

THE OAKTON ECHO

Oakton Estates Homeowners' Association

P.O. Box 479, Oakton, VA 22124

MARCH 2015



**THE OEHA WEBSITE
IS HERE!!**

Although our website is a work in progress, we want you to visit www.oaktonestates.org to see its features. There are public pages that describe the history and character of the neighborhood and authorized user pages that contain documents regarding the governance of our community, OEHA Board meeting minutes, financial statements as well as an OEHA Homeowners Directory.

To access the authorized user pages, homeowners must have an ID and password. In order to set up your ID and password, please send an email to davart@gmail.com with "OEHA Website" in the subject line. Please provide the following information for up to 2 people per household:

First Name:
Last Name:
Email Address:
Home Address:

Don Avart will set up your user account and the website application will email you a password. Keep in mind that Don is a volunteer so it may take a few days for you to receive a response.

Other features on the OEHA Website include Greg's List where homeowners can post items for sale, recommended contractors, babysitting and dog walking services, and local events. In addition, there is a Neighborhood News forum where homeowners can use to address lost animals, abandoned cars, suspicious activities, swim team events, garage sales, etc.

We hope you check the website periodically to see what is happening in the neighborhood.

Architectural Review

Most changes to the appearance of the outside of your property require approval, including installation of satellite dishes, decks, re-siding, sheds, etc. Please have your architectural review form, which is available on our website, signed by your immediate neighbors and submit the completed form to Greg Davis 30 days prior to the start date of your project. Greg's phone number is 703-620-8833 and his email address is gtrac1@aol.com.



OEHA Common Area Fallen Tree Guidelines

By unanimous vote of the Board of Directors at the September 18, 2012 meeting, the OEHA follows the Commonwealth of Virginia's law for liability for fallen trees.

In Virginia, the general rule for fallen trees or similar accidents that may be qualified as an Act of God, is that the affected owner is responsible for the damages to his/her own property, including clean up, removal and related expenses.

The exception to the general rule is that the owner of the property where the tree originated will be responsible for damage to a neighbor's property if the owner knew or had reason to know that the tree presented a danger to adjoining property. For example, if a tree was diseased and had been weakened by previous storms, it may be fair to say that the owner had reason to believe that the tree would fall and, judging by its size, damage a neighbor's property. Otherwise, the accident is considered an "Act of God" and the affected owner is responsible for the damage to his or her property.

Tree Down in the Road: Contact

<http://www.viriniadot.org/travel/citizen.asp>

Streets in OEHA are the responsibility of VDOT

According to Commonwealth of Virginia, the following laws apply:

Who is responsible when your neighbor's tree falls on your house, car or property? Should my neighbor's insurance company pay?

Unless negligence can be proven, the neighbor's policy covers his/her house and your policy covers your house. Generally, if the tree is damaged due to a storm, the owner would not be considered negligent.

My tree fell on my neighbor's house. Does my policy pay the damage caused by the tree? Who pays to remove the tree?

The neighbor's policy covers his/her house and your policy covers your house. Your neighbor's policy would also pay to have the tree removed from his house.

My tree fell in my yard. Will the insurance company pay for it?

Most policies cover clean up and removal of fallen trees that cause damage to your home or property. Some policies cover clean up and removal of fallen trees that block your driveway. Check with your insurance company now, so you know what to do if an unfortunate accident happens.

If my tree falls on my fence or deck furniture, will the insurance company pay for the trees removal and clean up?

Most policies pay for the reasonable cost for cleanup and removal of trees that fall and cause damage to your fence or deck furniture. However, if a tree falls on your property and causes no damage, the insurance company would not cover removal costs.

What do I need to do to prove that the loss occurred? I need to clear the area of debris and can't wait indefinitely for the claim adjuster to inspect the property.

Take pictures, video tape your damage, keep a list of expenses, and keep a list of any discarded items. It is reasonable to remove debris that prevents access to your driveway or home.

If your neighbor's tree falls on your house, or your own tree falls on your house, and causes considerable damage, you should:

- Contact your agent or insurance company as soon as possible.
- Keep an inventory of your damaged property—take pictures or videotape the damage if possible.
- Protect the property from further damage. Keep receipts from any expenses you incur from protecting the property or making temporary repairs.

If there is nothing overtly defective about your neighbor's trees, and one of his trees falls on your house, he is not liable for your damages. That is simply seen as an Act of God, not the neighbor.



Owner Transfer Packets



42-20156388 [RF] © www.visualphotos.com

If you are selling your home, you will need a resale Disclosure Packet and an inspection of the exterior of your property for compliance with the architectural covenants. Send your written request (some real estate agents have specific forms) to Jerry Mikula, c/o OEHA, 3270 Dutch Mill Ct., Oakton, VA 22124 and include:

- the address where the packet should be mailed
- a check for \$100 payable to OEHA, and
- permission to inspect the exterior of your property

As we are a volunteer organization, please allow 14 calendar days from receipt of the request to receive your packet. Jerry can be reached at 703-620-2267.



OEHA Board Meetings

Homeowners are invited to attend Board Meetings which are held the third Tuesday in January, April and September in the OSRC Social Room. The Annual Homeowner's Meeting is the third Tuesday in November. Occasionally, meeting dates are moved to ensure there will be a quorum. When dates are moved, an announcement will be posted on the website.

2015 Board of Directors and Committee Chairs:

President and Director	Eric Nelson Enelson3@cox.net	703-264-1611
Vice President and Director	Phil Kotiza pkotiza@gmail.com	703-716-1111
Director Website	Don Avart dsavart@redlineperf.com	703-716-1944
Director Welcoming Committee	Val Smith rasvms2@gmail.com	703-262-0090
Director	John Lonquest lonquestJ@usace.army.mil	703-716-4517
Treasurer	Chris Kurtzman cskurtzman@gmail.com	703-264-0375
Secretary	Debbie Snider dbs11736@gmail.com	703-648-0362
Architectural Review	Greg Davis gtrac1@aol.com	703-620-8833
Homeowner's Packet	Gerald Mikula	703-620-2267
Common Grounds	Pat Bowen	703-716-1111

We are currently looking for volunteers to organize a neighborhood picnic or other social activity to get to know each other better. Funds have been included in the budget but need someone with the creative touch and organization skills to get the ball rolling. We can use the facilities of Oakton Swim and Racquet Club if the event is before Memorial weekend or after Labor Day weekend.



Homeowner's Dues - April 1, 2015

For the 10th year in a row, homeowner's dues will remain \$75 for the ***entire*** year!!! Please make your check payable to OEHA and mail your check no later than April 1, 2015 to **OEHA, PO Box 479, Oakton, VA 22124**.

In the secure section of the website, there is an OEHA Homeowners Directory. If you have not previously submitted your contact information or need to update your information, please complete the form and return it with your Homeowner's dues to the address above. Thank you.

Required Information

Homeowner Name(s) _____

Homeowner Name(s) _____

Street Address _____ Lot No. _____

Home phone number _____

Email Address (max of 2) (1) _____

(2) _____

Optional Information

Child name 1 _____ Birth Year _____

Child name 2 _____ Birth Year _____

Child name 3 _____ Birth Year _____

Child name 4 _____ Birth Year _____

Child name 5 _____ Birth Year _____

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