



Lafayette Village Community Association

November/December 2007 Newsletter

KPA Selected As New LVCA Management Company

After a lengthy search that included formal Requests for Proposals issued to 9 local management companies, the LVCA Board of Directors has selected Klingbeil, Powell and Alrutz (KPA), Inc. as the new management company for Lafayette Village, starting January 1, 2008. The Board has also notified the current management company, Loudoun Management Associates, that its contract will not be renewed upon its expiration, December 31, 2007. Welcome KPA!

Located at Seven Corners, KPA is a ten minute drive from our community, so we can anticipate responsive service from our new management company. KPA has assigned Diane Tschirhart, a Certified Property Manager, to our community. Ms. Tschirhart has been in the property management field for more than 20 years, specializing in the management of communities like Lafayette Village. She has worked with KPA since 1996. Ms. Tschirhart has been awarded the Association Management Specialist ("AMS") and Professional Community Association Manager ("PCAM") designations by the Community Associations Institute, has spoken at WMCCAI and other industry related programs, and has authored articles published by CAI. The Board has met Ms. Tschirhart and was impressed with her professionalism and her enthusiastic attitude regarding her new opportunity.

KPA currently provides full service management to forty-four (44) associations and partial services to two (2) associations. It manages community associations in northern Virginia only and limits its services to property management and consulting services. KPA celebrated its twentieth anniversary this past October. KPA's management team includes: nine Community Managers with an average portfolio of five (5) associations. The Community Managers are assisted by four Administrative Assistants and one Receptionist. KPA's Accounting Department includes a Chief Financial Officer, one Assistant Controller, one Staff Accountant, three Accounts Receivable Administrators, two Accounts Payable Administrators and one Payroll & Benefits Administrator.

In this issue...

- *Welcome KPA*
- *Committee updates*
- *New ACC request details*
- *LVCA Website*
- *Beltway expansion update*
- *Results from the polls*
- *Recipe and tree disposal info*
- *Fun for the kids & more...*



KPA is located at 6400 Arlington Blvd., Suite 700, Falls Church, Virginia 22042-2336.

You may already have received a mailing from KPA, introducing themselves, and providing you with additional contact information. Once our contract with KPA takes effect, the website will be revised with this new contact information, as well.

Questions or comments about KPA and the change in management companies? Please contact a Board member or email lvcawebmaster@hotmail.com.

Our Community Information...

LVCA Board Members

Joaquin Tremols - President

703-876-0313

tremols@lycos.com

Carl Iddings – Vice President

703-206-0170

Carl_iddings@hotmail.com

Kathie French - Treasurer

703-207-0070

Kfrench22@cox.net

Jay Jarvis - Secretary

703-280-5812

Jay@JCLInsurance.com

LVCA Committee Chairs

Architectural Control – Susie Lee

703-573-5250

Susielee999@verizon.net

Grounds – Jay Jarvis

703-280-5812

Jay@JCLInsurance.com

Finance – Kathie French

703-207-007

kfrench22@cox.net

Pool & Recreation – Linda Witham

703-698-7455

linda.l.witham@verizon.com

Communications – Kristin Walsh

lafayette_village@yahoo.com

Neighborhood Watch – Dale Clark

703-876-0939

clarkhome1@cox.net

Loudoun Management Associates

Dave Cicerelli

866-LMA-1890

dave@lmaine.com

PO Box 2070

Purcellville, VA 20134-2070

REMINDER

First Quarter Assessments are due January 1, 2008. The new management company, KPA, will send you information on where to send your 2008 assessments. After a necessary 10% increase, the projected quarterly assessment for the town homes will be \$299 and the single family homes will be \$152.

LAFAYETTE VILLAGE COMMUNITY EVENTS CALENDAR

Monthly Meetings

Board Meetings - 2nd Monday of month at 7:00 PM at the Mason District Government Building, 6507 Columbia Pike. (December 10 and January 14)

Board Working Sessions – 4th Monday of month at 7:30 PM. Please check website

ACC Meetings - 3rd Monday of month at 7:00 PM at the George Mason Library, 7001 Little River Turnpike

Grounds Meetings – 4th Tuesday of month at 7:00PM at 7828 Ashley Glen Rd.
Note: In December the meeting will be on 12/17/07

Finance Committee – 4th Thursday of month at 7:00 PM (Contact the Chair for location)

Neighborhood Watch – Please check website

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

Please check the website for the most current information:

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

The LVCA has a board position available. If you are interested, please contact Jay Jarvis. Involvement gives homeowners a voice in their community.

Starting January 1, 2008, Diane Tschirhart from KPA will be the Property Manager.
6400 Arlington Blvd. Ste 700
Falls Church, VA 22042-2336
Dtschirhart@kpamgmt.com
Phone: 703-532-5005
Fax: 703-532-5098

Committee Updates & Recap...

Neighborhood Watch Committee – Needs Volunteers!

Sadly, many of our neighbors are either unwilling or unable to devote a very small amount of time to the safety and security of our community. We need representatives for the following, UNPROTECTED, streets:

- Hampton Village Pass
- Hancock Forest Trail
- Merrimac Trail
- Peyton Forest Trail

Please contact Dale Clark to volunteer: clarkhome1@cox.net. Many thanks to those residents who are volunteering to keep their street a safer place. For contact information for your street captain, refer to page 6. Fairfax County Police sponsored Neighborhood Watch signs will be placed at each end of Lafayette Village Drive in the near future. Please, get involved!

Finance Committee

A draft of the 2008 budget has been posted on the LVCA website.

Architectural Control Committee (ACC)

- Starting January 1, 2008, all homeowner inquiries, exterior requests and correspondence should be sent to KPA at 6400 Arlington Blvd., Suite 700, Falls Church, VA 22042-2336. Our new Property Manager is Diane Tschirhart. Ms. Tschirhart's contact information is found on page 2.

- We would like to remind you that we do have a set of rules and guidelines which should be referenced when making any exterior improvements to your unit. Each homeowner should have a copy of these guidelines. If you have misplaced yours or are a renter you can find the document on the website at http://www.lafayettevillage.org/docs/ACCGuidelines-Final-ForTownhomes_DetachedHomes-June2006.pdf

If you do not have access to the Internet please contact our management company to receive a copy.

- The committee is working to contract with Dominion Power to install 3 new lights at these locations:

- Next to mailbox near 3698 Yorktown Village Pass
- Next to mailbox near 7856 Colonial Village Row
- Entrance to Butterfield Lane near the end of the first unit backing up to Lafayette Village Dr

- We are also working with the Post Office to replace 2 mailboxes on Hampton Village Pass, and to upright all mailboxes that are leaning.

- Reminder – trash pickup is Monday and Thursday. Trash should be placed in front of the unit no earlier than 6pm the preceding day.

Communications Committee

The Editor will consider all submissions to the newsletter including ads, articles, and recipes. Please submit your entries to lafayette_village@yahoo.com by the 15th of the month. If you would like to view the newsletter in *color*, sign up for electronic distribution or access the newsletter on the website! The next newsletter will be available February 1, 2008. Be sure to check the website for more information.

Committee Updates & Recap...

Grounds Committee – Submitted by Jay Jarvis, Committee Chair

The Grounds Committee has developed short and long range plans to improve the LVCA grounds. Below are recommendations the committee has developed for Board consideration. Please review the recommendations and offer your comments and suggestions to any member of the Grounds Committee, or any member of the Board of Directors.

The committee consists of Jay Jarvis, Chair; Susan Henly, Vice Chair; John Alexander; Terri Clark; Susan Dudley; Lynn Kopalla; Phil Prifold; and Andra Ryan. The Grounds Committee meets on the fourth Tuesday of each month except this month as it falls on Christmas day. In December, the meeting will be held on Monday, December 17th.

During December, residents of Lafayette Village should see more dead trees removed, steps added at the end of Yorktown Village Pass up to Trammel Road, and the picnic table in the mini park behind the pool replaced. We are retaining woodchips and logs from downed trees for new trails anticipated to be installed under the power lines next to the Beltway.

The committee welcomes help in grounds improvement. If you can work on any project or be an active committee member, please contact Jay Jarvis at jay@jclinsurance.com or call 703-280-5812.

Recommended List of Policies, Improvements and Projects

1. GENERAL
 - The Board should adopt a policy in dealing with the grounds to first consider native Virginian plants and on any materials purchased, consider what is good for the environment first. For example, purchasing benches made of recycled plastic.
 - Adopt the use of planting native trees and shrubs in the common areas (Refer to page 5 for list).
 - The chair of the Grounds Committee may work directly with vendors to direct details of work authorized by the Board.
2. TREES
 - The grounds maintenance contractor, currently Blade Runners, is directed to cut away all limbs less than six foot from the ground, on all trees on common grounds that are not in wooded areas and are at least 25 feet tall.
 - Request grounds maintenance contractor to clear the fallen apples on common areas in September.
 - Remove trees tagged by the Grounds Committee as either dead or inappropriate for the area they are located. The latter usually includes pine trees that were planted under other trees and have not grown. Grind stumps of trees when necessary. Plant a new tree for appearance if needed.
 - Over a 15 year period, replace all White Pines with evergreens from the new approved list. The Grounds Committee will tag trees to be removed and replaced each year by an outside vendor.
3. WALKWAYS, PAVEMENT, BENCHES AND TABLES
 - Replace the bench and picnic table in the park behind the swimming pool. This area is used for birthday parties at the pool, since no food is allowed in the pool area.
 - Add steps from Trammel Road sidewalk down to the sidewalk at the end of Yorktown Village Pass.
 - Recommend to Pool & Recreation Committee that they consider conversion of the asphalt volleyball court to a skateboard park, add another basketball hoop to that area, or convert it to a tennis court.
4. LANDSCAPING
 - Remove invasive plants along the west side of Lafayette Village Drive along the “S” curve leading into LVC. Remove dead and dying pines and replace some of them with evergreens from the new approved list. [This area is LVCA property.]
 - Use appropriate chemicals to control the growth of invasive plants.

Committee Updates & Recap...

Recommended List of Policies, Improvements and Projects Continued...

- Work towards eradication of bamboo behind Byrds Nest Pass by first cutting it down and donating the bamboo to the National Zoo for the Pandas. A combination of digging up the roots and using chemicals will remove the bamboo.
 - Extend the wooded area on the west side of homes next to Colonial Village Row north behind Trammel Court. This extension would be limited to no more than 50 feet east of the power lines. The vast majority of the grass area should remain open and mowed regularly.
 - Cut out and add a retaining wall at bottom of hill to allow for a sidewalk between Hancock Forest and Hampton Village along Lafayette Village Drive.
 - Encourage our County Supervisor's office to work toward an asphalt trail from LVCA along Lafayette Village Drive out to Hummer Road.
 - Add ground cover on steep hill areas. This will reduce both erosion and the amount of grass that needs mowing.
 - The Grounds Committee will monitor the work performed by the grounds maintenance contractor to insure the contract is being followed.
5. VOLUNTEERS
- Add a walking trail system through out the area to the west of LVCA homes along the beltway and under the power lines. This project should utilize volunteers for most, if not all, of the work. Volunteers would be sought from Scouts and schools that need community service projects.
 - Organize a corps of volunteers who agree to take on limited grounds projects to be handled on a schedule convenient to each volunteer.
 - With assistance of residents, develop landscaping plans for neighborhood area, such as that at the end of Butterfield Lane around the mail boxes. As part of this approach, add park benches throughout the community.
6. EROSION- Identify erosion problem areas and seek professional advise on solutions. Some areas identified are:
- Area behind 7801 Byrds Nest Pass and behind last house on Yorktown Village Pass.
 - Area starting between Byrds Nest Pass (BNP) and Butterfield and drains down to the erosion area behind 7801 BNP
 - The wooded area surrounded by BNP, Butterfield, and Mt. Airey.
 - The area between the homes on Butterfield and Ashley Glen.

Below is a list of the recommended native trees and shrubs. For more information please refer to the Website or contact Jay Jarvis.

Native Large Trees (30'- 100')

Red Maple - Silver Maple - River Birch - Pignut Hickory - Shagbark Hickory - Yellowwood - Persimmon - Beech - Green Ash
American Holly - Red Cedar - Tulip Tree - Blackgum - Shortleaf Pine - Sycamore - White Oak - Swamp White Oak - Scarlet Oak
Southern Red Oak - Willow Oak - Northern Red Oak - Black Oak - Black Willow - Sassafras - Bald Cypress

Native Small Trees (12'- 40')

Mountain Maple - Downy Serviceberry - Serviceberry - Pawpaw - Ironwood - Eastern Chinquapin - Eastern Redbud - Fringetree
Pagoda Dogwood - Flowering Dogwood - Green Hawthorn - Cockspur Hawthorn - Carolina Silverbell - Sweetbay Magnolia

Native Shrubs

Bottlebrush buckeye - Red Buckeye - Smooth Alder - Black Chokeberry - Red Chokeberry - Beautyberry - Chinquapin
New Jersey Tea - Buttonbush - Summersweet - Sweetfern - Silky Dogwood - Redtwig Dogwood - Hazelnut - Hearts-a-bursting
Witch Hazel - Oakleaf Hydrangea - Possumhaw - Inkberry - Winterberry - Sweetspire - Mountain Laurel - Fetterbush Spicebush
Male-berry - Stagger-bush - Northern Bayberry - Ninebark - Coastal Azalea - Flame Azalea - Sweet Azalea - Pinxterbloom
Azalea - Early Azalea - Swamp Azalea - Fragrant Sumac - Pasture Rose - Swamp Rose - Elderberry - Meadowsweet - Lowbush
Blueberry - Highbush Blueberry - Deerberry - Mapleleaf Viburnum - Arrowwood Viburnum - Nannyberry Viburnum
Possumhaw Viburnum - Blackhaw Viburnum

Community Information

Search The Information Highway @ Home

The LVCA WEBSITE is a source for current community news and up-to-date LVCA documents.

The home page (www.lafayettevillage.org) includes a list of contacts (Board members, committee chairs, and the management company) and a schedule of upcoming meetings and community events. This is the place to visit to find information on Board meetings, or the location of the next ACC meeting. Of special interest is the link to the "Frequently Asked Questions" page, http://www.lafayettevillage.org/lvca_FAQ.htm. This page contains answers to the most commonly asked questions residents and prospective residents may have about living in Lafayette Village. You can also sign up for the LVCA mailing list to receive meeting announcements and other breaking news items.

The News Flash page contains important news for LVCA residents and members. This page is updated whenever news affecting the community occurs. Currently, this page contains news about the new management company. There's also a page that archives all the association Newsletters – visit here if you want to find information from an old newsletter you've misplaced.

The documents page is perhaps the most important page on the website. Located at http://www.lafayettevillage.org/lvca_documents.htm, this page links to the following documents:

- Association's governing documents;
- Association's financial documents including budgets and audits;
- ACC guidelines, list of approved colors, and the ACC's request for exterior improvement forms;
- ACC Landscaping documents with information about Blade Runners, our grounds maintenance company;
- Meeting minutes of the Board of Director's meetings and annual meetings since January 2004.

So, the next time you're surfing the web, stop by your community website and check out all we have to offer. Sign up for the community email list. And if you have any suggestions for improvements, email the webmaster at lvcawebmaster@hotmail.com.

Below is a list of the **Neighborhood Watch** Street Captains. If you would like to participate or have information or tips to share, please feel free to contact your representative. At this time, there are a few streets that are not included in the program.

Dale Clark, Committee Chair	Byrds Nest Pass	clarkhome1@cox.net
Jim Ferguson, Street Captain	Ashley Glen	jme231@verizon.net
Pat Fox, Street Captain	Brunswick Forest	703-573-6065
Jim Bell, Street Captain	Butterfield Lane	belljj@cox.net
Jim Lynch, Street Captain	Colonial Village Row	j_lynch@hotmail.com
Jim Lester, Street Captain	Mt. Airey Lane	jlester@pai-inc.com
Joaquin Tremols, Street Captain	Trammel Ct.	tremols@lycos.com
Fred Saah, Street Captain	Yorktown Village Pass	fred300@gmail.com

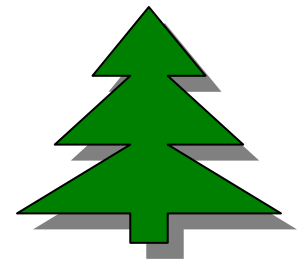
What's Happening in the Neighborhood...

Beltway Expansion

Have you heard that the Beltway is going to be expanded to include more traffic lanes? Are you concerned that the Beltway expansion is going to encroach on Lafayette Village and your home? Are you worried that the noise pollution from increased traffic on the Beltway will be louder and more intrusive than ever before? Does the planned expansion include the erection of sound barriers or baffles to keep the noise level in our community down to a minimum? Do you want to know what the Association is doing about all of this?



If you answered “yes” to any of these questions, then *please plan to attend the monthly Board meeting on January 14, 2008*. It will take place at 7:00 pm at the Mason District Government Center located at 6507 Columbia Pike, Annandale, Virginia, 22003. The Board of Directors has arranged for a representative from the Virginia Department of Transportation (VDOT) to attend the meeting and answer your questions. The VDOT representative, Teresa DeFore, is aware of all of our concerns and will be prepared to address them.



Don't miss this important meeting!

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Christmas Tree Disposal

American Disposal will pick up Christmas trees for all of LVCA (SF & TH) on January 2nd and 9th at no charge. Trees must be curbside (no tinsel or ornaments and do not put the trees in plastic bags) no later than 6:00 am both days. Pick up for the trees falls on a Wednesday. Questions may be directed to Jessica Vazquez, 571-292-5510.

Mason District's Holiday Town Gathering- Mason District Supervisor Penny Gross invites you to Mason District's Holiday Town Gathering on Thursday, December 6th at 7:30 p.m. at the Mason District Governmental Center, 6507 Columbia Pike in Annandale. Refreshments and entertainment will be provided at this annual holiday event.

Mason Matters! The Television Show is aired on Cable Channel 16 every Thursday at 7:30 p.m., and every Friday and Sunday at 6:30 p.m., and daily on the Web at www.fairfaxcounty.gov/mason. Find out about some of the projects that were funded from past bonds, and what projects are on a list for funding for the upcoming bond.

A friendly reminder – the community trash cans are not to be used for your household trash.

Notes from a homeowner: “I just wanted to commend the goblins, ghouls, pirates, and princesses who came Trick or Treat-ing on Halloween. What a delight they all were. Nearly every one, including the older ones, was dressed to amuse or frighten or impress. Some even remembered to say ‘trick or treat’. But *all* graciously said “thank you” after receiving a treat, and many offered a cheery “Happy Halloween.” What fun they provided! Moms and Dads, I think you’re doing something right.”



Cherry Cheesetarts

Ingredients:

- Box of Vanilla Wafers
- (2) 8 oz. packages of cream cheese
- ¾ cup sugar
- 2 eggs
- 1 teaspoon vanilla
- Can of pie filling cherries

- Mix cream cheese, sugar, eggs and vanilla
- Place one Vanilla Wafer in bottom of each cupcake paper
- Spoon mixture on top of each wafer
- Bake at 350 degrees for 15 minutes
- Cool
- Add 3 cherries to each tart
- Refrigerate

Makes 24 tarts

This recipe is extremely simple and takes very little time. These mini cheesecakes are a perfect treat for any holiday party or to share at work.

WALSHINGTON POST BLOGGER

It's a great time to spread holiday cheer. During the holiday season and throughout the year, it is important to respect and be kind to others. I'm constantly reminding myself how important this is when I visit Tyson's Corner at 3:00pm on a Saturday. Or when I'm selecting a new DVD player at Circuit City and a child asks me to move because I'm standing in front of the TV he is watching in the store.

I simply smile and remind myself that we all have the same goals: buying great gifts for loved ones, relaxing, and spreading cheer. I remember the less fortunate at this time and let the daily annoyances roll off my back.

Smile – and pass it on. Wishing you and yours a wonderful and safe holiday season.

The Annandale *Holiday Tree Lighting Ceremony and Mixer* will be held on Friday, 12/7 from 5:00pm-8:00pm at the Toll House Park (Annandale Rd at Little River Turnpike). Celebrate the holiday with your friends at this event. Mixer to follow at Burke and Herbert Bank, 4535 Annandale Rd. Music and refreshments provided. Call 703-256-7232 for more information.

Winter is coming and colder temperatures are settling into Northern Virginia. With **rising** fuel costs, **energy conservation** will be on the mind of many this year. Aside from keeping your house temperature cooler, using an extra blanket when watching TV or sleeping, and putting on a sweater; here are some **tips** to help reduce your energy costs...

- *Have your heating system professionally checked once a year and change filters regularly to keep your unit running efficiently. Also, check your heating system's ductwork to ensure that it is well insulated.
- *Make sure heating registers and vents are not blocked by draperies, furniture, rugs or clothing. These vents should also be cleaned regularly with a vacuum or a broom.
- *For every degree you lower your thermostat during the winter, you save between 3-5% on your heating bill. On average, you should set and keep the thermostat on a gas or electric heater at 68 degrees when the home is occupied, and 55 degrees at night or when it's unoccupied.
- *A programmable thermostat will automatically adjust your heat so you don't have to remember to change it and can save you up to \$100 a year.
- *Take advantage of the sun's energy and warmth by removing window screens during the winter.
- *Don't close doors or shut off registers in rooms. This puts added strain on your central heating system.
- *If you notice little or no air coming from some registers - this could indicate a problem with the ducts.
- *Open drapes and shades on sunny days to let in the sun's heat. Close them at night and on cloudy days.
- *Place a small thermometer on the wall next to your thermostat and compare readings. If there's any difference between the readings, adjust your thermostat.
- *Close outside doors as quickly as possible. Just a few seconds with the door open lets in a lot of cold air.

Congratulations to our pumpkin coloring winners from the October newsletter contest!

First Place (age 3 and under category) – Emily Gamber

First Place (age 4 and older category) – Olivia Gamber



Lafayette Village at the Polls (11/6/07)

Unofficial returns from the Hummer precinct, where all Lafayette Village residents vote:

Turnout:

Registered voters	Voting in person	Voting absentee	Total voters	Percent Voting
1,770	623	26	649	36.7

The turnout in Fairfax County as a whole was 33.2%, so we exceeded the county average.

State Senate:

State Delegate:

Candidate	Votes	Percentage
Peterson	316	52%
Devolites-Davis	291	48%
Total	607	100%

Candidate	Votes	Percentage
Watts	440	78%
Clifton	123	22%
Total	563	100%

County Chairman:

Candidate	Votes	Percentage
Connolly	337	58%
Baise	218	37%
Other	29	5%
Total	584	100%

County Supervisor:

Candidate	Votes	Percentage
Gross	382	64%
Hall	218	36%
Total	600	100%

The Hummer precinct includes all of Lafayette Village plus all the residents between Hummer Road, Gallows Road, the Beltway and Little River Turnpike. Like most residents of our various districts, we voted for Chap Peterson, Vivian Watts, Gerald Connolly, and Penny Gross. We also voted to approve both the school bond and the transportation bond. For more details, visit the county's website <http://www.fairfaxcounty.gov/eb/returns.htm>.

Thank you to all who turned out to vote on November 6th. Your presence at the polls keeps the promise of democracy alive!

Fun For The Kids... Give This Snowman Some Color!

