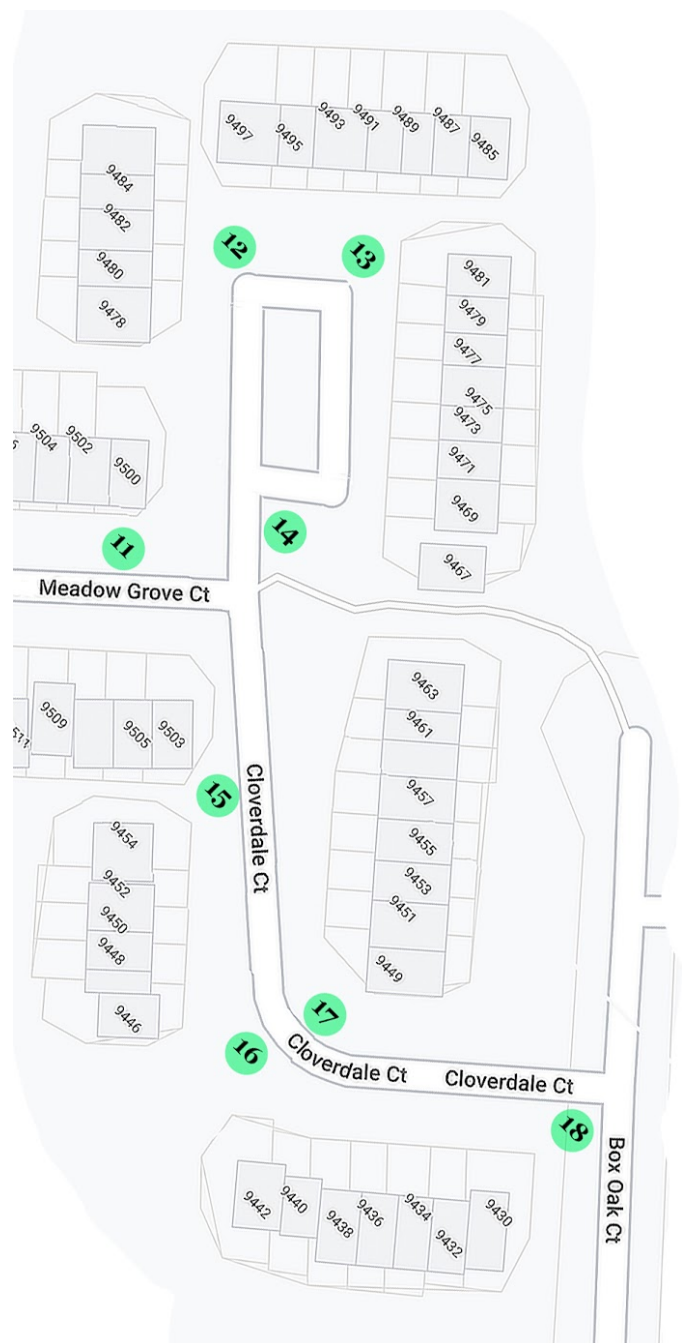
15- XX

16- XX

17- XX

18- XX

Please remember that trash can be put out only in the designated sites, and only after dusk the day before trash pickup. The current bylaws indicate 5 pm, however most in our community put out the trash after 6 pm. **The later the trash is put out, the less time it is visible to diminish the beauty of our community, and is less probable to attract wildlife. Please note that over the last couple of years, there have been sporadic black bear sightings in the South Run and Kings Park neighborhoods near our community.** After trash pickup, empty containers must also be stored as soon as possible, and before the end of trash pickup day.



Questions, comments, or concerns? Please contact the Board of Directors at:

Old Mill Community Council, Inc., P.O. Box 114, Burke, Virginia 22009

Telephone: 571-336-2205. Email: omcc.org@gmail.com

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