



Lafayette Village Community Association

April/May 2012 Newsletter

Special Membership Meeting Called For April 3rd

A petition for a special meeting of the Association membership was submitted to Sequoia Management on March 16, 2012. The organizers of the petition, Board Member Hattie Walden and original homeowner Allen Story, have set the meeting for Tuesday, April 3, 2012 at 7:00pm in the George Mason Regional Library, 7001 Little River Turnpike.

The purpose of the special meeting is to:

- Reconsider Grounds Priorities
- Address Finances, including Reserves and Investments
- Discuss Officers' Transparency and Conduct

LVCA Quarterly Fees

The quarterly Association fees were due **April 1st**. Fees are \$328 per quarter for town homes, and \$167 per quarter for detached homes. Your fees pay for such services as twice-weekly trash collection, grounds maintenance, operating and maintenance costs for the swimming pool, and management company services such as the spring inspection. You can view the LVCA budget on the website at www.lafayettevillage.org – the link is on the home page.

If your payment is received after **April 15th**, you will be subject to late fees and possibly other penalties, including the loss of pool privileges.

Lafayette Village Swimming Pool Opens May 26th! — Please send in your pool registration before May 11th. Forms received after that date will be subject to a **\$25 late processing fee**. See pages 13 through 15 for many more details, including the pool registration form.

Semi-Annual Meeting set for May 14th

Be sure to attend LVCA's Semi-Annual meeting, Monday, May 14th, with a featured guest to be announced. This meeting will be held at the Mason District Government Center, 6507 Columbia Pike at 7:00pm.

In this issue...

- *Committee Reports/Schedules*
- *Parking Regulation changes*
- *Board News*
- *LVCA Awarded Two Grants*
- *Arbor/Earth Day resolution*
- *2012 pool rules and registration*

Arbor Day/Earth Day Celebration Saturday, April 21st

Please join the Lafayette Village Community Association as we celebrate Arbor Day and Earth Day with festivities and tree plantings!

- 10am to noon: **Great Trash Treasure Hunt**. Meet at the pool house to divide into teams and then clean up our community of trash. All trash will be taken to the pool house for counting and sorting for recycling.
- Noon to 12:25: **Clean up** using the pool house rest rooms
- 12:25 to 12:30: **Prizes!** Kids on the team with the most trash collected get to choose prizes first.
- 12:30: **Community cookout** with drinks, hot dogs, (regular and veggie) and chips (Trammell Court park)
- 1:00: **Commemorative Tree Planting** – everyone adds a bit of soil. Short remarks by **LVCA Pres. Carl Iddings** and **County Chair Sharon Bulova**, Supervisor Penny Gross, and other special guests.

Our Community Information...

LVCA Board Members

Carl Iddings – President

703-206-0170

President@lafayettevillage.com

John Alexander – Vice President

703-208-9614

jmalex14@msn.com

Jay Jarvis - Treasurer

571-235-5420

treasurer@lafayettevillage.org

Nathan Garcia – Secretary

202-374-1544

nathanraul2000@yahoo.com

Hattie Walden – Member-at-Large

703-204-4641

walden.hattie@gmail.com

LVCA Committee Chairs

Architectural Control – Angela Cutter

aicutter50@gmail.com

Grounds – John Alexander

703-208-9614

jmalex14@msn.com

Finance – Jay Jarvis

treasurer@lafayettevillage.org

Pool & Recreation – Lisa Conoly

703-698-7455

lisac_234@hotmail.com

Communications – Carl Iddings

lvcawebmaster@lafayettevillage.org

Neighborhood Watch – Fred Saah

703-641-0446

fred300@gmail.com

Sequoia Management Company

Dale Edwards

dedwards@sequoiamgmt.com

Phone: 703-803-9641

Fax: 703-968-0936

REMINDER: Second Quarter Assessments were due April 1, 2012. Please enclose the April coupon with your check and make sure you mail your check in time to be received by April 15th.

LAFAYETTE VILLAGE COMMUNITY EVENTS CALENDAR

Monthly Meetings (Check Website for Details)

Board Meetings - 2nd Monday of month at 7:00 PM at the Mason District Government Building, 6507 Columbia Pike. (April 9 and May 14)

ACC Committee - 3rd Thursday of month at 7:00 PM at 3713 Yorktown Village Pass (April 19 and May 17)

Grounds Meetings – 4th Thursday of month at 7:15 PM at 7900 Peyton Forest Trail. (April 26 and May 24)

Finance Committee – Sunday, April 29 at 4:00 PM (7828 Ashley Glen Road) No May meeting currently scheduled.

Neighborhood Watch – Tuesdays after the Monday Board meeting at 7:30 PM at 3721 Yorktown Village Pass (April 10 and May 15)

All residents, including renters, are invited to attend scheduled meetings.

Please check the website for the most current information:

<http://www.lafayettevillage.org/>

SPRING INSPECTIONS COMPLETE

Violation Notices Mailed

Our Community Manager, Dale Edwards, has completed our Spring ACC Inspection, and has mailed out 156 violation notices. Since this is the first inspection performed by our new management company, we asked them to be especially thorough, since it will establish a baseline for future inspections. If you receive one of these notices, be sure to correct the violations, or notify Sequoia about your plans to correct the violations. If you ignore your violations notice, you (or your tenants) will be denied pool privileges until the violations are addressed.

For more details, check out the ACC Committee report on page 5.

Contributors to this edition: Thanks to Jay Jarvis, Anne Sansbury, Angela Cutter, Lisa Conoly, John Alexander, Fred Saah, and those who submitted contractor recommendations! And thanks to the newsletter distributors, Kathie French, Linda Boone, DJ, Christie Prucker, Tina Snapp, and Larry Dunham for getting the newsletter to your door.

President's Column – Carl Iddings, President

As most of you may have heard, Hattie Walden and Allen Story have organized a special meeting of the membership, scheduled for Tuesday April 3, at 7:00pm in the George Mason Regional Library. As president of the Association, I will be chairing that meeting. I have checked with our Attorney about what can occur at this meeting, given the agenda items contained in the notice. The Attorney stated that "In my opinion, based upon the petition and the proposed notice they intend to send, no votes that are binding on the Board can be taken. Only "sense of the membership present" votes can be taken, which would be advisory only."



So I am looking forward to an interesting discussion with those members in attendance on Tuesday, and am anxious to hear your thoughts about the three topics on the agenda. For those who can't attend, I will share my some of my thoughts on these topics.

Reconsider Grounds Priorities: The claims are twofold: the Board majority should not have deferred community street reconstruction to 2013 and it spends too much time and money on "trees and grounds." I have already explained the Board's reasoning for deferring the start of a five year project to rebuild community streets in my President's response letter (see [http://www.lafayettevillage.org/docs/Response to community letters v2.pdf](http://www.lafayettevillage.org/docs/Response%20to%20community%20letters%20v2.pdf)). Some members may have a different opinion, but the Board's decision was reasoned and defensible, not a capricious choice.

I do know that no one moves to Lafayette Village because our streets are well-paved. What people notice when they first discover Lafayette Village are the attractive landscape, the towering trees, and our well-designed and well-maintained townhomes and detached houses. It's these things that distinguish Lafayette Village from all the other town house communities in Annandale. I believe it should be a Board priority to maintain and enhance these characteristics, and that's exactly what this and the previous Boards have done over the past 6 to 8 years.

Finances incl. Reserves and Investments: These are the facts: at the end of 2005, the Association had an audited balance in its reserve fund of \$149,911. At the end of 2011, we had a reserve fund balance of \$466,999 and an unappropriated equity balance of \$193,074. In six years, we have more than tripled our reserve funds, and we consistently run a surplus in our budgets. It would be wonderful if we could invest our funds in gilt-edged accounts that returned 4% or more, but those accounts don't exist anymore. I have asked our Treasurer to work with the Finance Committee to identify a secure investment strategy for our reserve funds that return at least existing market rates but that ensure our money remains intact.

Officers' Transparency and Conduct: I have asked Ms. Walden to explain this item, but she has ignored my request. I do know that all Board actions are taken at the Board meetings, and that all Board members have an opportunity to add items to the Board's meeting agenda during its preparation. I try to ensure all Board resolutions are provided to Board members in advance, and always take into account any suggestion a Board member may have. I pride myself in being open and accessible to everyone, and am always willing to listen to any point a resident or Board member wants to raise. So I am at a loss to understand this agenda item.

I do know that you have a hard-working Board, whose members almost uniformly spend many hours of their free time working for the Association to make Lafayette Village an attractive, welcoming, and desirable community in which to make a home. The allegations levied against the Board majority in the letters Hattie and Allen circulated are unfounded, as my letter to the community documents, and have created unwarranted alarm.

Some good has come from the letters to the community, however. More homeowners are taking an interest in the affairs of the community. Some good suggestions came from homeowners at March's Board meeting, some of which have been implemented already. We are now posting monthly financial statements on the website, which will allow members to better follow Association Finances. And we will be moving Board meetings to a better room in the Mason District Government Center, allowing everyone to follow discussion more easily. I am hopeful that Tuesday's meeting will surface more good ideas that will help improve Lafayette Village and its already strong management.

If you would like to respond to my column, please email me at president@lafayettevillage.org. I would be happy to hear from you.

Lafayette Village celebrates Arbor Day, Earth Day & good gardens!....

Lafayette Village Arbor Day/Earth Day Resolution 2012

On Saturday, April 21st, Lafayette Village will celebrate Arbor Day/Earth Day with a community-wide trash collection, tree planting and cookout! See page 1 for the detailed schedule.

In honor of this day, the LVCA Board of Directors adopted the following resolution on March 12, 2012.

Whereas, Earth Day was founded through the efforts of Senator Gaylord Nelson and first celebrated on April 22, 1970, and

Whereas, Earth Day's purpose is to raise recognition and awareness about the earth and how we can better protect our environment, and

Whereas, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and,

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Earth Day and Arbor Day are now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, a clean, tree-filled environment in our community increases property values, enhances the economic vitality of business areas, and beautifies our community,

Now Therefore Be It Resolved: that Saturday, April 21, 2012 be observed as Earth Day and Arbor Day in Lafayette Village, all residents being urged to celebrate Earth Day and Arbor Day and to support efforts to protect our environment including our trees and woodlands, and

Be It Further Resolved: that all residents are urged to assist LVCA in cleaning our grounds and planting trees in the common area to gladden the heart and promote the well-being of this and future generations.



Community Garden Notes: Here are some tips from Joe Belsan, a local Foodscaper (he helps plan and implement edible gardens):

There are many early season vegetables and some flowers that can take the daytime highs of 50-60 degrees and nighttime lows of 30-40 degrees including peas, spinach, kale, and mustard. However, tomatoes, peppers, and eggplants won't produce as well with these temperature swings even if they do live through them. For example, tomatoes won't produce flowers until night temps are 60 degrees.

You can help warm the soil by putting black plastic directly on it or you can plant tomatoes by digging a trench 4-6" deep and 8-12" long and lay the plant horizontally in the trench. Remove all but the top 2-3" of leaves and bend the stem so that 2-3" is above the soil level when planted. The tomato is a vine and all the little white bumps on the stem are potential roots. By planting a tomato horizontally, you are increasing the opportunity for the tomato to produce more roots and that will afford the plant more nutrition and greater stability. This is true no matter when you plant your tomatoes. If you planted mustard, kale or spinach last November, you can enjoy them now.

And don't forget little delicacies like the tops of pea plants (without the peas). They are gourmet items for stir fry dishes that you can pick at the beginning or the end of pea production. After your peas have produced, leave the pea plant roots in the soil and snip off the rest of the plant at the soil level. That way you will retain the nitrogen that the roots create, which is great

Committee Updates and Recap

Neighborhood Watch Committee – During the past two months, no incidents were reported to the Neighborhood Watch. Hopefully, the community will stay incident-free as the weather gets warmer. In the spring and summer months vehicle break-ins occur more often, since windows are sometimes left down. So make sure your car is locked up at night and any valuables – especially GPS devices and cell phones – are kept out of sight.

The next neighborhood watch meeting will be April 10, 2012 at 7:30pm. We will begin preparations for the National Night Out in August and would like to build on the success of the last few years, so if you have any suggestions please send them to Fred Saah (fred300@gmail.com).

- How do I reach the Police?

For Emergencies: 911

Non Emergency: 703-691-2131

Online: <https://www.fairfaxcounty.gov/police/crs/>

-How can I find out about crime in my neighborhood?

The county program, My Neighborhood, allows you to search for crimes in any district in the county.

Go to <http://www.fairfaxcounty.gov/gisapps/myneighborhood/default.aspx>

- How can I be notified of a major event in Fairfax County?

Fairfax County provides its citizens with the CEAN (Community Emergency Alert Network) You may sign up to receive alerts at <https://www.fairfaxcounty.gov/cean/>.

Architectural Control Committee (ACC)

Spring Inspection: Our agent, Dale Edwards, has completed the annual spring inspection and notices will be arriving early in April. He reports that about half the homes will be receiving violation notices. If you're one of the unlucky half, please be proactive and respond to Sequoia acknowledging the violations and indicating your intent to correct. If you think the notice is in error, contact Dale and he'll try to clarify or he'll ask the ACC to confirm the violation visually. But please don't ignore the letter. And please be respectful to him. (Unfortunately last year some residents were very rude to our former agent when they didn't hear what they wanted.) The annual inspection is a vital tool for keeping our homes well maintained and Lafayette Village looking great and staying strong in the real estate market.

Yards: With this wonderful gift of any early spring, I encourage everyone to get out there and plant some color. Blade Runners takes basic care of front yards but it's up to us to add the love. For many years the community was such a colorful place in the springtime, with lush green grass and almost every yard had pretty flowers. We can't do much about the mature shade trees but please think about putting in a few plants - and if you choose perennials suitable for your light conditions you'll never have to dig again! Some new plantings and trimming of overgrown or struggling bushes does wonders.

And, while rear yards **are** your private space, they're highly visible to your neighbors (and house hunters) and must be maintained. (See section 1.22 of the guidelines) It's not acceptable to store junk, keep unsecured trash, leave dog feces, etc. If you're like me, you love to sit outside, and it's much nicer to smell flowers and barbecues than trash and poop!

Paint: The ACC has been working on exterior paint colors. If you paint this spring you may continue to use the **approved** paint scheme for your unit (we've seen some odd colors popping up and you will be asked to repaint). OR, you may use any of the paint combinations approved for either the EAST or WEST side of the Lafayette Village Drive, depending on which side you live. These colors will be posted soon on the website (or you may email me if you need help). The guideline remains that you may not use the same color combination as your neighbors. This maintains the variety from house to house that adds a little personality to the community.

Finally, my annual springtime entreaty to clean your windows for a bright new view! Just don't ask me to come do them!

Pool and Recreation Committee: The Committee is gearing up for the 2012 Pool Season, opening May 26th. Atlantic Pools has already begun work to get the pool ready for the season. Again this year, the pool will begin regular summer hours early with regular summer hours beginning on June 11th -- get a jump -- start on the summer season!

Committee Updates and Recap, continued

This edition of the newsletter contains the pool rules and application for the 2012 season. Please review pages 14 and 15 carefully and make sure your family is aware of the pool rules. All residents and their visitors will be expected to know and follow these rules that will be enforced by the lifeguards on duty.

In order to receive new pool passes, all residents/homeowners must fill out the registration form on page 17 and mail to Sequoia Management to be received by May 11th. Directions are on the form. Each home will receive 5 passes that can be picked up at the pool beginning on opening day, May 26th, assuming there are no outstanding ACC violations or payments due on your account. If you have received a violation letter from Sequoia, you must contact them with a plan to correct your violations before your passes will be issued.

It has been several years since new pool passes were issued to everyone, so this year all applicants will receive new passes. Only the new passes will be accepted for admittance to the pool. You will need to keep these passes to be used in future years as we have done in the past. If you lost your passes in the past and chose not to pay to replace them, now is your chance to get new passes at no cost to you.

Remember, pool pass applications are due by May 11th. After May 11th, a \$25 late processing fee will apply.

Grounds Committee: Apparently Spring didn't talk to Punxsutawney Phil this year, as it arrived much earlier than usual. Hopefully the beautiful weather will hold, but don't count out the power of Phil just yet. ;-)

Annual Arbor Day Celebration -- Join the community on **April 21st** as we celebrate Earth Day and Arbor Day with a neighborhood trash pickup starting at 10 AM at the pool house, followed by a cookout and tree planting at the Tot Lot at 11:30. We'll have a Moon Bounce for the kids, and other treats as well. This is a great opportunity to mingle with neighbors, clean up the neighborhood and have fun!

Contract Renewals – We have two major contracts expiring this year, the Trash & Recycling contract, currently held by AAA, and the Grounds Maintenance contract, currently held by Blade Runners. We will be working with our Management Company over the next couple of months to create and solicit bids from the current and competitor providers. If you have experiences with our current providers that you would like to share, or ideas for better/ additional services, please reach out to me.

Basketball Court – After several attempts to have the prior management company replace the backboards, we are on track to have these eyesores replaced this spring. We will also be getting a nice table for the area to replace the deteriorated bench and are in the process of getting quotes to repair the cracks and seal coat the basketball and volleyball court. Since the volleyball court isn't very useful for that purpose, the Committee is entertaining the idea of adding another basketball hoop on the south side of this blacktop. Let us know your thoughts.

Ground Projects – The Committee is in progress of identifying projects for 2012. In April, we'll post the list on the website, and in the meantime, please let me know if there are areas of concern that you've noticed. These could be areas in need of erosion control, dead trees, trees needing trimming, or areas that could just use sprucing up.

Please let us know if you are interested in taking an active role in keeping our community beautiful, safe, fun and clean!

Communications Committee: Did you know that you can submit ads, articles, contractor recommendations, and comments to the newsletter? All submissions will be considered for inclusion. Please submit your entries to lvcawebmaster@lafayettevillage.org. The next newsletter will be available early June 2012. All articles, letters to the editor, contractor recommendations, ads (free to residents and homeowners!), and other submissions are due by May 31st.

Lafayette Village makes it easy to stay informed through the newsletter, our website and the **LVCA email list**. If you would like to receive announcements of interest to the community, please send your email address to lvcawebmaster@lafayettevillage.org, and request to be added.

The Committee is also looking into creating a Facebook page for Lafayette Village. Please let us know if you are interested in such an offering.

Committee Updates and Recap, continued

Finance Committee and Treasurer's Report: As of the March Board meeting the balance on our SONA Bank CD is \$40,640.04 and the Capital One CD is \$82,905.86. All signature cards and mailing addresses are current with our new management company and with the new officers.

Both these CD will mature next year and while both currently are providing good interest, current rates and those next year will be much lower. The current CD rates are less than 1% for a five year CD. The Finance Committee will be making recommendations on the best approach to continue to maximize our rate of return without risk of losing our principle.

Our reserve fund is on target with the 2009 Reserve Study plus the community has \$193,074 in Unappropriated Equity.

The Finance Committee was asked to make a recommendation on amending the budget to include the recently awarded grants in the LVCA budget. I contacted members by email and found the committee members are not available to make a recommendation until after April 15th. Thus, by email, the committee recommends waiting on any decision until after the committee has met. However, since the Association would most likely receive the grant funds before the Finance Committee meeting, the Board decided to approve a resolution adding the awarded grants to our budget income, but expenses must still be approved by the Board later.

The new management company financial statements are easy to read and seem to provide excellent records for the Board, Finance Committee and our homeowners to review. It is easy to see our budget is on target. One point of interest is that we budgeted \$250 for the Garden Plot income and we have taken in \$555.00. This is because gardeners were given the option to pay three years in advance with a small discount. There has been one expense on the Garden Plot, that of the new water meter which has been installed.

The Finance Committee will be reviewing many financial matters this year. In addition to the CD's and Grant Funds previously mentioned, the committee will be reviewing the status of the Reserve Fund, and preparing of the 2013 budget.

Based on the recommendation of a resident, we have added our monthly statements to the website. They can be viewed on the documents section or the direct link is http://www.lafayettevillage.org/lvca_MonthlyFinancials.htm.

Board approves Reserve Fund Projects; Defers Streets Rebuild

At the Board's March meeting, the Board authorized replacing the whitecoat on both the main community pool and the baby pool, an expenditure of over \$20,000 to be paid for out of reserve funds. "Whitecoat" is the term used for the plaster-like liner for the pool. Replacing it is labor-intensive, requiring the old coat to be carefully chipped away and the new coat to be hand-applied. Our pool's whitecoat was last replaced 7 years ago, and the product has a useful life of 7 to 8 years, so we are right on schedule for replacing this element of our pools.

The Board also directed the management company to obtain bids to crack fill and seal coat the basketball court and what used to be the volleyball court. That work will also entail removing the poles from the volleyball court, as well. In addition, we have received bids to replace the basketball backboards and rims, and have asked the management company to replace the broken bench with a new table with benches. All this work would also be funded out of our reserve funds.

The Board and the Grounds Committee are considering what should be done with the old volleyball court. One suggestion is to create a third court for basketball, while another is to just keep it as an asphalt surface for walking, skating, etc. If you have an idea about this, please contact the Board or the Grounds Committee with your thoughts.

Finally, at the February Board meeting, the Board voted 4-1 to defer the start of town home street reconstruction until 2013, after a new Reserve Study has been completed. The majority's reasons for this decision include its judgment that our streets survived the mild winter relatively unscathed, and that the Board needed more time to determine how best to solicit and manage the street repair contract, which will be the largest contract by far the community has ever signed.

Proposed New Parking Regulations

Letter from the Parking Task Force (PTF)

Last August, the Board established a Parking Task Force and charged it with determining a viable solution to the abuse of visitor parking. On the one hand, visitor spaces are a wonderful asset to the community, but on the other a few abusers were creating an undue burden on the Board to continually monitor them. Every few years, the issue of visitor parking abuse would come before the Board, but a long-term solution had not been found. The hope was that this Task Force could find such a solution.

We believe at least a part of this solution to be the addition of Parking Captains from the streets with visitor parking, as well as one for the pool parking lot. The Parking Captain will issue warnings, keep a log of cars warned and towed, and contact a Board member if a car needs to be towed, thus addressing the concerns of the Board. The other benefits are that oversight is put into the hands of those who use the visitor parking, Parking Captains live on the streets with visitor parking and are in the best position to notice violators, and finally, the Parking Captain has the authority to issue a short-term parking pass for neighbors with extenuating circumstances. The Board will be advised monthly by the Captains on the general use of visitor parking, warnings issued, etc.

In addition to adding a provision for parking captains (see #11), the rules were annotated and reorganized to provide clarity. I would like to especially thank Allen Story for his tireless researching of old newsletters and documents to provide the annotations and context of past additions.

These rules have not yet been adopted by the Board, and are presented here for your review. Please send your comments and thoughts to John Alexander, jmalex14@msn.com, with "PTF" in the subject line.

The PTF is Chaired by the Grounds Committee Chair, John Alexander, and consists of neighbors from Byrds Nest Pass (Matt Cockerham, Peter Kraft, D.J. Terreri, Shawn Howard and Pat Drobnek) and Butterfield Land (Allen Story).

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION

PARKING REGULATIONS

The Declaration of Covenants and Bylaws of the Association, to which all members of the Association subscribe when becoming property owners, charge the Board of Directors and Committees with adopting and enforcing reasonable rules governing the use of the Common Area and facilities. **As all curbside parking spaces are Association common area and not homeowner deeded property**, Covenants Article VI, Section 9 specifically authorizes the Board of Directors to regulate parking in the community including assigning parking spaces to individual homeowner lots. [SEE ALSO **AUTHORITY & HISTORICAL NOTES** at end of this Rules document]

These parking rules are applicable to non-owner residents as well as homeowners. [added 1-23-1997]

General:

1. By parking on the Association's 12 private townhouse streets (association streets), each owner and resident agrees to abide by these Parking Rules as in effect and as revised from time to time. [added 12-6-1987]
2. Residential speed limits on Lafayette Village Drive, Trammell Road and Merrimac Trail are 25 MPH by Virginia law, and 15 MPH on the Association's 12 private townhouse streets. [original 1985 provision]

Assigned Spaces:

3. Parking on association streets is restricted with all spaces being assigned to a particular townhouse unit or designated as guest/visitor parking. [added 12-6-1987]
4. Parking space assignments have been made by the Board with the goal of assigning at least one space as close to the homeowner's unit as reasonably possible, with any second assigned space also being as secondarily close as reasonably

possible taking into consideration the proximity of surrounding townhouse units and the designs and shapes of the Association streets. [added 12-6-1987]

5. The Board of Directors maintains a master list of assigned parking spaces for individual units [added 12-6-1987] that is posted on the LVCA website. [added March 2012] Homeowners are free to make individual changes in assigned parking spaces with their affected neighbors for so long as both own their townhouse units, and with the express written consent of both owners and the Board of Directors. Any of these changes are private individual arrangements, and will terminate upon the sale by one of the homeowners of either townhouse unit, or by further modifications of these Parking Rules. [added 12-6-1987, from COVENANTS VI Sec.9 & BDM 8-10-2009 p4; COVENANTS written consent clarity added March 2012]

6. Towing by individual homeowners from assigned spaces is done by the owner of the unit assigned to the spaces. [added 12-6-1987]

7. To enforce the assigned parking space rules, the individual homeowner of the unit assigned a space may use, among other remedies, the right to tow any vehicle improperly parked in his or her assigned space. The individual homeowner is responsible for making any towing arrangements directly with such towing company as he/she may choose. The Association suggests that any towing be done in a reasonable manner and the vehicle towed to a secure lot. The homeowner agrees to indemnify, hold harmless, and defend the Association, its Board and agents against any claims, liabilities and expenses (including attorney's fees) for such homeowner's improper towing of vehicles. [added 12-6-1987]

8. Individual homeowner assigned parking space privileges are subject to revoking for owner account delinquencies either due to unpaid quarterly assessments or to unresolved Architectural Control violations; and written explanations of such delinquencies are provided to the individual space assignee homeowner before any parking space privilege is revoked and enforced by towing as needed. [added March 2012 per BDM 4-13-2009 pp5-6]

Guest/Visitor Spaces:

9. Residents will NOT use guest/visitor parking. [added 11-1-2001]

10. Unassigned spaces are for the sole use of guests/visitors, and are designated as such. [added 12-6-1987] An individual will not be deemed a guest if the individual parks his or her vehicle in a guest space for a period in excess of forty-eight (48) hours or in excess of 2 consecutive nights. [added 1-23-1997] Furthermore, a guest is not to monopolize the use of any guest space, and no guest will be allowed to use the space for more than 48 hours continuously or on a regular basis. [added July 2002] Any resident or guest vehicle in violation of the above rules may be subject to one warning and will then be subject to towing without further notice. [added 11-1-2001]

11. Visitor parking spaces are overseen by a resident parking captain on each street that has such spaces, including a captain for the pool parking lot whose parking spaces are also visitor spaces at times when the pool is closed. Guided by Board adopted Rules and also with the discretion to provide an extended day Parking Pass for extenuating circumstances, parking captains respond to an abuse of a visitor parking space by leaving at least one warning notice that includes an email address & phone number of issuing parking captain. The captain is responsible for contacting any Board member should the vehicle need to be towed, with a record kept of the date, time, visitor space number, make, model and license plate of the vehicle both when a warning is given and also prior to towing. [added March 2012]

General Parking & Other:

12. Parking on public streets, such as Lafayette Village Drive and Trammel Road, is available to townhome residents who require more than the 2 assigned spaces. Additional vehicles are not to park on Association property, including association streets and any parking lots. [original 1985 provision]

13. Parking is prohibited at street entrances, at fire hydrants, on sidewalks, on grassy areas, or in any manner that may impede or block the normal flow of traffic; and parallel parking on the private townhouse streets is prohibited. [original 1985 provision] Due to the width of Association streets, parking at street entrances and parallel parking are a violation of the Fairfax County Fire Code. [added 12-6-1987] All parking infractions that are illegal on Fairfax County public streets are deemed illegal parking on the Association's private streets and are subject to towing without warning as authorized by any Board member. [added March 2012]

14. Towing by the Association may be authorized only with the approval of a/any Board member. [original 1985 provision; later Rules reduced 2 concurring Board members to 1 authorizing towing.]

15. The parking of commercial vehicles on private property and on the private townhouse streets of Lafayette Village is prohibited. A commercial vehicle is defined as a vehicle which displays advertisement lettering, or a vehicle which is licensed as a "for hire" vehicle, [BDM 3-21 1991, 5-1991 NL p1 & 6-1991 NL p1] or a vehicle being used for a clearly commercial or business purpose. [BDM 6-3-1993 & June/July 1993 NL p1] Temporary parking by commercial vehicles which are performing work or providing services in the community are exempt from this prohibition. Vehicles in violation of the regulation are subject to towing without previous warning. [BDM 3-21 1991, NL 5-1991 p1 & NL 6-1991 p1]

16. Junk or abandoned vehicles, trailers, campers, camp trucks, house trailers, boats or similar vehicles may not be kept on any private townhouse street or on Association property. [original 1985 provision] Any vehicle owned by a homeowner or tenant prior to May 1, 1994 and regularly parked on Association Property for the preceding 5 months that is not in compliance with these rules because of the size or type of vehicle will be allowed to remain parked [BDM 8-23-1994 effective 10-1-1994, NL Sept/Oct 1994 p1] in a properly assigned space or at the pool parking lot so long as the vehicle is not sold, remains legally registered to operate on Virginia public streets, and is registered with the Association's management company and approved by the Board of Directors. [added 11-1-2001]

17. Extraordinary maintenance or repair of automobiles or other vehicles is prohibited on any private townhouse street or on any Association property, as are noisy vehicles or the racing of engines. [original 1985 provision, & COVENANTS VI Sec.6(d)] Extraordinary maintenance **exceeds a single day's** work, i.e. extends overnight into a 2nd day. [added March 2012]

18. The Association, the Board of Directors and Committees bear no responsibility for any vehicles or for their safety or security on any private Association streets. [original 1985 provision]

19. The Board of Directors reserves the right to modify or replace these Rules as warranted including parking space assignments or parking provisions, and to temporarily suspend these Rules as necessitated by emergency or other unusual circumstances - and will communicate all such changes to affected homeowners. [original 1985 provision, reduced wording **Mar. 2012**]

AUTHORITY & HISTORICAL NOTES

The LVCA's Declaration of Covenants, Conditions & Restrictions, Article VI, Section 9 - Parking; & Bylaws Article VII - Powers & Duties of the Board of Directors - authorize the LVCA Board and Committees to adopt & publish these Parking Rules. These Rules are revised and updated to provide a more certain parking program to lessen difficulties with reasonable parking accommodations. The Rules are based on the Builder's parking capacity site plan's providing private street parking for only 2 cars per townhome unit & 1 car per garage townhome unit.

DECLARATION OF COVENANTS, BYLAWS, and these PARKING RULES all posted on the LVCA website

HISTORICAL NOTES

BDM = Board of Directors Meeting Minutes
NL = LVCA Newsletter

2012: March: revised RULES, with PTF recommendations, such as parking captains, written notices and historical notes.

2011: August-December: Board appointed Parking Issues Task Force (PTF) chaired by Grounds Chair with 5 Byrds Nest & 1 Butterfield members.

November: BOD 11-14-2011, Task Force resolution directed its content adding to current (July 2002) Parking Rules; PTF's recompiling included 1st annotating of Rules sources & histories.

December: BOD 12-12-2011 exhaustively reviewed July 2002 Rules for accuracy & currency.

PTF's considerations included 36 Visitor parking spaces: 14 (39%) Byrds Nest, 5 (14%) Butterfield-Mt.Airey island, 1 Butterfield "south end", 1 Yorktown Village, & 15 (42%) Pool Parking lot (thus Byrds Nest, Butterfield-Mt.Airey island & Pool lot combine for 34 of 36 total visitor spaces.) PTF also embraced increasing numbers of residents'

owned vehicles in conjunction with ongoing security & safety issues, & inherent challenge of consistent Rules enforcements incl. impact on Association-friendly management. PTF's appointing also driven by 8-2011 proposal for leasing vacant parking spaces, & in view of 3rd such BOD proposal/approval subsequently withdrawn or abandoned, PTF recommended leasing be dismissed as too administratively cumbersome to be effectual. [Aug. 2011, BDM 8-8-2011 p4; Sept. 2009 for over-1-year vacant homes, BDM 9-14-2009; & Dec. 2005 thru July 2006 auctioning then raffling visitor spaces, BDMs 12-2005 thru 7-2006]

2010: January: Lafayette Village Drive designated a Fairfax County "community parking district" that legally prohibits various recreational vehicles from parking there. [BDM 12-14-2009 p1 & FCCode 82-5B-1]

2009: March: Board authorized Fairfax County Police to ticket, tow &/or enforce all vehicle laws on one particular problem street for a period of 6 months. [BDM 3-9-2009 p2 beginning 2-19-2009 per Bylaws Article VI Section 6]

2008: July-August: Armstrong Mgmt. agent mailed residents-wide reminder of parking space assignments, with incorrect older assignments included; followed shortly by corrective mailing with current assignments.

2007: June: Fairfax County Police offer to enforce County Code vehicle provisions on our private streets incl. ticketing for expired registrations, non-working vehicles, etc., was declined per NL notice responses & BOD vote 6-11-2007. [BDMs 6-11-2007 p4 & 5-14-2007 p3; NL May/June 2007 p3]

2005: November: Intense 14 day monitoring of 5 Butterfield/Mt. Airey visitor spaces found 85% use by core 11 repeat abusers.

2002: July: revised recompiled 15 RULES print

August: 3 new visitor spaces were added to Butterfield/Mt. Airey parking island when rebuilt due to erosion; island's new 9 total spaces became 5 Visitors and 4 assigned.

[NL Aug/Sept 2002 p6 with photo]

2001: November: revised recompiled 15 RULES dated 11-1-2001

1997: January: revised recompiled Rules dated 1-23-1997 [full text print in NL Feb 1997]

1994: August: Board approved generally prohibiting oversized vehicles parking, with grandfathered provisions for vehicles already in the community for more than 5 months (5-1-1994) prior to 10-1-1994 effective date. [BDM 8-23-1994, NL Sept/Oct 1994 p1]

1993: June: Board modified restriction on commercial vehicles parking to include "vehicles being used for a clearly commercial or

business purpose" effective 9-1-1993. [BDM 6-3-1993, NL June/July 1993 p1]

1991: March: Board approved prohibiting commercial vehicles parking on common property & private townhome streets, with temporary excusing such vehicles providing current work/services, effective 5-1-1991 & subject to towing without previous warning. [BDM 3-21-1991; NL May 1991 p1 & NL June 1991 p1]

1989: 2-23-1989 - *only history date with no corresponding recorded history*

1987: December: revised recompiled 14 RULES print; Board approved 12-6-1987, mailed residents-wide 12-7-1987 with effective date 12-15-1987: 1st parking space assignments to individual homeowner lots, replacing dashboard display passes; based on newer 1987 survey results over prior 1984 survey; quickly revised assignments to more optimally & uniformly accommodate at least 1 space to front door adjacency

1985: November 1985: 1st compiled 16 RULES print mailed residents-wide;

Builder's parking capacity site plan's providing private street parking for only 2 cars per townhome unit & 1 car per garage townhome unit was basis for initial parking rules & procedures issued accordingly with orange laminated 8.5" x 3.5" windshield/ dashboard permits, also from 1984 results of homeowners survey of community interests; permits designated Lot #s. [BDM 11-29-1984 p3]

Association Awarded Two Grants; Settles Lawsuit with VDOT

At its meetings in October and December, the Board authorized the Grounds Committee to submit two grant applications, one to Fairfax County for a Neighborhood Enhancement Partnership Program grant, and one to Transurban Fluor-Lane for a HOT Lanes Community grant. We are pleased to announce that both applications resulted in awards to the Lafayette Village Community Association.

We were awarded \$4000 from the County to create another community garden and a tree nursery in the common grounds area behind Colonial Village Pass and Trammel Court. This grant will pay for a water line to the site of the garden and tree nursery and for deer-proof fencing. If the Board approves, the Association will be responsible for some costs of this program, estimated in the grant application at about \$1200, and will also provide a match through volunteer hours in preparing the garden and tree nursery. The award of this grant is the next step in a long range plan, first announced in the April 2011 newsletter, to expand our community gardens and to develop a more affordable source of trees to replace our aging and dying population of white pines. Stayed tune for future announcements about this exiting project.

The Association was also awarded a grant of \$5000 from Transurban Fluor-Lane. We all know that the HOT Lanes project destroyed a lot of trees on our property that shielded us from the Beltway and the Little River Turnpike bridge. This grant will fund the development of detailed landscaping plans to allow the Association to begin restoring the environment on our property along the "S" curve on Lafayette Village Drive to something similar to what it once was. After we have a plan in place, we can budget appropriately to implement the plan. The grant will also help us coordinate our efforts with the replanting program managed by the state VDOT to improve the environment along Lafayette Village. The ultimate goal is to have a seamless landscape along Lafayette Village Drive that screens the Beltway and restores a more natural look for our "main street."

The Association also settled our lawsuit against VDOT for the taking of almost an acre of our property for the HOT Lanes project. VDOT had initially offered almost \$24,000 for our property, but the Board felt that valuation was too low, and

Association Awarded Two Grants; Settles Lawsuit with VDOT, ctd.

initiated our lawsuit. Through our attorney (who would be paid out of the additional proceeds we would obtain if our suit was successful), we hired an expert appraiser who prepared a detailed written appraisal of the property, valuing our land at almost three times what VDOT had offered initially. Just before trial, VDOT agreed to settle the suit for \$50,000. After our legal expenses and expert witness fees, we expect to net an additional \$9,000 for our property, for a total price of approximately \$33,000 or so. These funds will become part of our "unappropriated equity", for accounting purposes, and will remain there until the Board decides what to do with the money.

Community News...

Green Spring Features Garden Markets in April– On Saturday, April 7, 14, and 21, from 9 a.m. to 1 p.m., Green Spring Gardens Park, 4603 Green Spring Road in Alexandria, will feature local growers offering shrubs, native plants and wildflowers, ornamental grasses and unusual perennials and annuals. Experienced and novice gardeners may consult with Green Spring Master Gardeners for tips to plan for a successful planting season. Friends of Green Spring(FROGS) receive 10 percent off in the Garden Gate Plant Shop. Call 703-642-5173 for more information, or visit the Web site at www.fairfaxcounty.gov/parks/gsgp..

Spring Household Cleaning Events – Mark your Calendar

Fairfax County is sponsoring a number of close-by events in the next few weeks where you can safely dispose of some of your spring cleaning discards. You can shred old documents, discard your household hazardous waste, and recycle your old electronic equipment, all for free! Here's the schedule:

April 29: [Electric Sunday](#), 10 a.m. - 3 p.m. at the [I-66 Transfer Station](#), 4618 West Ox Road, Fairfax, VA 22030. Residents can recycle televisions, computers, monitors, printers, scanners, speakers, keyboards, mice, and external drives and other electronic devices.

Saturday, May 5: [Household Hazardous Waste Event](#), 9 a.m. - 2 p.m. at the [Mason District Governmental Center](#), 6507 Columbia Pike, Annandale, VA 22003. Residents can bring items such as acid, gasoline, fluorescent bulbs, fungicides, herbicides, insecticides, mercury products, oil-based paint, paint thinner, pesticides, poisons, pool chemicals, and Nickel Cadmium, Lithium, and Mercury batteries.

Saturday, May 19: [Document Shredding Event](#), 8 a.m. - Noon at the [Mason District Governmental Center](#), 6507 Columbia Pike, Annandale, VA 22003. Residents can bring up to five boxes of paper per household for Document Shredding (please remove paper from binders and remove binder clips). This event is for paper documents only (no film or computer discs), and is intended for shredding personal or sensitive documents, such as tax documents, medical, or financial records.

May 20: [Electric Sunday](#), 10 a.m. - 3 p.m. at the [I-66 Transfer Station](#), 4618 West Ox Road, Fairfax, VA 22030

Free Discount Card Offered for Prescription Medications– You may be able to save money on prescription drugs by using the Fairfax County Prescription Discount Card. To make it available, the county is partnering with ProAct, a pharmacy benefit management company. This card may reduce drug prices by 10 to 70 percent, depending on the kind of medicine and amount purchased. This card mainly will help people without health insurance - but it may provide savings to those with insurance anytime they must pay full price for a prescription medication. It also can save money on some kinds of medicines for your pets. Using the card is free because pharmacies are providing the discounts. For more information, and to print a card, visit the Fairfax County Web site www.fairfaxcounty.gov/prescriptioncard, or ProAct's Web site at www.fairfaxrxdiscountcard.com. Questions may be directed to ProAct's toll-free, customer service hotline at 1-877-776-2285, ext.5. Cards also are available at the Mason District Governmental Center, 6507 Columbia Pike in Annandale, in the Office of Supervisor Penny Gross.

Contractor Recommendations

Remodeling:

Elstan Painting (Residential - Custom Painting) Tel: 703 862-3356 Email: elstanpainting@yahoo.com	Completely redid interior of our townhouse with wallpaper removal, wall preparation, crown molding install, then re-painted throughout and re-papered as needed (see next).
F.L.Emory & Son 301 937-7813	Wallpaper hanging
Mark Rhodes 703-560-8329	Interior painting. Lives in Lafayette Village. Free estimates.

Plumbing:

Quick-Fix Residential Services LLC www.quickfixresidential.com , 703.405.9893	We had a top-floor toilet leak down to our basement. The repairman was responsive, polite and very competent. The repair was done at a reasonable price. We would definitely use this company again and recommend it to others.
---	---

Exterior work:

WGI Roofers 866-855-5669 www.wgiroofing.com	Replaced my damaged roof ridge vent quickly and efficiently and at a fair price, too!
--	---

Handyman Services:

Pat Keefe 301-767-7620	Careful and meticulous. Replaced two bathroom vanities, countertops, and light fixtures; painted another bathroom vanity and replaced a faucet; patched a hole in my living room ceiling after a toilet valve failed and caused a leak;
JJ Brothers Remodeling 571-276-2297 or 571-274-1278 www.JJBRemodeling.com	Repaired roof flashing quickly at a very fair price. Also does interior and exterior painting and carpentry, dry wall, flooring and other home remodeling tasks.

Community Ads

Contractor Needed:

I want to remodel my bathrooms and am looking for a contractor. If you've had a good experience with this, (at a reasonable price of course) and can recommend someone, I'd love to hear from you. Angela.

aicutter50@gmail.com

Items for Sale:

- Two four-shelf book cases - 66" tall, 24" wide, 9" deep -\$25 for both or \$15 for one
- Free standing vertical rack for X box games - 40 case capacity - \$5
- Free standing cd holder - 40 cd capacity - \$3
- Panasonic portable CD player (model SL-S291C)- \$5
- Two simple pine end tables - 26" tall, 14" wide, 24" deep, with lower shelf - \$15 for both or \$10 for one
- Framed artwork prints - one flowers, one ducks - \$10 for both or \$7 for one
- Hermit crab aquarium and supplies (no crab) - \$7

All items may be viewed and picked up at 7876 Newport Glen Pass. Call 703-289-3154 if interested.

2012 LVCA Pool Rules and Regulations...

The following rules are designed for your protection and safety. The Pool Committee has attempted to keep them short, simple and clear. Ultimately, however, we rely on your good judgment and consideration for the rights of other residents. Keep the pool safe, clean and enjoyable for everyone -- observe these rules and see that **ALL** members of your household and your guests do, too. **You are fully responsible for the activities of your children at the pool.** Be sure that they obey the rules and the instructions of all pool management staff members.

The careful observance of these rules by the residents will keep our pool in compliance with Fairfax County regulations and the provisions of our insurance coverage. Violations of Fairfax County regulations can lead to immediate closing of the facility. Unannounced inspections by County officials will take place on a frequent basis.

All residents use the pool at their own risk and are liable for any property damage incurred by themselves or their guests. The pool management staff and the LVCA are not responsible for loss of personal property.

POOL MANAGEMENT AND CONTROL

Atlantic Pool Service, Inc. is the pool management company for the 2012 pool season. The pool manager functions as the agent of the LVCA Board of Directors and is responsible for operating the pool in a safe, hygienic and orderly manner, supervising all personnel, and enforcing all rules and regulations. The pool manager is authorized to make on-the-spot decisions regarding all rules and regulations, as well as their enforcement. This authority includes the expulsion or exclusion of any resident or guest as necessary. Any expulsion or exclusion will be reported in writing to the LVCA Board of Directors within 24 hours of the action.

SEASON: SATURDAY, MAY 26, 2012 through MONDAY, SEPTEMBER 3, 2012

HOURS: Weekdays—May 29—June 8: 4:00 PM - 8:30 PM
Weekdays—June 11—August 31: 11:30 AM - 8:30 PM
Weekends and Holidays: 11:00 AM - 8:00 PM

POOL PASS CONTROL - ADMISSION TO THE POOL

Five passes have been issued to each household with the property address indicated. These are to be used by residents and/or their guests. Passes must be given to the lifeguard to enter the pool area. The guard will return the passes upon exit from the pool. One pass per person, **including children**, is required to enter the pool.

CHILDREN

- A person 16 years of age or older must supervise children 11 years of age or younger at all times. Children over age 11 must pass a swimming test.
- A person 15 years or younger must be accompanied by an adult relative after 6:00 P.M. daily.
- Strollers must be kept well away from edge of pool. Children in strollers must have personal and direct adult supervision.
- Babies wearing diapers must also wear rubber pants or swim diapers while in either pool.
- There will be a 15 minute rest period from 45 minutes to the top of each hour for children under 16. This period will be signaled by a long blast of the lifeguard whistle at its beginning and end.

WADING POOL

- Only children 4 years and under may use the wading pool.
- An adult within the wading pool enclosure must supervise children in the wading pool at all times.

2012 LVCA Pool Rules and Regulations continued...

RESTRICTED ADMISSION/POOL CLOSING

- If the pool becomes overcrowded, the pool management staff may restrict admission.
- The pool management staff is authorized to close the pool for any reason it deems fit, including: electrical storms, equipment breakdowns and pool chemical problems.

CONDUCT, HEALTH & SAFETY

- **No food** (including chewing gum) or glass containers are allowed within the pool enclosure.
- No alcoholic beverages or intoxicants of any kind are allowed in the pool area.
- Smoking is not allowed anywhere within the pool enclosure, including the pool house.
- Boisterous or unsafe behavior, including running, pushing, splashing, dunking, rough play or profanity is not allowed in the pools or on the pool grounds.
- Rafts or toys will be allowed at the discretion of pool management staff.
- Musical devices may be played at a low volume, so as not to disturb others.
- Sunbathers must shower before entering the pool.
- No person may swim with large bandages, open wounds or skin disorders.
- No cut-off shorts and/or T-shirts may be used as swimsuits.
- Litter must be disposed of properly.
- No pets are allowed within the pool enclosure.
- Anyone unable to pass a swimming test is not permitted in deep water.
- Diving in the shallow end or off the sides of the diving board is not permitted.
- A lap lane will be designated for the exclusive use of lap swimming on a first come, first served basis.

PENALTIES

- Anyone entering the pool enclosure before or after operating hours, without permission, may be barred from using the pool and is subject to prosecution for trespassing.
- Residents in violation of the above rules and regulations may have their pool privileges suspended for up to sixty (60) days. See Bylaws Article VII, Section 1 (b).
- The Board of Directors reserves the right to amend these rules/regulations at any time.



