

Chaplin Woods Homeowners Association Inc.

P.O. Box 63641, Washington D.C. 20029-3641 Email: board@chaplinwoods.org
Tel: (202) 558-5284

2011 Inspection Report

Dear homeowners,

If your house number is listed below then you have 30 days to make the necessary corrective actions in order to waive the imposition of fines. The fines begin to accrue today August 2, 2011.

The following houses have been observed as not being in compliance with the esthetic and architectural standards of the Chaplin Woods Homeowners Association:

4846

Screen/security door does **NOT** conform to the proper color code.
Telephone cable **NOT** properly routed, needs to be concealed.
Cable to second floor **NOT** properly routed.

4840

Front windows screen material needs to be replaced
Rear light fixture missing.

4838

Hose in flower bed. Coordination needed with the Board on a suitable hose pot/holder for that location.

4826

Cable **improperly** routed and **unattached** in rear of house
Cables **improperly** routed in front of house.

4822***

Oil leak from car in parking lot. **Immediate** cleanup is necessary.

4818

Broken rear exhaust vent cap. Vent cap needs to be either repaired or replaced.

4816

Trim below window has **separated** from house. Repair needed

4812

Cables running across vinyl siding without appropriate cover, Cable from dish **NOT** properly attached.

4808

Cables **NOT** properly secured to the house in the rear.

4804

Cable leading to the second floor at the front of the house **NOT** properly routed and fastened to the house.

4800

Cables **NOT** properly secured to the house in the rear.

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What homeowners should know

Oil leaks* (30 day grace period does not apply)**

This is considered not just a violation, but a hazardous situation that needs to be fixed **IMMEDIATELY, or the Board will perform the necessary cleanup at the homeowner's expense.**

Exterior cabling/wiring

Homeowners who have cables installed over vinyl siding need to be aware of the HOA's standards governing the installation of exterior cables. Please note that these standards are based on industry best practices which are familiar to any professional cable installer or journeyman. Please refer to the illustrations on the page 3 as a reference.

Cables should not run vertically where visible across horizontally installed siding. In the event that such a situation is unavoidable, then the run should be as short as possible, and a cable cover of similar color to the siding **MUST** be installed over the installed cable(s). See Figure 3.

Single cables can be installed under siding in the area between the house sheathing and the siding panel projection. See Figures 1 and 2. If the cable thickness is quite small, then it may be also possible to staple the cable just above the nail flange of the siding.

Horizontally run cables leading to a penetration in the siding must be attach below the butt of the siding using clips, **NOT** nails. Clips prevent corrosion and preserve the integrity of the siding. Clips should be placed at a spacing that prevents cable sag.

It is a lot easier to seek guidance before installing exterior cables, than to redo an installation that does not meet the standards of the HOA.

Window Screens

Screens should be repaired/replaced if frayed or torn.

Garden Hoses

The Board has been working with homeowners on an individual basis to eliminate garden hoses in the flower beds. The Board underwrites the cost of the pot/holder based on consultation with the homeowner. Of course the hose holder remains the property of the HOA.

Appeal

Homeowners have the right to immediately challenge in writing any violation that has been indicated. This appeal will be presented to a special session of the Board. This appeal should be presented within seven days of this report.