



Random Hills Community Association Welcome

From: The Board of Directors, Random Hills Community Association (RHCA)

Dear Friend,

On behalf of the Board of Directors and the Architectural Review Committee (ARC) we welcome you to Random Hills. We trust your residency will be enjoyable and we look forward to your becoming an active member of the community.

The primary focus of the RHCA Board and the ARC is to ensure that an investment in the community remains a sound financial decision. The Homeowners Association is dedicated to assuring that our homes and grounds retain their beauty, quality, and value. The HOA also wants to ensure that safety and security remain a top priority for its residents.

You may access relative information concerning the community by accessing the RHCA website at www.randomhills.org. If, after consulting the website, you have further questions, please direct your E-mail inquiries to the Board of Directors at bod@randomhills.org. Any questions or requests concerning the exterior of the property should be directed to the ARC at arc@randomhills.org. Additionally, the Managing Agent for the community can assist you as well via E-mail directed to Nancy O'Connell, Service First Management and Consulting, Inc., at noconnell@sfmtcinc.com

The following provides a brief overview to familiarize you with some of the Homeowners Association (HOA) frequently asked questions about its policies which are also available on the website.

Parking: The community has several visitors' parking lots and are privately owned and maintained by the HOA. Marked visitor spaces are for the exclusive and periodic use of Association members' guests and visitors only. Basic rules to know:

- Visitor parking spaces are limited to homeowners, tenants, their guests and visitors. They are available on a first come, first served basis.
- Parking by residents is limited to their garage and driveway. No homeowner, resident, or tenant may park their vehicles in visitor parking between the hours of 6:00PM and 6:00AM. If this occurs, the vehicle will be towed.
- If a resident has more cars than the driveway and garage will accommodate, arrangement must be made to park at some location other than in the Random Hills community during the prohibited hours above.
- Vehicles of resident and visitors that are parked in fire lanes will be towed without notice. They may also be ticketed by the Fairfax County Police.
- No commercial vehicle of any sort may park in driveways or visitor spaces, except during business hours
- Henry's Wrecker Service at 703-471-0010 is used for HOA towing services

Trash/Recyclables. Trash-only pickup is on Tuesday and Friday generally between the hours of 6:00AM and 2:00PM. Recycling and bulk items are part of the Friday trash pickup. Waste and recycling can be placed on the curbside no sooner than the night before collection day.

Trash is to be placed securely in closed plastic bags or appropriate bins to prevent trash from being blown around the neighborhood. It is suggested that all bins be marked with house/street identification to avoid losing them on windy days. When collection is complete, please ensure the bins are stored in your garage or behind the home.

Exterior Home Modifications. It is highly recommended that you contact the Architectural Review Committee (ARC) before you begin any project involving exterior home modifications or changes to your yard, deck, or landscaping. Contacting the ARC first can avoid time loss and expenditures unnecessarily. No matter what facelift you have in mind for your home, the HOA polices for design guidelines and the Random Hills website provide information on the exterior paint colors and deck sealants to use.

Such modifications or projects may include a satellite dish, cleaning and sealing the deck, power washing the siding to avoid mildew damage, replacing and painting your wood trim and front door, landscaping the yard for a fresh look, adding a storm door on the front or deck/patio to the back of your home. Also, no artificial flowers or plastic yard ornaments are permitted.

Please note that changes must be pre-approved by the ARC via a standard application process. This approval-before-starting any project allows for design consistency and will assist you in ensuring that your project is within the approved modification standards throughout the community. This ARC application form can be downloaded from the community website. Just follow the instructions for submission.

Again, welcome to the Random Hills community. Please do not hesitate to contact any of the above entities of the Random Hills Community Association if you have any questions or concerns.

Sincerely,
Board of Directors