

# Brooke Farm Newsletter

Spring 2017

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## Upcoming Inspection!!!

The Brooke Farm Board of Directors and the Property Manager will conduct the Annual property inspection during the month of May. The purpose of the inspection is to make sure all community members are doing their part to maintain property values as well as to present the neighborhood as a desirable place to live.

Common issues that residents and homeowners should review prior to the inspection include lawns (overgrown, weeds, bare spots, edging, etc.); garden beds (overgrown, weeds, heaved edging); dirty or broken siding or trim; missing shutters; peeling paint; broken fences; broken or missing light fixtures; mailboxes (rusty, dirty, broken, etc.); cracked or stained driveways; improper trash can storage; improper recreational equipment storage. For a complete list of items that may be violated please see the current Architectural Guidelines.

Please do not hesitate to contact the Board of Directors or Property Manager if you have any questions or concerns about the inspection or violations received. The Board urges all homeowners and residents to communicate with us regarding violations so that we can prevent unnecessary fines.

We appreciate your continuous support to the community!

## Community Yard Sale

**BROOKE FARM COMMUNITY YARD SALE**

**Date: 20 May (Saturday) Time: 8:00am to 2:00pm**

**Have your items out and ready to sell!!!  
Tell your friends and "get the word out"!**

**The HOA will advertise with signs and postings on yard sale websites.  
(Please do not block the sidewalks with items)  
This is your chance to clean out the garage, basement, closets and  
Make some money at the same time!!!**

**If you have any questions, please contact Kim at:  
[kim.brookefarmhoa@gmail.com](mailto:kim.brookefarmhoa@gmail.com)**

## Community Lot Improvements

The Board is pleased to announce there will be some upcoming improvements to the large community lot. After much discussion and planning, the first phase of improvements to the community lot will be happening soon. Be on the lookout for new trees and landscaping to help beautify the area to start! The Board would like to thank everyone that provided ideas and feedback for lot improvements!

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## Brooke Farm HOA

### Board Meetings

The Brooke Farm HOA Board meets the second Wednesday of every month at 6:30 pm in the MRS Tax Office located at 12721 Darby Brooke Ct in Woodbridge. Upcoming meeting dates are:

**May 10, 2017**

**June 14, 2017**

**July 19, 2017\* (date change)**

All homeowners and residents are welcome to attend!

The Brooke Farm Board is always looking for help! If there is a community project or event you would like to help coordinate or assist with, please contact us!

### Board Members

Kim Stowell (President)  
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Thorman Jerry  
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[andrea@jeffreycharles.com](mailto:andrea@jeffreycharles.com)

## Home Maintenance Tips for Spring...

After a long, dark winter, spring's bright sun and warm winds are a breath of fresh air. The only downside? All that sunshine spotlights your leaf-filled gutters, cracked sidewalks and the dead plants in last year's flower beds. Here's a checklist from the American Society of Home Inspectors to help you target the areas that need maintenance so you can get your chores done quickly, leaving you time to go outside and play in the sunshine...

**Examine Roof Shingles** - Examine roof shingles to see if any were lost or damaged during winter. If your home has an older roof covering, you may want to start a budget for replacement. The summer sun can really damage roof shingles. Shingles that are cracked, buckled or loose or are missing granules need to be replaced. Flashing around plumbing vents, skylights and chimneys need to be checked and repaired by a qualified roofer.

**Examine Exterior** – Walk around the home to look for any trouble spots that need immediate attention such as missing shutters, damaged or dirty siding or brick, or missing trim.

**Probe the Wood Trim** - Use a screwdriver to probe the wood trim around windows, doors, railings and decks. Make repairs now before the spring rains do more damage to the exposed wood.

**Check the Gutters** - Check for loose or leaky gutters. Improper drainage can lead to water in the basement or crawl space. Make sure downspouts drain away from the foundation and are clear and free of debris. One of the best times to check for proper drainage is when it's raining.

**Use Compacted Soil** - Low areas in the yard or next to the foundation should be filled with compacted soil. Spring rains can cause yard flooding, which can lead to foundation flooding and damage. Also, when water pools in these low areas in summer, it creates a breeding ground for insects.

**Check Outside Faucets** - Check outside hose faucets for freeze damage. Turn the water on and place your thumb or finger over the opening. If you can stop the flow of water, it is likely the pipe inside the home is damaged and will need to be replaced. While you're at it, check the garden hose for dry rot.

**Service the AC Unit** - Have a qualified heating and cooling contractor clean and service the outside unit of the air conditioning system. Clean coils operate more efficiently, and an annual service call will keep the system working at peak performance levels. Change interior filters on a regular basis.

**Lawns** - Rake the lawn to remove any branches, debris and leaves that you might have missed in the fall; if left, they can suffocate the grass beneath.

**Check Power Equipment** - Check your gas- and battery-powered lawn equipment to make sure it is ready for summer use. Clean equipment and sharp cutting blades will make yardwork easier.

### New Parks

**From Supervisor Anderson's Newsletter** – “The Occoquan District could be getting some new parks in the future. We have identified three county parcels as potential park sites. Parks and open space are critical to our community and our quality of life. Our District has the least acreage of active and passive public recreation parks in the County. It is our goal to increase park space wherever possible. The first site is located at the corner of Old Bridge Road and Oakwood Drive across from the Lake Ridge Park and Recreation Association's building. It is about 15 wooded acres. There are no significant development plans for this parcel. However, one idea is to form a trail head on the parcel, which would create a central connection point for the McCoart to Occoquan trail. The second site is located between Smoketown Road and Springwoods Drive. This site is roughly 5.5 acres and is located behind Old Bridge Veterinary Hospital and Occoquan Bible Church. The third site is located at the corner of Minnieville Road and Harbor Drive. It is a former commuter lot that is no longer used or maintained. Our initial thought is to convert the asphalt lot into a passive recreation park. These projects are at the beginning of the planning phase and the office looks forward to more community input!”

### Upcoming Community Events

**April 29, 2017 – Prescription Drug Take Back Day:** Sentara Lake Ridge, 10:00a.m. – 2:00 p.m.

**May 6, 2017 – Free Community Paper Shred:** PWC Landfill & Balls Ford Yard Waste Facility, 9:00 a.m. – 1:00 p.m.

**May 13, 2017 – Occoquan River Fest:** Occoquan Regional Park, 10:00am – 4:30pm

**June 3 & 4, 2017 – Occoquan Arts & Crafts Show:** Historic Occoquan, Sat. 10am-6pm / Sun. 10am-5pm