

GREAT OAK SQUARE HOMEOWNERS' ASSOCIATION, Inc.
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COMMUNITY GUIDELINES FOR RESIDENTS
June 2019

GOSHA Homeowner/Resident:

This note provides a reminder of the rules governing activities which affect all of us as residents of Great Oak Square. On a regular basis, the GOSHA Board of Directors receives a number of complaints from members of our community and/or observes, problems in four key areas 1) illegal/prohibited parking, 2) improper or unsafe use of common areas, 3) control of pets, and 4) trash pick-up. On a regular basis, the Board sends out this reminder summarizing the Fairfax County ordinances and GOSHA covenants and by-laws governing these activities, which you and your guests need to follow while living in or visiting our community. This information is also available on the GOSHA website, <<http://www.greatoaksquare.org>>. A copy of these guidelines are being sent to each GOSHA homeowner and also to each resident if the owner does not occupy the house.

Parking

Residents and guests may park only private automobiles and only in the two spaces allocated to each townhouse. No commercial vehicles of any kind may be parked on GOSHA property. Under Virginia law and Fairfax County ordinance, parking is prohibited in the designated fire lanes (i.e., along curbs that are painted yellow); there is a large sign at the entrance to each of our three streets to remind drivers not to park in fire lanes. Double-parking a car behind your two spaces is also prohibited by the GOSHA covenants and by-laws, and, like parking in a fire lane, may impede access by emergency vehicles during an emergency. If you need additional spaces, you and your guests may park in the circle or along Poplar Street. Before parking in a neighbor's parking space, you need to obtain that neighbor's permission.

To ensure these requirements are followed, GOSHA streets are patrolled by the Fairfax County Police who may ticket owners of vehicles found illegally parked. The GOSHA Board has arranged with Blair's Towing & Transportation (703-241-1500) to allow towing of improperly parked vehicles. Each homeowner can call and report illegally parked vehicles to the Fairfax County Police at the non-emergency telephone number (703-691-2131) and/or request Blair's Towing & Transportation to tow improperly parked vehicles.

Use of Common Areas and Street Safety

One of the great attractions of the GOSHA community is the extensive common green space surrounding our homes. These areas are owned in common by all of the homeowners and maintained by the Association. We appreciate that people use these areas to walk their pets, rest or have a picnic on the grass, and play sports and games. We have noted, however, that some residents occasionally place furniture or keep trash bins outside their fences in the common areas, remove vegetation or plant new vegetation, or walk or play sports and games in the same areas repeatedly, putting stress on the grass or other vegetation. These activities make it difficult for the Board to discharge its duties under the GOSHA by-laws to ensure that the common areas are maintained and preserved in a consistent manner. In addition, our landscaping contractor is investing significant effort to restore the health of our grassed areas and to combat erosion problems.

Residents should not place or store any items on common areas without Board approval, and should inform the Board if they think some form of grounds maintenance is needed rather than do it themselves. We also ask residents, in order to assist us with our erosion control efforts, to be mindful when walking or playing on grassed areas with visible wear and tear.

The Board has also heard concerns from residents about safety on the GOSHA streets. Over the years, we have seen children and adults playing sports and games in the middle of our streets, and riding bicycles, scooters, or skateboards down the middle of the streets, particularly on Raymond Court. We strongly request that all GOSHA residents remind their children and guests to stay to the side of the road or on the sidewalks, as playing or riding in the middle of the street, even on a cul-de-sac, is extremely hazardous, especially at sunset or after dark. We also ask that all residents watch their speed when driving on GOSHA streets or down Poplar Street, and to take great care and watch for persons at all times.

There are streetlights on each GOSHA street to help improve night visibility and security. These lights were installed by Dominion Virginia Power, and GOSHA dues pay for the electricity to run these lights. If you notice one of the lights is burned out or otherwise not working, please inform the Board so we can inform the power company to have the light fixed. We have also installed solar-powered lights in the rear of GOSHA homes. If you think there is a spot where a solar light would be useful, please notify the Board.

Pets

Under the GOSHA covenants, residents are limited to two domestic pets per home. Residents and guests with pets must observe the pet restrictions under Fairfax County Code, Zoning Ordinance, and Animals and Fowl Ordinance (more commonly known as the Animal Control Ordinance). The ordinance requires that dogs be leashed when off of their owner's property, and prohibits animals from trespassing or damaging (including soiling with animal feces) another's property, including the GOSHA common areas. Under Fairfax County's "Pooper/Scooper" regulation, if you are the owner or custodian of any dog, you are responsible for the removal of excreta deposited by such dog on another's property. You are also responsible for the proper disposal of this material. The Fairfax County Guide for Trash Disposal explains that small amounts of animal waste are acceptable in the regular trash, but only if double-bagged. Large amounts of animal waste should not be put into the regular trash.

Trash

Residents should also observe the guidelines for trash removal. Do not place recyclables bins, trash cans or carts out in front of your townhouse earlier than the day before the day of pickup. Since pickup day for the GOSHA community is Friday (typically early in the morning), you should place your bins and cans out front on Thursday, preferably in the late afternoon or evening if possible. If you have large items that are not suitable for the regular trash pickup, you need to schedule with Fairfax County for a special pickup. It is your responsibility to schedule the special pickup and to place the items at the proper time and location. In addition, the truck that makes special pickups cannot get any item that is under a tree less than 15' off the ground. You will need to find a spot where there are no low tree limbs to store your items for pickup.

You need to collect your empty recyclable bins, trash cans or cart within 24 hours after trash pickup on Friday and return them to their proper storage places. If the trash pickup is missed on a Friday, you are responsible for returning bins, cans and carts to their proper storage areas until the following week. You may **not** store trash containers or recyclables bins in the front yard of the townhouse, outside your backyard fence, or anywhere else on GOSHA common areas; store them in the backyard of your townhome (inside your back fence if you have one), except on trash day.