



To: All Kirkpatrick Farms Community Association Owners and Residents
From: Chante Miller, On-Site Community Manager
Date: March 10, 2025
Subject: Architectural Inspection for Routine/Needed Repairs

With spring hopefully around the corner, the Association will be conducting its annual home inspections.

Just as homeowners are responsible for maintaining their properties, the Association must also keep up the common areas. As part of the second phase of the Braddock Road improvements, we have contracted to install irrigation and new plant material along the Braddock Road fence. Additionally, we've recently repainted and recarpeted the clubhouse—if you haven't seen it yet, stop by! We have also replaced two club room doors for easier use during rentals.

Other upcoming projects include:

- **Playground updates** – Currently in the bidding process.
- **Pool enhancements** – New umbrellas will be purchased, and Crystal Aquatics will be installing a shade structure.

During our exterior inspections of homes and townhomes, we will be looking for maintenance issues, including but not limited to:

- **Trash bins** stored outside in plain sight.
- **Missing shutters** (especially after the recent heavy winds).
- **Peeling or faded paint** on shutters, doors, or wood surfaces. If you need the community color palette, it's available on the clubhouse bulletin board and at www.kirkpatrickfarms.com.
- **Fencing issues**, such as broken or warped boards, or fences requiring re-staining in the correct color.
- **Landscaping concerns**, including overgrown, weedy, or unkempt foundation plant beds, as well as dead or partially dead plants.
- **Vegetation growing** along fences or homes.
- **Lawn maintenance**, including mowing (lawns should be cut at least every 10 days during the growing season), trimming around structures, and managing weedy lawns.
- **Construction materials** should not be stored on common areas, nor should any debris or materials be dumped there.

Homeowners receiving a citation must take corrective action immediately for simple issues such as trash can storage or lawn maintenance. For more complex issues that require ordering materials or securing a contractor, we understand it may take 30 days or more to resolve.

- If you disagree with a citation, please contact the on-site office to discuss it.
- Photos will be included with citation letters for clarity.
- When you receive a notice, please address the issue within the stated timeframe. If there is a delay (e.g., waiting on a shutter order), providing a signed contract or order form will help us track progress.
- Please do not wait for a second letter or a hearing notice before addressing the matter. Open communication can help resolve issues smoothly.

If you haven't already, sign up for the **CINC app**, where you can:


- Respond directly to citations.
- Provide updates and upload photos showing compliance.



Many homes have not been repainted in years and may need attention. Kirkpatrick Farms uses **McCormick Colonial colors** for exterior paint. If you are repainting with the same color, no approval is needed. However, if you wish to change colors, you must submit an application to the **Architectural Review Committee** to maintain a cohesive look (e.g., avoiding three red houses in a row).


Thank you for helping us keep Kirkpatrick Farms a beautiful and well-maintained community!

For questions or assistance, you can reach the on-site office at **703.722.2299**.

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