

WELCOME TO VANTAGE HILL

2008

Vantage Hill is a wonderful family oriented community founded in the 1960's. The Board of Directors warmly welcomes you and your family.

This booklet is designed to give you general resident information and assist you with the services offered by Vantage Hill and some of those to be had by the Reston Association or Fairfax County. Provided for your convenience is a phone list you may find useful in the future and a map of the Vantage Hill grounds.

After reading this booklet, if you still have questions, please contact Armstrong Management Services at 703 385 1133 or go to our web site at armstrongconnect.com.



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PHONE LIST

Armstrong Management Services	703 385 1133
Emergency Fire & Rescue	911
Emergency repairs	703 385 1133
Non Emergency Police & Fire	703 691 2131
Pest Control	see bulletin board
Towing	see bulletin board
Reston Library	703 689 2700
Reston Post Office	703 437 6677
Reston Association	703 437 9580
Dog Tags	703 222 8234
School Information	703 204 3800
Voter Registration	703 222 0776
Verizon (Phone Service)	
New Service	703 876 7000
Repair Service	703 954 2222
Automobile	
Department of Motor Vehicles	703 761 4655
Traffic Court	703 352 1912
RELAC Acct. #: 000 866 573 0622 – 015	703 471 0277 (local) 877 987 2782 (national)
VA Power Acct. #: 7005184390	800 947 6663
Washington Gas	703 750 4440
Nationwide Insurance (Assoc. master policy)	703 779 0111
COINMACH	800 229 7837

The History of Vantage Hill

Early in 1960, Robert E Simon, architect and dreamer, had an idea to build a preplanned city. Mr. Simon and several developers purchased the land for the city in 1961 from the Bowmans (owners of Virginia Gentleman Distillery). The town's name is based on Mr. Simon's name R.E. Simon = RES with "ton" added on the end to create "RESTON".

In the beginning, Reston's biggest commodity was plenty of empty houses and available lots. Retired Vantage Hill Board member Mary Lynch was the first real estate agent to sell a house in the new city. The cost for the two-bedroom town home in Waterview Cluster on Lake Anne was around \$28,000. Today, the town home would sell for well over \$400,000.

Vantage Hill Apartments built in 1966 were the first garden apartments in Reston. They were also the first apartments to offer three bedrooms, which opened Reston to many middle-income families. Situated on 15 acres, Vantage Hill has the largest percentage of acreage to number of units in Reston. Vantage Hill has 24 buildings with 152 units (32 with three bedrooms, 80 with two bedrooms, and 40 with one bedroom).

In 1984 Mr. Mittleman, the builder of Vantage Hill, sold the apartments to an investment group in Pennsylvania (PA Partnership). This partnership planned to sell the units individually as condominiums. Since the concept of condominiums was so new, only a small percentage of units were actually sold to live-in owners (several of those initial owners are still living here). A much larger percentage of the units were sold to local investment partnerships in groups of 10 or so units. The PA Partnership rented the remaining units as apartments.

Under this arrangement, the Vantage Hill Community fell to neglect, and the family atmosphere of the neighborhood deteriorated. The PA Partnership created a Vantage Hill Condominium Association, which they controlled. The homeowners had no real representation on the Board. In 1985, the PA Partnership began to sell individual units to live-in homeowners. After a certain percentage of units were sold, the homeowners created their own Vantage Hill Condominium Homeowners Association. Ron Cohen was the first President of this newly formed Association. The first Board of Directors had their hands full trying to merge this collage of homeowners and local investment groups into a cohesive working condominium association. During the "lean years" condominium funds were so tight that most of the work done around the Vantage Hill property was donated by the homeowners and the Board members, which included landscaping, planting, maintenance, repairs, etc.

The owners of the Vantage Hill Condominiums still had uphill battles to fight. The PA Partnership, which sold off their interests in Vantage Hill, fell short on their promises to correct some major problems with the buildings. After a lengthy and costly legal battle, the partnership was forced to compensate Vantage Hill for necessary property renovations and otherwise honor their original promises.

By 1990 the Vantage Hill Condominium Association was standing on considerably more stable financial ground. The last few years have seen many improvements in the Vantage Hill Condominium ranging from improved landscaping and care for the grounds to major expenditures for the roofs, the pool, pool house, and exterior painting.

The current owner occupant rate for Vantage Hill is 66 percent. Many new owners rent in the community before deciding to purchase, which is a good sign for our development.

The Board of Directors is very supportive of investor owners and fellow tenants as many of them are very active in community affairs.

How Vantage Hill Operates

The Board of Directors

The mission of the Board of Directors is to oversee the physical and financial welfare of the Vantage Hill Community. The Board of Directors for Vantage Hill consists of nine members. Each member must be a homeowner and is elected during the Annual Meeting in the fall of each year. Three members are elected to a three-year term each year, although some years we may elect more due to resignations. If you are interested in serving on the Board of Directors, please contact a current Board member as there may be openings to be filled prior to the Annual Meeting. Vantage Hill homeowners and/or residents are eligible to serve on the Board Committees. Board members receive no financial compensation for serving and contribute their time solely for the desire to ensure that Vantage Hill remains a wonderful place in which to live. For a list of Board members, please go to the Armstrong Connect web site.

Board Meetings

The Vantage Hill Board meetings are typically held the third Tuesday of each month (unless otherwise noted on your building's bulletin board). From year to year the location of the meeting may vary. For specific locations, a notice will be posted on each building's bulletin board. The

meetings are from 7:00 P.M. to 9:00 P.M. Resident owner forum to address owner concerns or guest speaker time is held at each meeting typically from 7:00 to 7:30 P.M. The Board of Directors serves the interests of owner occupants, tenants, and investor owners.

Annual Meeting

The Vantage Hill Annual Meeting is currently held the third Tuesday in October or as decided by the Board of Directors. The location and time is mailed in advance of the meeting to each owner of record. A ballot with candidates is made available at the meeting with the candidates for the three positions. The purpose of the Annual Meeting is to elect new Board Members, review the annual budget, and discuss the previous year's activities as well as advise owners of upcoming events. Only homeowners in good standing may vote at the annual meeting. All residents are encouraged to attend, and an owner forum is always held. If an owner is unable to attend the meeting, he/she may turn a proxy over to a Board member or a fellow owner to either vote for them or allow the proxy to count towards a quorum. Twenty-five percent of all owners need to attend the meeting or turn in a proxy for the meeting to be held. There have been some years that a quorum was not obtained, so the Board always appreciates those who turn in their proxies in advance of the meeting.

The Management Company

Armstrong Management Services, Inc. is the current management company contracted to oversee the Vantage Hill property, manage all the Association contracts and contractors, oversee compliance with the annual budget and reserve funds, manage day-to-day billing, and follow instructions of the Board of Directors. Ed Maltese is the Armstrong Senior Community Manager. He personally checks on the property frequently and attends each Board of Directors meeting. He can assist you with complaints or inquiries concerning the property. Mr. Maltese can be reached at 703 385 1133 or emaltese@armstrong.net.

Covenants Committee

The Covenants Committee is charged with promoting to the general welfare and safety of the community. The committee regulates the external appearance of the community and promotes harmony between residents. Any breach of the condominium governing documents or complaints will be the focus of the committee's actions. There are three members on the committee for a term of two years.



Finance Committee

The Finance Committee advises the Board on financial investments for the Vantage Hill replacement reserve account. Financial stability is crucial to condominium owners since all are co-owners of the Vantage Hill common property. The Vantage Hill Board of Directors is conservative with its investments and yet realizes that money must be put back into the property for maintenance and upgrades. Every five years, the Association conducts a review of the capital reserve account and examines the recommendations of the professional engineers that compile this report.



Grounds Committee

The Grounds Committee is charged with the task of planning maintenance and improvements to the entire grounds of Vantage Hill. This is no small task as the property covers over 15 acres. Vantage Hill is known as one of the premier communities in north Reston with its lush greenery, flower arrangements, and abundance of mature trees. Traditionally each spring a planting day is held that is very successful and results in a beautiful community that is the envy of Reston while the work is done by owner, tenant, and children volunteers with a social function held during the event; it is one of the highlights of the year.

General Resident information

Trash Pick up

Vantage Hill has scheduled trash pick up days two days a week (currently Tuesday and Friday). On trash day morning, you will notice the accumulated trash bags in certain curb locations throughout the community.

Trash should be placed in the trash rooms located in each building inside the laundry room (beyond the far door). Trash must be in tied plastic bags. As a courtesy to your neighbors, kitty litter, diapers, food items such as fish need to be double wrapped to avoid unseemly odors engulfing the entire building. Many families wait until the morning of trash day and then take such smelly trash directly to the curb, bypassing any possible odors from the trash room. This is particularly useful in the summer months

when heat and humidity can bring out the worst in a trash room. Large boxes should be broken down and placed in the trash room.



Large items (couches, chairs carpet etc.), should be placed at curbside for pick up each Friday before 11:30 A.M. Construction debris from renovations and/or appliances should be disposed of separately as the trash contractor cannot take these items.

In an effort to keep the community looking nice, the Board will hold a hearing and impose monetary penalties for trash set out at inappropriate times.



Recycling

Recycling of newspapers, aluminum cans and plastic bottles is definitely encouraged at Vantage Hill. Fairfax County requires all communities to recycle reusable trash. It is an environmentally sound for each family to engage in such an activity. Recycling bins for mixed paper, cardboard, metal cans, glass bottles/jars, #1 and #2 plastic, newspapers, and aluminum cans are located near the Vantage Hill entrance. Resident cooperation is essential to ensuring that Vantage Hill recycles appropriately.

Laundry Rooms

Each building at Vantage Hill has a laundry room with COINMACH coin operated washers and dryers. The machines digitally display the time left to completion. Additional drying time is available for extra coins. The machines provided are for residents and their guests only. There is a timer or motion activated light switch inside the laundry room door to conserve energy. The doors are designed to close by themselves. Please do not prop the doors open as this could create a fire hazard in the building.

There are also oversized machines in building 11604 for use in doing larger loads such as comforters or rugs. These machines are available to all residents.

As a courtesy to your neighbors, please remove clothing promptly from the washer and dryer. Setting the oven timer in your kitchen is a clever way to remind yourself when the laundry will be finished. Also please clean the dryer lint tray before each load of laundry; your clothes will dry faster.

To install an individual washer/dryer in your unit, the plan must be reviewed and approved by the Board of Directors. Only energy efficient models that do not require an external vent for the dryer and run on 110 volts electric will be considered; see policy resolution 2003-1 for details. There is an application process that must be followed and a fee. Owners are also solely responsible for the damages that the installation of a washer/dryer may cause to units below and/or common areas.

Parking

Each unit in Vantage Hill has one reserved parking space. If you do not know which one is assigned to your unit, contact Armstrong Management Services. Guests or other residents in your unit will have to use parking spaces labeled visitor or park along Vantage Hill Road (the state owned portion) where legally allowed; no parking is allowed in fire lanes--yellow curbs. While parking in a reserved space does not require a permit, parking in the guest spaces does require a permit. No permits are required for the five parking spaces near the pool or on the State owned Vantage Hill Road.

If you have the misfortune of someone parking in your reserved space, towing is available from the towing company noted on the bulletin board at the entrance of each building. The owner of the car being towed is responsible for the towing fee; however, the person placing the call is responsible for ensuring that he/she is the rightful person to have a car towed from the reserved space. You do need to be available to sign the tow ticket for the company to remove the car. It generally takes a towing company 45 minutes or more to arrive. Some residents choose to place a note on the car for a one-time event, but in no case should this be a routine occurrence.

Parking permits are available from Management once a lease is provided (for tenants) as well as a \$50 move in fee. This was implemented many years ago to offset costs related to touch up painting on entrance doors.

Any vehicle parked at Vantage Hill must display current state tags and inspection stickers. All new county residents must register their vehicles within 30 days both with the county and state. Please call Armstrong Management Services if you see unregistered or abandoned vehicles in the parking lot.

Police and Fire Assistance

The standard "911" number is for Emergency police, fire, or ambulance help. Non-emergency numbers can be found on the phone list.

Neighborhood Watch

Neighborhood Watch is a community based protection program. Police associations started it across the nation. As you are aware, the police cannot be everywhere. Neighborhood Watch involves members of the community walking the grounds in the evening, getting to know their neighbors, and in general, just being the eyes for the police. If something or someone suspicious appears, a simple phone call to the police is all that is asked. Anyone interested in participating in the neighborhood watch program can call Armstrong Management Services for the current neighborhood watch coordinator.

Voter Registration

When moving to Reston, your voting registration will need to be changed to this district. You may call the Fairfax County Electoral Board at 222-0776 or write to the Voter Registration Office, Suite 323, 12000 Government Center Parkway, Fairfax, VA 22035-0081 for information on how to register or change districts. You must be correctly registered at least 30 days prior to an election.

The Vantage Hill voting location is just around the corner at Lake Anne Elementary School, 11510 North Shore Drive, Reston.

Playground

The playground is located behind building 11606. In 1991 the playground was upgraded; however, in 2000 it was damaged by a tree and replaced again. Very young children need to be supervised when using the playground area. Please notify Fairfax County police in cases of vandalism or Armstrong Management Services for any needed repairs to equipment.

Swimming Pool

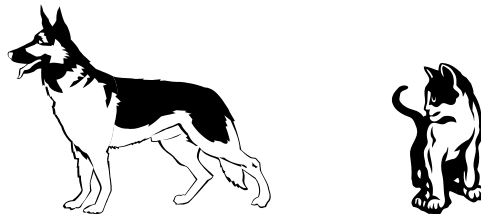
The Vantage Hill swimming pool has been a real asset to our community as well as surrounding communities. The pool is open to all residents of Vantage Hill that are members in good standing (condo fees are paid to date). Guest passes are also made available. Outside pool memberships are also made available to nearby residents. In some years the Association has partnered with the Reston Community Center to offer various levels of services to other Reston residents.

Grounds

Grounds maintenance and snow removal are provided by Vantage Hill for our property only. Parts of Vantage Hill Road and all of Wainwright Drive belong to Fairfax County / Virginia Department of Transportation and will be cleared of snow and then sanded or salted by them.

Vegetable gardens are not allowed because they attract ground hogs and other undesirable pests. If you wish to plant flowers, please contact the Grounds Committee for approval. For those interested in raising vegetables, the Reston Association rents garden plots.

If you want to plant flowers around your patio you should first contact the Grounds Committee. If the committee is unaware of the flowers/bushes you have planted and the landscapers cut them, you will not be reimbursed for any damages. A simple letter, fax, or email could save your plants.



Pets

VH residents love their pets; however, you are asked to follow some simple rules. There are designated pet walking areas on the islands between the parking lots. The perimeter of the property is also available. Please do not allow your dog to use the flowerbeds, bushes, etc. located throughout the general property. The Grounds Committee works very hard to beautify our property. Correcting the damage caused by pet droppings can be costly and time consuming.

Fairfax County law requires that all dogs be registered, vaccinated, and on a leash anytime they are outside. The County has also passed a law requiring owners to clean up after their pets, especially in dog walking areas. Please help keep the grounds clean by picking up after your pet!

The Association has installed several dog stations around Vantage Hill with scooper bags inside of them for resident use.

Pets are not allowed to be left tethered or fenced in anywhere at Vantage Hill. Pets are not to be left unattended on the balconies or patios.

Cats also need to be vaccinated. It is recommended that cats be spayed/neutered and kept inside. If your cat is allowed outside, please make sure it has a bell on its collar to warn birds and squirrels of its presence. Vantage Hill has a multitude of wonderful songbirds that nest throughout the year. They are just too tempting for most cats to resist. Please give the birds a warning and put a bell on your cat's collar.

Pets should not be allowed to run free in the hallways of the buildings.

Note: Antifreeze has a sweet taste and is both attractive and extremely toxic to dogs; don't let your dogs lick anything found in the parking areas.

Building Bulletin Boards

The bulletin board located inside the entrance to each building is for Vantage Hill business only. If you see flyers attached for personal or business concerns, please remove them promptly. Vantage Hill does not endorse any products or services, and door-to-door solicitation is not allowed.

Vantage Hill Newsletter

The Vantage Hill newsletter is produced periodically by the Board of Directors and provides timely information such as pool hours, air conditioning activation, etc. It is also a source of information for community activities such as the Vantage Hill Planting Day, Annual Party, etc.



Vantage Hill News on the Web

The Vantage Hill Website is www.vantagehill.com. This site is a work in progress and is tying information with the www.armstrongconnect.net site, which includes copies of governing documents, forms, and other useful information.

About Your Unit

Living in a condominium is different from living in a single-family dwelling or apartment. Many homeowners and renters need to know where the Vantage Hill responsibility ends and theirs begins. Generally if it is located

between your walls or serves only your unit, it is your (or your landlord's) responsibility.

Vantage Hill is responsible for the maintenance and improvement of the common areas such as:

- The outside portion of your building--roof, bricks, patios, balconies, etc.
- The shared inside portion of your building--stairwells, laundry and trash rooms, building facilities
- The grounds around the Vantage Hill community--sidewalks, parking lots, outside lighting, swimming pool

You – the homeowner or your landlord are responsible for the repair and maintenance of items located within your units such as:

- All appliances
- All electrical, telephone, and cable lines
- All floor coverings
- All paint/wallpaper
- All plumbing that serves a single unit
- Furnace and air conditioning equipment and related duct work



Plumbing

Living in an older community inherently provides challenges with plumbing issues with between unit leaks and common area leaks.

If you experience a leak from above (or your unit is leaking into the unit below), communication and cooperation are essential in promptly resolving the issue. In some cases, there can be a combination of problems that are common area and unit owner responsibility.

If you are performing improvements, repairs, or modifications to your home that may require a water shut off, this must be scheduled in advance with Armstrong Management Services. Typically water will not be shut off before 9 A.M. or after 3 P.M. in an effort to minimize disruptions to your fellow residents.

Heating and Air Conditioning

Heat is available in your unit year round. If the air conditioning has been activated, you will need to adjust the thermostat from cool to the off

position briefly before turning it to heat. A certified inspector must inspect your furnace on an annual basis. Armstrong Management Services will mail the necessary form, which must be completed and returned by December 31. A fine will be imposed if the form is not forwarded to Armstrong Management Services. The inspection is a safety measure for Vantage Hill residents.

The air conditioning is activated by Reston Lake Anne Air Conditioning (RELAC) during the first part of May and is terminated the end of September.

Balcony and Patio use

Repair and maintenance of the balconies and patios are the responsibility of Vantage Hill. If you see cracks or water damage to yours, please contact Armstrong Management Services. Use of these areas is limited to patio furniture, planters, etc. Items such as motorcycles, indoor furniture, and trash of any kind are not allowed to be stored on them.

All units have storage rooms off the balcony/patio for your individual storage needs.

The furnace room cannot be used for storage. This misuse creates a fire and safety hazard for the entire building. If you know of someone using his or her furnace room for storage, contact Armstrong Management Services immediately.

Carpeting and Furnishings

All units, except ground level, are required to have 80 percent of their floors covered by carpet and padding. This rule is in place to provide as much sound barrier as possible between the individual units. If you feel this rule is being violated, contact Armstrong Management Services, and the unit will be inspected.



Consideration is the number one key to condominium living. Please keep TV's, stereos, radios, etc. off the floor so the sound will not carry directly to your neighbor's unit. Please notice the hour of the day or night before you increase the volume of these devices.

Window shades or draperies are required on all windows. Sheet covered and bare windows are not permitted. Any window treatments must be white or off white. Sheets, flags, newspapers, and other such inappropriate coverings are not permitted.

Waterbeds are not allowed.

Noise

Fairfax County law prohibits excessive noise after 11:00 P.M. or before 8:00 A.M. Dishwashers, laundry facilities, and vacuums should be avoided after 9:00 P.M. If you have excessive noise problems and are unable to resolve them yourself with your neighbor, contact the Fairfax County Police non-emergency number. If problems persist, contact Armstrong Management Services; a hearing can be set up with both owners/residents in attendance at a meeting of the Board of Directors.

Businesses

Small businesses operated out of your condo are not allowed at Vantage Hill (i.e. daycare, retail stores, etc.). Vantage Hill is a residential community. Commercial vendors or clients entering the area are too disruptive to the community and are not allowed. Commercial vehicles are not allowed to park on the property.

Pest Management

Vantage Hill has contracted with Bob's Pest Control for bug spraying on an Integrated Pest Management basis, which uses minimal amounts of chemicals whenever possible. Spraying includes treatment for roaches, spiders, crickets, ants, carpenter ants or bees, termites, and other insects. Flea spraying is not included and is the responsibility of the owner or tenant. Armstrong Management Services should be notified to schedule an appointment.



Maintenance and Emergency Repairs

General repairs inside your unit are the owner/tenant responsibility. If you have an emergency such as a water pipe break, please contact Armstrong Management Services. If the problem occurs after regular office hours, contact Armstrong Management Services, and the on-call manager will respond appropriately. During a between unit leak, one of the first things to do is to go upstairs and see if the residents are home. If they have had a problem, they may not be aware that a component below is leaking.

If the problem is caused by something inside your unit, you are responsible for the cost of repairs. If the problem is caused by a common area component, then Vantage Hill will be responsible for the repairs to the leaking component.

It cannot be over emphasized that all owners and tenants should have homeowner insurance or renters insurance to cover their personal property, the insurance deductible (which is \$2,500), and relocation expenses in the event of a major loss. Please consult with your insurance agent or contact the Association's agent, Brent Lucas, for Nationwide Insurance at 703 779 0111.

Mailboxes

The mailboxes are located at the entrance to each building. The Association replaced these in 2004. The lock to your individual mailbox is an owner responsibility. If you lose a key, you should contact a locksmith.

Storage Areas

The only storage area provided each unit is the storage room off your balcony or patio. The hall and stairways are not for storage. Items blocking these exit paths could cause a safety hazard during an emergency. Items left unattended in these areas will be taken away.

Cable TV

Comcast and Verizon handle Cable TV.

FIOS

Verizon has scheduled the installation of FIOS cable by the end of summer 2009.

Satellite Dishes

The Association will consider the installation of a satellite TV on the roof under very strict limits. The installation must be on a freestanding mount and must be supervised by on-site personnel. An application is required for installing any dish.

At no time may a resident or contractor go on the roof unaccompanied or unscheduled.

Grills

Charcoal, mesquite, gas, smokers, etc. are all prohibited. These restrictions are in place for two reasons:

- 1) There is a danger of fire getting out of control and spreading to the entire building and surrounding buildings.**
- 2) The smoke given off by these devices can be disturbing, harmful, and even fatal if smoke is built up in your neighbor's unit without your knowledge.**

If you witness anyone violating this rule, please contact the police / fire emergency number. This is a serious offense and is punishable by fees from Vantage Hill as well as a fine by the Fairfax County Fire Marshal of up to \$1,000.

Electric grills are permitted on the balconies and patios as long as they are used according to manufacturer instructions. They cannot be left unattended or create a nuisance for neighbors with excessive smoke.

Also, Vantage Hill has seven charcoal grills in the common areas for use by all residents.