



Welcome
to our *Neighborhood*





On behalf of the Balmoral Greens Homeowners Association, it is our pleasure to welcome you to the Balmoral Greens neighborhood. We hope you will make a wonderful home here. Please take the time to get to know the history of the neighborhood and surrounding areas (there's lots of Civil War history nearby). Clifton Village is a beautiful and historic town full of interesting places and sights, such as restaurants, a famous general store, our own friendly post office, gift shops, a craft beer & wine shop, café, ice cream shop, spa and salon, dry cleaners, and much more. Clifton also hosts a number of events throughout the year (including walking tours, car shows, etc.), about which the Communications Committee will notify you, so you can take advantage of them.



We have put together a wealth of information and tools for your use on the Balmoral Greens website, such as:

◇ Digital resident directory



- ◇ Up-to-date scrolling alerts banner
- ◇ Calendar of social and local events and other notices
- ◇ Official HOA contacts, information, forms, and other documents
- ◇ Non-emergency contacts including Fairfax Police, neighborhood pet sitters and babysitters, Fairfax County Animal Control, and the Virginia Regional Game Warden.



Registrants of our website also receive periodic emails from the HOA informing them of local weather and safety matters and important announcements. We aspire for the website to be the key communication tool for Balmoral residents, and we highly recommend registering as soon as possible upon move-in.

Additionally, consider meeting your neighbors as soon as possible. If they don't



visit and introduce themselves after you move in, please take the initiative to do so. Urge them, as part of your relationship, to reach out to you as a new resident in the event you end up doing anything that might run counter to the HOA's

rules, including HOA architectural covenants. In this way, you can avoid misunderstandings and any potentially uncomfortable relationships. In the unfortunate event you anticipate an issue with a neighbor may be brewing, please take the time to talk to them about it.

Don't simply report a potential covenant violation or call someone on the Board or a Committee to complain. We live in a happy neighborhood, and we would like to keep it that way.





Speaking of being a good neighbor, please bring in your trash bins as soon as possible after they have been emptied. Also, please only put them out the night before pickup (Monday and Thursday nights) and try not to block anyone's mail box in the



process. Regarding parking, although it is not illegal, try not to regularly park on the streets, as it can reduce the attractiveness of the neighborhood. If you're planning an event or party, please let your neighbors know ahead of time if possible. There is no parking on the pipe stems except in emergency situations.

Once again, welcome to our neighborhood. We are truly excited to have you as a resident of Balmoral Greens and hope you enjoy building your new home here. Please do not hesitate to ask any of us for help during your transition, and we look forward to seeing you around.

Sincerely,

The Balmoral Greens

Homeowners Association

What is Can Be Found and Done on the Balmoral website?

Alerts banner—top of the Home page—continuous scroll of

- ◇ Latest HOA news
- ◇ Event notices

Home

- ◇ Login with Secure Password
- ◇ Sign Up
- ◇ Forgot Your password

About Us

- ◇ Welcome
- ◇ Our History
- ◇ Location and Map
- ◇ Town of Clifton
- ◇ Local Pubic Schools
- ◇ Ordering Disclosure Documents
- ◇ Welcome Committee Sponsors

Contacts

- ◇ Emergency Contacts
- ◇ Community Management Company (public)
- ◇ Board of Directors
- ◇ Trash & Recycling
- ◇ Ask the Balmoral Board

Stay Connected

- ◇ Resident Directory
- ◇ Broadcast News & Announcements
- ◇ Calendar
- ◇ Committees & Contacts
- ◇ Photo Gallery
- ◇ Safety & Security
- ◇ Volunteer Opportunities
- ◇ Historic List of Presidents & Directors

Resident Services

- ◇ Resident services Overview
- ◇ Make Dues Payment
- ◇ Dues FAQs
- ◇ Service Providers
- ◇ Sitters for kids and pets
- ◇ Veterinary Services
- ◇ Association Terminology
- ◇ General FAQs

Forms and Resource Center (About 130 pdf documents—select examples)

- ◇ Annual Meetings & Election Information
- ◇ Architectural Review Guidelines & Applications
- ◇ HOA Newsletters
- ◇ Events Documentation
- ◇ Governing Documents
- ◇ Minutes of Board Meetings (Resolutions, Budgets, etc.)
- ◇ HOA organizational information

For other questions, contact: BGHOAcomm@balmoralgreens.org

Balmoral Greens Welcome Committee

Please contact us any time with any questions.

Michael Flecker (Chairman)

- ◇ (310) 999-5557
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Kristin Barrette

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Balmoral Greens HOA

Community Directory/Website Registration Sheet

As a Balmoral resident, I/we request access to the Balmoral HOA website and want to receive the HOA's broadcast e-mail communications. I understand that I can register online at www.balmoralgreens.org under the HOME tab, or I can submit this completed form or its email equivalent to our Communications Committee at BGHOAcomm@balmoralgreens.org. Having given my authorization, I/we will be given login access to the website and will participate in the digital communications program. I/we agree to the terms of the site usage, including that you may print out contact details in the HOA's online and hard copy Directory.

Residents can participate without publicly listing certain contact details, but one must instruct the HOA accordingly. For questions, ask one of our resident contacts noted below.

The data provided will be maintained in a digital file used exclusively by the HOA, and the e-mail addresses that you provide will support website access and circulation of broadcast messages. The information will not be released or sold for other purposes. Please promptly advise us of any changes in your personal information, so that our records will remain up to date. Send data changes or question to our Communications Committee via BGHOAcomm@balmoralgreens.org.

Many Balmoral households register two adult residents to receive broadcast notices. To do so, you must list individual names below and provide separate e-mail addresses.

** Data is required to receive broadcast communications.*

***Adults' Name (Last, First):**

***E-mail:**

Cell Phone #:

1) _____

2) _____

Street Address: _____

Home Phone: _____

Emergency Contact (optional): Name/Phone/Relationship to Home Owner

Thank you for your interest. This completed authorization form may be given to a member of the HOA's Welcome Committee, emailed to BGHOAcomm@balmoralgreens.org, or given to one of the Communications Committee members noted below:

George Ax, Committee Member, 7515 Tutley Terrace, gax@cox.net

Kim Yates, Committee Chairwoman, 7512 Weymouth Hill Road, kyats@ychlaw.com

HOA Covenants and Rules Reminder

In an effort to minimize the number of Architectural Review Committee covenants/rules violations in Balmoral, this reminder message is broadcast to all residents for the good of the community.

A big part of the job performed by the Board of Directors for the Balmoral Greens Homeowners Association (BGHOA) is ensuring that Balmoral remains an attractive place to live and that property values are not diminished due to a lack of maintenance. Our covenants, bylaws, and rules exist for this very reason, and it is everyone's responsibility in our community to ensure we adhere to them.

The BGHOA Board is supported by a covenants committee (i.e., the Architectural Review Committee or ARC), which regulates, monitors, and approves matters of design and upkeep. If you are considering any form of construction or alteration to your property, you should consult one of the members of the ARC to help you better understand our guidelines and determine if you need to submit an alterations application for approval. **Please do not make any financial commitments to a project before applying and receiving project approval from the BGHOA.**

Every Balmoral homeowner was provided a full copy of the BGHOA covenants and guidelines as part of the Association Disclosure Packet you received when you purchased your home. During your settlement proceedings, owners signed a legal document stating that you agree to abide by the covenants as a condition of home ownership in Balmoral.

BGHOA architectural review information (including applications and ARC member contact information) is available on our website under the Forms & Resources Center.

Of course, covenant/rule disputes or violations often add the challenge of potentially damaging neighbor relationships. The applicant (or violator) can become emotional about the decision or enforcement action being taken, while a neighbor can become just as emotional about a lack of enforcement action. No one feels good about disputes, especially ones involving enforcement. The way to avoid this is for everyone to understand and play by the rules.

Our BGHOA Board and ARC sincerely appreciate that the vast majority of our association's members are good neighbors who adhere to our covenants, take care of their property, and have good intentions. Again, preserving property values by maintaining the appearance of our homes is a goal shared by all in the community and effective covenant enforcement preserves those values accordingly.

Balmoral Communications Committee – 2019

The Washington Post

Big history in little Clifton, Va.

By Stephanie Kanowitz December 1, 2016



Main Street Pub in Clifton, Va., is a converted Texaco station. The small town has a big Civil War footprint. (Yacouba Tanou)

Virginia was a Confederate stronghold during the Civil War, but an area in the northern part of the state became a place for the Union Army to rest and refuel. Later, in 1902, that area became the town of Clifton.

Today Clifton is a popular destination for foodies, history buffs and nature lovers. You can cover a day's meals and years of history during a stroll along the quarter-square-mile town's Main Street.

Start with bacon and eggs at Main Street Pub in a converted Texaco station. Then grab a crepe at the Clifton Cafe, where the staff says Erin's Eclectic Berry is a favorite. Top those off with chef Jon Cropf's New Zealand venison with chestnuts, smoked barley,

The Washington Post

kale and huckleberry, at Trummer's on Main. "It has all those fall and winter flavors," said Cropf, who took over the kitchen in late September and changes the menu every few weeks.

In between meals, check out the great history. Many of the homes, especially in the historic district, date to the 1800s, a testament to strict regulations honoring the town's place on the National Register of Historic Places.

Next year look out for the Holiday House tour, where for an afternoon several homes are open for viewing. (It was Saturday.) Two other sites usually closed to the public are also on the tour: Clifton Primitive Baptist Church, where freed slaves could worship, and the Southern Railway Caboose.

Next to the train tracks that run through Clifton, the caboose marks where Devereux Station stood on the Orange and Alexandria Railroad as the Union's southernmost point from the early 1860s to 1868. Then it became a passenger stop, called Clifton Station, and put the town on the map.

Finally, walk the trails of the 20-acre Webb Nature Sanctuary. The park features a small stream, orchids and a lot of quiet. Or try Randolph Buckley Park — also known as 8-Acre Park — where Clifton resident M.D. Stoney was headed with her dog recently. "It's pretty. You see deer and wild turkey out there," she said.

Thrill-seekers might prefer Adventure Links at Hemlock Overlook Regional Park, which has rope courses and a 300-foot zip line for groups with reservations.

The Washington Post

A sweet little Virginia pub that refuses to close when a big snowstorm hits

By Pamela Constable January 23, 2016



As news about the winter storm plays on the television, patrons socialize at the Main Street Pub on Friday in Clifton, Va. (Pete Marovich/For The Washington Post)

At 10 p.m. Friday, architect Jerry Yantis and his buddies were still nursing their last beers at the Main Street Pub in Clifton, Va., howling and high-fiving as they recounted a night of joy-riding on sleds towed by a truck in 2010, the last time it really snowed in this tiny historic village.

By 10 a.m. Saturday, Kevin Hutto, 55, a financial planner, was having steak and eggs at the bar. He had just brought over his snow-blower to clear a space outside the front door, where a chalk-board said “BLIZZARD” and noted that on this date in 1981, John Lennon and Yoko Ono were on the cover of Rolling Stone.

The Washington Post

The owners of the pub, a lively watering hole and general store in a converted Texaco station, had vowed to remain open all weekend as long as the power didn't fail. On Friday night, they left pitchers of hot coffee on the porch for the snowplow drivers whose trucks rumbled by every half-hour or so.

As the snow kept falling, the customers kept coming, many of them walking from home in the woodsy area of winding roads, horse pastures and country houses tucked in a corner of southwestern Fairfax County. Almost all were regulars, and many were characters, too.



With a winter storm on the way, patrons socialize at the Main Street Pub on Friday in Clifton, Va. (Pete Marovich/For The Washington Post)

On Friday night, the mood grew increasingly boisterous as the snow intensified and more hardy souls arrived. Yantis and his friends, all middle-aged family men, gleefully relived their sledding exploits on that one crazy night. Doug Fourney, 61, a retired engineer, ordered a drink named for him, with lemonade and two shots of vodka.

The Washington Post

“This is the hub and the heart of Clifton,” Fourney said. “Everyone here knows each other. Everyone here helps each other. Everyone knows what you like to order. And they even have a drink called ‘The Dougie.’ ”

Pub owner Judy McNamara, 64, was determined not to miss the fun. Instead of commuting from Arlington, she packed an overnight bag and wangled places to stay with friends in exchange for nips from a special bottle of whisky. After a late-night escape Friday involving lost keys, security alarms and police cars, she was back at the pub first thing Saturday.



With a winter storm on the way, patrons Andy Melton, 59, and his wife, Sherrie, 58, (left and center) talk with Matt Filipowicz, 48, and his wife, Margot, 42, at the Main Street Pub on Friday in Clifton, Va. (Pete Marovich/For The Washington Post)

The Washington Post

“Welcome to all the brave souls that came out,” McNamara called from the kitchen to a swelling brunch crowd that included three snowplow drivers, a family with three bundled-up kids, and a couple who had stayed Friday night until last call.

“You know us,” she reassured everyone. “As long as we have electricity, we’ll still be here.”

The rest of the town — official population less than 300, but bustling with tourists on most weekends and holidays — was dead quiet and thickly blanketed with white. Even the annual Christmas tree bonfire had been canceled. But the pub’s phone kept ringing, and bartender Brigitte Keen, 24, kept encouraging people to make the trip.

“If you can get out of your driveway, we’ll see you soon,” she said cheerily to one caller. The bar featured winter drinks including an Irish whisky toddy. On the wall, a giant screen showed monster drifts and driving winds across the D.C. region, and an announcer solemnly warned people to stay home and safe.

Customers shared snow sagas and winter woes. Jeff Van Allen had tested his brand new Toyota 4-Runner and reached the pub without incident. Carlos Palomino, 55, who has been plowing Virginia roads for 30 years, said the trick was to be “patient, precise and stay alert. But the main thing is that you have to love the snow.”

Right behind him came Dawn Van Dyke and Bryan Taylor, pink and perspiring as they peeled off mittens, hats, scarves and layers of wool. They had walked half a mile from home after shoveling out their goat pen. Van Dyke, 33, who works for a health-care nonprofit, was not enthralled with the weather.

“I hate winter. I want to be inside eating chocolate chip cookies,” she said, and then compromised and ordered a beer. She said she and Taylor moved from Arlington in 2012, in part because “it’s also a community where you can walk to a pub Even in a snowstorm.”

The Washington Post

Neighborhood profile: Balmoral Greens

By Cheryl A. Kenny June 19, 2013



Todd Timm built this 12,000 square-foot Greek Revival home in Balmoral... (Cheryl A. Kenny FTWP/PHOTO...)

What to do with human bones predating the Civil War was an agenda item for Balmoral Greens' homeowners association last year.

The lush, historically rich community in Clifton, Va., has several small, old cemeteries dotting its green common areas. When a large tree fell in one of them, unearthing the remains, the problem arose.

"We decided to go all the way and do re-interment," said Todd Timm, 51, an architect and Balmoral's HOA president. With assistance from Fairfax County and Smithsonian Institution experts, the remains were exhumed and the deceased was identified as Mr. Melvin, a free black man from the pre-Civil War period. "Now we're waiting on a minister to commit the burial," Timm said.

In addition to its Civil War connections — there are old battle trenches in and near the neighborhood — Balmoral is uniquely linked to the national anti-vice movement of the early 1900s. The neighborhood was part of Ivakota Farm, a Progressive Era reform

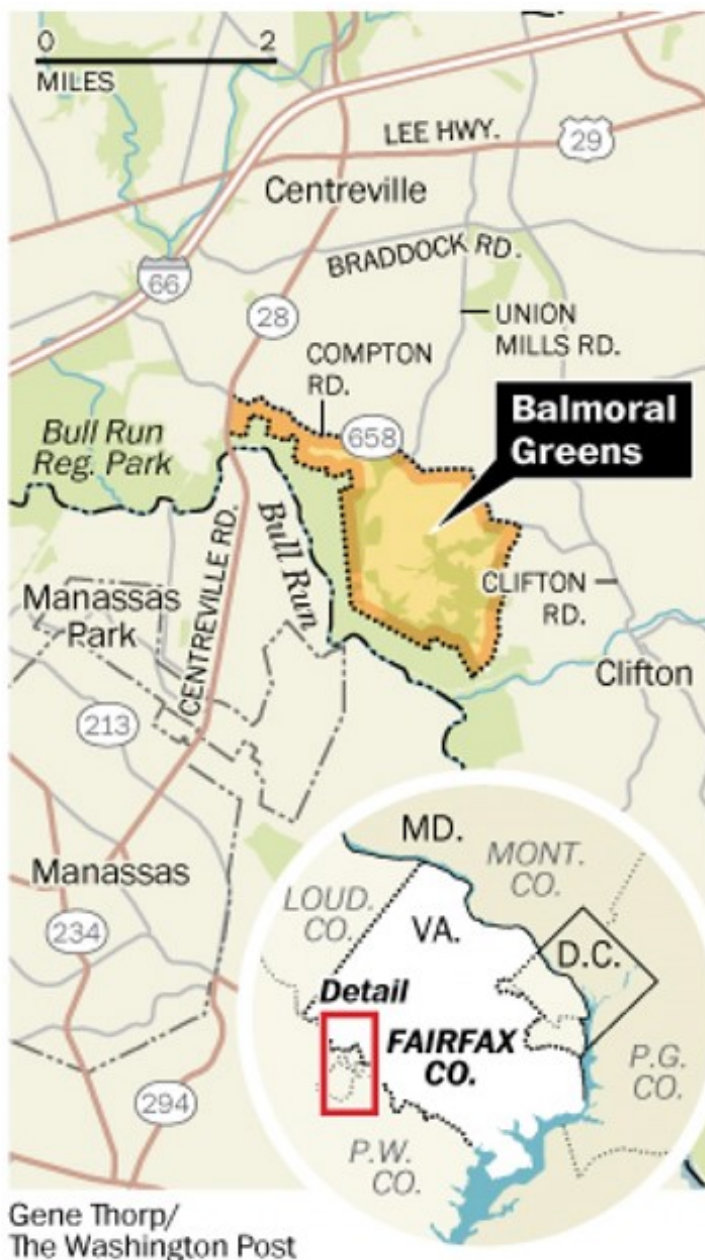
The Washington Post

school and home for unwed mothers and their children. From 1915 to 1925, the compound, which served more than 1,100 women, was headed by prominent anti-vice leader Kate Waller Barrett, president of the National Florence Crittenton Mission. The farm was also used by other charities until it was sold in 1962. In 2007, with approval from Fairfax County, a historic marker relating that history was placed in the community.

“When people move in here, they see the beauty, the wooded, parklike setting, the old-

growth forests . . . that’s what brings them,” Timm said. “Then they do research and discover the history of this community and it brings a sense of community pride.” Most of the 180-home community of primarily Colonial, French-country and international-style houses was built between 1996 and 2002. Timm, an original owner, designed and built his 12,000 - square-foot Greek Revival home on a 2.6-acre property in the community’s “estate” section, which includes lots of mostly two to eight acres. The “executive” section, encompassing about 70 percent of the neighborhood’s 1,000-plus acres, has smaller lots, generally one to 1.5 acres.

Close ties: “There’s no gathering place here, so neighbors take the initiative to get together socially,” Timm said. “That bonds people even more — it forces them to go out



Gene Thorp/
The Washington Post

The Washington Post

and knock on doors and form a community.” The approach seems to work: Timm said social activities, often publicized or supported by the HOA include progressive dinners, fall picnics and turkey trots, and wine, book and bunco clubs.

Christine Krstolic, 41, had concerns about forging community ties in a neighborhood with homes so far apart when she moved to Balmoral with her husband, Matt, 38, a construction project manager, and their three young children, in December 2012.

“We lived in [nearby] Little Rocky Run, a great family neighborhood with pools and playgrounds, for eight years, and felt we needed not just a bigger house but more land,” said Krstolic, an at-home mom. “There are little things you think you’re losing when you move from that type of neighborhood to one like this. But you don’t. We do know our neighbors here. Yesterday, we literally borrowed ketchup from the family with six kids that lives across the street.”

Recreation: Balmoral’s sylvan setting includes natural ponds, a creek, horse and multi-purpose trails, and acres of woods and parkland. Westfields Golf Club adjoins its northwestern border.

“We can walk down the road to a trail to Bull Run [Regional Park], and to Hemlock [Overlook Regional] Park,” said Krstolic, noting that she often sees neighbors on the trails. “And there are horse farms nearby. . . . The kids love to walk down to visit the horses.”

A favorite family trek is hiking to Clifton’s historic old town. “It’s less than 30 minutes walking with three kids,” Krstolic said. “We have lunch at the [Main Street] pub and then we get ice cream at Peterson’s. You see a lot of people from the neighborhood there.”

Schools: Union Mill and Fairview elementary, Liberty and Robinson middle, and Centreville and Robinson high.

The Washington Post

Living there: The neighborhood is bordered, roughly, by Compton Road to the north, Balmoral Forest Road to the east, and Bull Run Regional Park to the south and west.

From May 2012 through May 2013, 10 homes sold, at prices from \$800,000 to \$1.245 million, said Lisa Clayborne, a real estate agent with Long & Foster.

One contract is pending, at \$1.375 million, and three homes are on the market, for \$940,000, \$965,000 and \$1.165 million.

HOA dues, which cover trash service, community management and maintenance of common green space, are \$160 a quarter.

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The nearest grocery store is four miles away, but it takes only 10 minutes to get there because there's no traffic, residents say.

Buses run from the Stringfellow Road Park and Ride to the Vienna Metro station. There is VRE commuter rail service to Washington from the Burke Centre station.