



Stanley Forest HOA

July-Aug-Sept 2018

www.cardinalstation.org
[Cardinal Station Facebook Group](#)

Upcoming Community Events

- ❖ [Neighborhood Pool Party](#) – Saturday, July 28th from 7:30pm – 9:30pm @ Andrew Leitch Park, 5649 Dale Blvd. Join us for pizza and drinks. Bring along snacks and treats to share with your neighbors.
- ❖ Fall Yard Sale – Sept 15th, details TBA.
- ❖ The annual [National Night Out](#) event has been cancelled for this year, lacking a volunteer project coordinator/chairperson. ☹

Websites for Cardinal Station

We have a Stanley Forest HOA website at <http://www.cardinalstation.org> for your convenience at any time. This website provides general HOA information, HOA disclosure documents, By-Laws, and Architectural Improvement Forms online. It includes the Board of Directors contact information if you need it.

The community also hosts a closed group [Facebook page](#). You must have a Facebook login account and because it's a closed group, you must be invited to join the group. As a Cardinal Station resident, simply ask one of your social media savvy neighbors to extend an invitation or contact our Community Relations Committee Team, Mary or Keith Roberts @ crystal.singer@msn.com

Neighborhood Watch

Join our [Neighborhood Watch](#)! It benefits everyone; takes very little time; increases property values; and you get to know your neighbors! If you would like more information or to become involved, take a look at the cardinalstation.org website or contact [Tom Booze](#) @ ThomasBooze@hotmail.com

- ❖ With summer, comes the occasional crime of opportunity. [Unlocked cars](#) present the perfect scenario for late night visitors to search for, and take [your](#) belongings. So please, remember to lock your vehicles if they are not in the garage. Don't leave your laptop, smartphone, or other valuable items in your car overnight. And most important, never leave your car keys or house keys in the car!
- ❖ Opportunistic vandalism and theft at night can often be minimized by simply ensuring that your outside lights are functional and turned on after sunset. Regularly check your [exterior post light](#) and if it's burnt out, remember to turn on your porch lights until you can replace the post light bulb.
- ❖ Several home owners have installed video doorbells or security cameras, which allow you to see video from your camera system. Take a look at any of the numerous vendor products, such as [NEST.COM](#) or [RING.COM](#), just to name a couple of the well-known brands. Identify your security requirements, conduct product research along with installation requirements, and then make your product choice. Additional home security can be added with dedicated security cameras, Floodlight cameras, or motion controlled floodlights.

Pet Owners - Doggy Poolution!

Beyond the environmental problems; beyond the health hazards; and beyond sheer quantity; your pet waste creates enemies within our community! We love your pet but don't appreciate your pet's waste...

Remember, it is [your](#) responsibility to clean up after your pets, not only on the sidewalks and your neighbors' yards, but in the common areas as well.

Give a Hoot – don't Poolute!

SOLICITORS at your Door?

IS IT LEGAL FOR SALESPEOPLE TO IGNORE MY “NO SOLICITING” SIGN?

More often than not, **YES!** The United States Supreme Court has consistently upheld a constitutional right to knock on someone’s door and annoy the person behind it – just to protect the rights of free speech. However, the court’s rulings **do** allow reasonably placed limitations that can be addressed in municipal or county code. Prince William County has defined limitations in [Chapter 18 of the PWC Code of Ordinances](#). Take a look at <http://www.pwcgov.org/government/dept/police/pages/door-to-door-selling.aspx>! For example, solicitation activity is not permitted from one-half hour after sunset to one-half hour before sunrise and most solicitors are required to obtain a county permit and must exhibit it to SFHOA residents.

Can I have Solar Panels on my Home in Cardinal Station?

Yes! The HOA Architectural Rules allow Solar Collectors within Cardinal Station. However, Virginia has been slow to adopt renewable energy laws and policies. A local Solar Panel company recently canvassed Cardinal Station. What we learned about Virginia and solar investment might surprise you. It certainly surprised us, as it can take more than 12-15 years to recoup your solar investment in Virginia given the current laws and regulations! Before you do anything “solar”, check out several information sources such as <http://www.solarpowerrocks.com/virginia/> or visit your local public library.

Do you speed in Cardinal Station?

Speedy “*cut-through*” motorists have been a constant issue on Statler Drive. That’s why the 3-way stop signs were installed long ago at Diehl Court and Statler Drive, in an attempt to slow down the *cut-thru* behavior.

*But PLEASE, don’t be **THAT** neighbor who contributes to our traffic problems!*

In a hurry or late? Please be considerate and wait until you’re on Minneville or Cardinal to pursue your NASCAR goals! Remember, 25 MPH is fast enough considering our children, our pets, our pedestrians, our joggers, and our bikers.



Selling your Home in Cardinal Station?

Order your Stanley Forest HOA Disclosure Package for closing!

The [Virginia Property Owners’ Association Act](#) legally requires a [disclosure information packet](#) be presented to the buyer at closing, informing the buyer of the community association, covenants and restrictions, common areas, assessments, etc. Because assembling the materials involves time, effort and resources, the law allows the HOA to charge up to \$100, but the Stanley Forest HOA Disclosure Packet continues to cost just \$75.

It takes about a week to prepare the packet. Thus, it is recommended that you request your disclosure packet at least two weeks prior to needing it for closing.

Contact the SFHOA Vice President --
Clay Hughes (703-878-8749) or
claiborne.hughes@gmail.com

A TREE just fell on my property...

NOW what do I do?????

It doesn't matter if you believe that global warming is increasing the violent storm frequency; it doesn't matter where the huge tree came from (your own property, adjacent neighbor's property, or the SFHOA Common Area).... The only thing that matters is that it is the property owners' own responsibility for "acts of nature" events!!!

Virginia legal precedence and the 2007 Virginia Supreme Court decision in *Fancher v. Fagella, 274 Va. 549* confirmed that you, as a property owner have the right to "self-help", by trimming encroaching tree branches and roots up to your property line, at your own expense, as long as your actions do not kill or permanently injure the tree. If actual property damage is caused by encroaching branches or roots, you retain the right of action for destructive nuisance, since the Virginia Supreme Court ruled to provide relief beyond the right of self-help.

State legal precedence establishes that unless negligence can be proven otherwise, damage to your property from falling trees and branches due to a storm or other "Act of Nature" / "Act of God" events are generally your responsibility (possibly with the help of homeowners' insurance), regardless of where the tree came from or fell from.

Your Stanley Forest HOA Board has drafted a detailed Policy Resolution explaining the procedures to request that a tree in the SFHOA common area be removed because it presents an imminent danger to your property.

The policy document, SFHOA Policy Resolution No 18-1, will become available at our Stanley Forest website: <http://www.cardinalstation.org> once it has been approved and will become part of the SFHOA disclosure document package.

Prince William County Property Code Enforcement

Our Articles of Incorporation suggests that the SFHOA serves our community to promote safety, health, and welfare to our residents. By all means, bring your issues and concerns to the HOA Board of Directors for local discussion and neighborly advice and guidance.

- ❖ For greater legal enforcement, the PWC Neighborhood Services can assist our community to maintain our safety, health, and quality of life. Take a look:
- ❖ <http://www.pwcgov.org/government/dept/publicworks/ns/pages/property-code-enforcement.aspx> whenever you have issues that need county enforcement actions in the neighborhood.
- ❖ Have issues with barking or aggressive dogs in the neighborhood? Take a look at: <http://www.pwcgov.org/government/dept/police/animalcontrol/pages/dog-behavior.aspx> if you seek county corrective action.
- ❖ What about all that JUNK in the neighbors' back yard? Can I get them to clean it up? Take a look at: <http://www.pwcgov.org/government/dept/publicworks/ns/pages/junk-in-the-yard.aspx> whenever you need county legal action.

Updating your house?

Remember that any non-maintenance changes to your home need HOA Architectural approval. The approval form can be found here:

http://www.cardinalstation.org/files/request_for_architectural_improvement.docx

Many handy references and planning information for your projects are available from a variety of sources such as the public library or numerous websites such as <https://www.homewyse.com> – for example, https://www.homewyse.com/services/cost_to_install_vinyl_siding.html can help estimate your costs for siding, while https://www.homewyse.com/services/cost_to_install_replacement_windows.html may help with window replacement costs.

Stanley Forest Homeowners' Association, Inc.
PO Box 1941, Woodbridge, VA 22195

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Final Thoughts...

Your Stanley Forest Homeowners' Association is operated by elected volunteers who oversee the maintenance, preservation, and architectural control of the residence Lots and Community Common Area to provide health, safety, and welfare to our residents.

You can help! If you have the time to make Cardinal Station a better place to live, please volunteer. We welcome fresh ideas and have numerous events, projects, and HOA Board positions that need your wisdom and guidance. Just call and speak with any of the current Board members to discuss the numerous opportunities to help create a better neighborhood community.

2018 Board of Directors

President Michael Brostek	703-590-1252	mbrostek1@comcast.net
Vice President Clay Hughes	703-878-8749	Claiborne.hughes@gmail.com
Treasurer Martha Kobliska	703-680-1719	usermartha8767@aol.com
Secretary Terry Lewis	703-878-7827	terrylewis@erols.com
Architectural Committee Chuck Halt	703-670-8947	HaltC@aol.com
Maintenance Committee John Anthon	703-590-9010	no email available
Community Relations Keith & Mary Roberts	703-897-6641	crystal singer@msn.com
Neighborhood Watch Tom Booze	703-282-8992	ThomasBooze@hotmail.com
Web Master Patrick Wright	703-878-4959	patrick@yellow-bridge.com
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