

Frequently Asked Questions

What are our dues (assessment) and when are they paid?

The current annual assessment is \$100 per property. The assessment is due 1 January of each year. A notice will be mailed out each year by the HOA describing due dates and, if the payment is late, interest and penalties. Make payments to the Calvert's Glen Homeowners Association and mail to the HOA at PO Box 650444, Potomac Falls, VA 20165.

Why isn't garbage service provided?

The members of the community decided they preferred to make individual arrangements for garbage service. This allows each individual to choose the service most appropriate for their needs and keeps our HOA assessment much lower than surrounding communities.

Do we have pool access?

Yes, but not for free. The pool located in Algonkian Regional Park is a favorite of our homeowners with children. It is a very well equipped pool located nearby and has a reasonable "per day" charge. Alternatively, Sterling Park Golf & Tennis offers a summer pool membership that provides access to their two large pools and an opportunity to participate in summer swim team competitions. Note that the price of the membership is greatly reduced after July 1st. The HOA has approached Countryside and Cascades about pool access, but neither has agreed.

How do I contact the HOA Board of Directors or Architecture Control Committee?

The Association has established several means to contact the Board and ACC. Posting a letter to the HOA is the right choice for formal, required, or non-time sensitive communications. Board and ACC members are listed on the HOA website along with their contact information, including home phone numbers. Please feel free to call with any issue, but please respect the fact that the BOD and ACC members are volunteers and avoid overlong or frequent calls. Finally, you are welcome to attend any meeting of the Board. Time for homeowner topics is included in every agenda. Dates, times, and locations for Board meetings are posted on the HOA website.

How do I make a change in HOA rules, policies, or activities?

The HOA By-Laws define the formal processes for making changes. Generally, there are three ways to make changes, 1) propose the change to the HOA Board and persuade them to implement the change, 2) propose the change to the membership at a general meeting, either at the annual meeting or at special meetings called for other purposes, and convince a majority of members to vote for it. Note that some changes require a super-

majority (more than 50%) vote, or 3) persuade the membership to elect you to the Board at the annual meeting and work from within the Board to implement the change.

Why do I have to get permission from the ACC to make changes to my home?

The HOA's primary task is to maintain the community's property values. One of the biggest factors affecting property values is the exterior appearance of our homes. One or two poorly maintained or architecturally inconsistent houses can lower the value of all the homes in the community. The ACC ensures homes are adequately maintained and that exterior changes are architecturally consistent with the other homes in both style and quality. Obtaining advance permission for changes avoids situations where a completed exterior modification has to be removed or modified at substantial cost to the homeowner. The deed covenants, HOA By-laws, and ACC guidelines require advance permission be obtained prior to any exterior modifications.

What is the appearance standard used by the ACC?

The primary standards used by the ACC are the deed covenants, the ACC Guidelines, and the architectural style of Calvert's Glen. The deed covenants specify broad standards for property appearance and maintenance. The ACC guidelines describe many specific examples of allowed and disallowed exterior changes. The architectural style used in Calvert's Glen is Georgian Colonial. No set of guidelines can anticipate and address every conceivable exterior change, so the HOA relies on the judgment of the ACC members in determining if a specific change is consistent with the architectural style, the appearance of nearby homes, and generally acceptable appearance.

When do I get ACC approval for exterior changes?

Whenever you make ANY change to the exterior of your home, including color, ACC approval is required prior to making the change. ACC approval is also required for any changes to your property, except for plantings and landscaping not requiring construction. ACC approval is not required if you are replacing/repairing an existing exterior item and it retains its original style and color.

How do I get ACC approval for exterior changes?

ACC approval can only be obtained by submitting an Exterior Change Request form in accordance with the procedures found in the ACC Guidelines. The form can be obtained from the HOA website, from an ACC member, or copied from your original homeowners packet.

How does the ACC determine if a home is properly maintained?

The deed covenants define the maintenance requirements for all properties in Calvert's Glen. The members of the ACC interpret these requirements and apply them to each home and situation.

How are Board and ACC members elected?

At each Annual Homeowner's meeting, members of the Board are elected from those homeowners who are nominated by other homeowners or volunteer. ACC members can be appointed by the Board, but are generally elected at the Annual Meeting every other year for two-year terms. Homeowners do not have to be present in order to be nominated or elected.

When is the Annual Homeowners Meeting?

The Annual Homeowner's meeting is typically held in October-November at the Eastern Loudoun Regional Library. This timing allows newly elected Board and ACC members to prepare for their terms of office which run from 1 January – 31 December. A notice is sent to each homeowner at least 30 days in advance of the meeting.

What are our annual dues and what do they pay for?

The current annual dues are \$100 per year. These dues principally pay for the maintenance of the common areas, enforcement of the HOA covenants, rules, guidelines, and policies, and for other activities viewed as improving or maintaining the community's property values.

What is the HOA website address?

www.calvertsglenhoa.com