

Deer Run Crossing Homeowners' Association
P.O. Box 10353
Alexandria, VA 22310

June 30, 2010

Dear Neighbor:

The exterior of all units in Deer Run Crossing was inspected by members of the Homeowners' Association Board of Directors in May of 2010. Overall, we were pleased with the general upkeep of the properties. Discrepancies specific to your property will be listed at the end of this letter, but there were a number of issues which applied to a majority of units and those will be detailed below for the benefit of all owners:

- Poor condition of siding, trim panels and trim boards. Many homes had sections of siding, trim panels or trim boards which showed signs of rot, splintering, blistering and buckling. All such pieces need to be replaced. While plain plywood for trim panels is currently not prohibited, in general its appearance was worse than the "bead board" panels used in other homes. At any rate, all panels should be consistent throughout a home.
- Homes in need of painting. Many homes either need to be repainted now, or will require this in the near future. The Operations Manual requires repainting at least every six years, although some homes may require this more frequently.
- Unauthorized colors for trim panels and doors. The only authorized colors are listed in the Operations Manual. Note that only *Olympic* brand paints and stains are authorized. Please note that the panels below the windows ("window boxes") should be an approved accent color, and not the same color as the trim.
- Fences in need of cleaning, repair and/or repainting. New fences are to be painted within six months of installation.
- Evidence of blown seals in windows (results in a cloudy appearance). Also noted were torn screens.
- Wing caps in need of sanding and repainting

Some things that we as inspectors were able to see were only because we could see from afar what you might not notice from up-close. As an example, there are certain things (such as chimneys) that you might only see when standing several feet behind your fence. It is recommended that you periodically look at your home from the street or from as far behind your home as you can position yourself so that you can get a better idea of its overall material condition.

Please help yourself, your neighbors and Deer Run Crossing by promptly correcting the deficiencies noted. We do recognize that some deficiencies are expensive to fix but we ask that you make plans to take needed actions as soon as possible. The appearance of your home has a direct correlation to its property value as well as that of neighboring properties. Also, in many cases, costs will escalate if you delay the repair, either due to inflation or the condition worsening. If you have any questions, desire further explanation of deficiencies or would like the names of any contractors, please contact any member of the Board, Kirk Stewart at 6902, Faviola Donato-Galindo at 6870, Michael Mohr at 4708 or Terry Foreman at 6804.

In many cases, deficiencies previously noted in annual inspections still have not been addressed. In addition, the condition of many of the units used as rental properties was sub-par. Owners of rental units and their tenants are still responsible for maintaining the unit in accordance with the By-Laws.

Please be advised that in cases where repairs are not made in a reasonable time frame, the Board has the option of contracting any needed repairs at your expense. The Board has, thankfully, never had to exercise this provision. Refer to your By-Laws for details on this authority.

For the Board,

Bryan Ault
President
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Enclosure: Property Specific Listing of Discrepancies