



AAA PROPERTY MANAGEMENT COMPANY

P.O. BOX 2083 CENTREVILLE, VIRGINIA 20122 (703) 815-1915 FAX (703) 991-7675

January 19, 2012

Keith C. Martin, Esq.
Tramonte, Yeonas, Roberts & Martin, PLLC
Attorneys & Counselors at Law
8221 Old Courthouse Road, Suite 300
Vienna, VA 22182

Subject: Re: Variance application for subdivided lot on Ashburton Ave.

Dear Mr. Martin:

On behalf of the Board of Directors of the Ashburton Manor Homeowners Association we would like to notify you of the Board's decision on the variance application discussed with you and your client at the meeting held on January 11, 2012 at Navy Elementary School. The Board of Directors would like to inform you that they do not object to Fairfax County granting the applied for variance based on the following conditions:

1. The developer's plans dated 12/26/11, as presented to the Board of Directors, represent the final design of the property development. In other words, the HOA would expect to be consulted if there are any subsequent material changes to the plans.
2. All construction access to the property will be limited to Ashburton Ave, and no construction access shall be provided from Saffron Lane.
3. Screening vegetation shall be planted to minimize disturbances from headlights on the new driveway accessing the property from Saffron Lane via the easement on the Howell's property. In addition, it is understood that any trees removed for the construction of such driveway shall be replaced with a like number of mature trees in the areas adjacent to the new driveway.

In addition, please be advised that the Board of Directors is willing to consider the option of annexing the two lots into Ashburton Manor Homeowners Association. Please contact our office to arrange a follow-up meeting on this subject. Our business hours are Monday-Friday 9:00 – 5:00. You may email me directly at aaamgmt@verizon.net.

Mike Erwin, President
AAA Property Management Company

ME:mg

Cc: Ashburton Manor Board of Directors