

Upcoming Landscape Architecture Review Committee (LARC) Inspections

Spring is finally here and its that time of year again where the Governors Grove Homeowners Association conducts inspections of all homes to ensure everyone is adhering to the bylaws and maintaining our community as one of the best in the northern Virginia area. This year, the HOA has decided that we will be utilizing trained inspectors from our property management association, First Service Residential, to conduct the inspections. The inspections are scheduled to begin in early June. For a moderate cost, we anticipate this new procedure will provide a more fair and consistent inspection process for everyone. It will also enable the HOA to expedite the sometimes challenging follow-on inspection process and to address any violations in a more equitable manner.

In order to prepare for the inspections, it may be helpful to review the following issues that have been identified as consistently common violations over the last several years;

- Rake boards and eaves have chipping paint/exposed wood, wood rot and require repair and/or painting. Since these are located at the uppermost portion of most homes, painters oftentimes neglect to paint these wood trims out of convenience or neglect.
- Bump out windows and bay windows have chipping paint/exposed or wood rot and need repair and/or painting
- Wood trim around windows has chipping paint/wood rot and needs repair or replacement and/or painting
- Lamp posts need painting and light bulb needs to be working at night
- Weeds in front and rear of house
- Decks and fences need powerwashing, repair and/or weather stained
- Front stairs need to be powerwashed
- Iron rails on stairs should be painted with no visible rust. Rust stains on stairs should be kept to a minimum
- Driveways need cracks repaired or need to be resealed.
- Garbage bin doors need to be powerwashed and/or weather treated with stain.
- Trash and debris cannot be left outside, to include garbage and recycling bins on non-trash days.
- Vinyl siding needs to have mold removed.

This list, although helpful, is not all inclusive. It is expected that owners inspect their property on a frequent basis and address routine maintenance issues when they become noticeable. If you have any questions or suggestions, please feel free to contact the LARC at larc@governorsgrovehoa.com