



# *Lafayette Village Community Association*

## *June/July 2013 Newsletter*

### **Planning starts for LVCA street maintenance project**

Hello, fellow LVCA residents. My name is J. Gaston, and I'm honored to serve you as the LVCA Secretary and as one of our Association's Directors. Since one of our Board's most important functions is to work to protect our community's value through diligent maintenance, I'd like to share with you some important insights I recently learned about a topic near and dear to everyone's feet...paving.

On Saturday, March 23<sup>rd</sup>, I spent the day at the Washington Convention Center attending the Community Associations Institute (CAI) Expo and Conference. CAI provides information and education to community associations and the professionals who support them. I was particularly focused on getting information about paving work, so spent time with each of the nine vendors present.

Our current asphalt had an expected useful life of 25-30 years, so it's reached its end of life. In replacing the asphalt, we really have two options, and the vendor's opinions varied on which is best.

**Shoulder milling and overlay.** A swath of the asphalt along the concrete curbs is milled down two inches at the edge, sloping up to remove nothing from the inside parking area. Then, a 2" bed of asphalt is laid to cover EVERYTHING. The primary benefit of this approach is to strengthen the parking areas by increasing the overall thickness from the current likely 4" bed (two asphalt layers of 2" each) to a total of 5.5" - 6". The parking areas would then have a gradual slope at the edges. While this might improve drainage in some areas, it may impede it in others.

**Full milling and overlay.** As the name implies, the entire surface is milled two inches and then a fresh, even coat of asphalt is applied to the entire area. In both approaches, repairs would be made to any areas exhibiting damage before the final coat is applied. Then all line painting will be completed.



Deteriorating asphalt on a Lafayette Village street. Most streets have cracks and "alligatoring," many intertwined cracks showing possible damage to the base of the pavement.

Your Board must also consider when this work will be done. We have to decide whether to do the entire community this year, or phase the work over some short period of years. Doing all the work at once may be aesthetically appealing and technically feasible, but it would consume a large portion of our Reserve Funds. However, doing the work in phases would likely cost more. And related to this work, we're evaluating concrete work that needs to be completed. Some curbs, sidewalks, and storm drains need to be repaired. We'd likely do this work first so that the heavy concrete trucks don't damage our newly laid asphalt.

Regardless, there will be some unavoidable disruption to residents, which we're working to minimize. Areas identified for paving will need to be clear of cars and may be unusable for a day or two. As we move forward, look for notices in the newsletter, email communications, and community postings to keep you informed about what streets will be affected when. We will make every effort to give residents significant advance notice.

Please let me, or any other board member, know if you have questions or concerns.

#### ***In this issue...***

- *Committee Reports/Schedule*
- *Welcome new residents*
- *Arbor Day, pool party pics!*
- *Renter responsibilities*

#### **Swim under the Stars – Saturday, June 22 until 10:30pm**

Bring your children and join your neighbors for the first "Swim under the stars" event in the 2013 summer swim season! The life guards will stay late, we'll have a little bit of music, and we should all have a great time swimming late into the night! For more information, email Pool and Recreation chair Lisa Conoly at [lisac\\_234@hotmail.com](mailto:lisac_234@hotmail.com).

## Our Community Information...

### LVCA Board Members

**Carl Iddings – President**

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**John Alexander – Vice President**

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**J. Gaston – Secretary**

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**DJ Terreri - Treasurer**

571-235-5420

[treasurer@lafayettevillage.org](mailto:treasurer@lafayettevillage.org)

**Angela Cutter – Member-at-Large**

[aicutter50@gmail.com](mailto:aicutter50@gmail.com)

### LVCA Committee Chairs

**Architectural Control – Angela Cutter**

[aicutter50@gmail.com](mailto:aicutter50@gmail.com)

**Grounds – Jay Jarvis**

571-235-5420

[jay@jarvislandscaping.com](mailto:jay@jarvislandscaping.com)

**Finance – DJ Terreri**

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[treasurer@lafayettevillage.org](mailto:treasurer@lafayettevillage.org)

**Pool & Recreation – Lisa Conoly**

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**Communications – Carl Iddings**

[lvcawebmaster@lafayettevillage.org](mailto:lvcawebmaster@lafayettevillage.org)

**Neighborhood Watch – Fred Saah**

703-641-0446

[fred300@gmail.com](mailto:fred300@gmail.com)

**Sequoia Management Company**

Dale Edwards

[dedwards@sequoiamgmt.com](mailto:dedwards@sequoiamgmt.com)

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**REMINDER: Third Quarter Assessments are due July 1, 2013. Please enclose the July coupon with your check and make sure you mail your check in time to be received by July 15th.**

### LAFAYETTE VILLAGE COMMUNITY EVENTS CALENDAR

#### Monthly Meetings (Check Website for Details)

**Board Meetings** - 3<sup>rd</sup> Tuesday of the month at 7:00 PM at the Woodburn Elementary School Library, 3401 Hemlock Drive at Gallows Road. (June 18 and July 16)

**ACC Meetings** – 3<sup>rd</sup> Thursday of the month at 7:00 PM at 3711 Yorktown Village Pass (June 20; July 18)

**Grounds Meetings** – 4<sup>th</sup> Thursday of the month at 7:30 PM at 7900 Ashley Glen Road. (June 27 and July 25)

**Finance Committee** – No meetings in June and July. Meetings resume in August.

**Neighborhood Watch** – 2<sup>nd</sup> Tuesday of the month at 7:30 PM at 3721 Yorktown Village Pass (June 11; July 9)

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

**Please check the website for the most current information:**

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

#### **LVCA Complaint Procedures:**

Last August, the Board adopted a formal complaint procedure, providing a written process for resolving complaints about Association actions from members, residents and citizens. A copy of the resolution and its related forms can be found on the Association website at

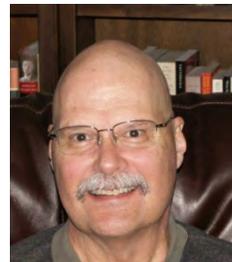
<http://www.lafayettevillage.org/docs/ComplaintProceduresResolutionFinal.pdf>. If you are a new homeowner, you should also have received a copy of this document in your disclosure packet.

If you have a complaint about the Association, these complaint procedures provide you a way to have your issue addressed by the Board and resolved quickly through a defined and equitable process.

**Girls' Night Out Charity Event – June 20th, Washington, DC.** The Arthritis Foundation's "Purses with Power" is a "Girls Night Out" event where people come together to network, socialize and shop while supporting arthritis awareness and education. Arthritis is the leading cause of disability in the United States, affecting women nearly twice as often as men. Cocktails, appetizers and silent auction with many purses and other girly stuff, including free makeovers. For more information or tickets, contact Frances Downey, 703-517-6968 or [weekendersfran@msn.com](mailto:weekendersfran@msn.com).

## A note from the President:

I want to take this opportunity to welcome all the new homeowners and residents to Lafayette Village. We long-time homeowners know we have a special place live and raise our families. And this is confirmed by conversations I've had with some of the new homeowners, who cite the community's distinctive architecture, attractive grounds and the sense of community as reasons they chose to move here. So, welcome new homeowners!



To fully experience the Lafayette Village community, I would encourage you to take several simple steps. First, get on the LVCA mailing list – when you do so, you will receive emails every week to ten day containing information and announcements important to Lafayette Village residents. You can join the email list by sending an email to [lvcawebmaster@lafayettevillage.org](mailto:lvcawebmaster@lafayettevillage.org), requesting to be added. Second, review the Association's governing documents – you can find them on our website at [www.lafayettevillage.org/documents](http://www.lafayettevillage.org/documents). There is also a brief summary of these documents in this newsletter on page 10 of this newsletter. Finally, review the ACC Guidelines, also located on the website. These guidelines establish and enforce the architectural controls that help maintain the quality of Lafayette Village.

Now a few tips for new homeowners to help smooth your initial experiences in the Association:

- Review the ACC Guidelines before making any changes to the exterior appearance of your property. The rule of thumb is that replacing “like-for-like” does not require an ACC review. For instance, installing new windows that have the same appearance in terms of mullions as your existing windows does not require ACC approval. But if you have questions about changes you want to make, it is best to consult with the ACC about your proposal. You can do this by sending an email to our ACC chair, Angela Cutter, at [aicutter50@gmail.com](mailto:aicutter50@gmail.com). And note that on page 13 of this newsletter, there is an ACC Request for Exterior Improvement form that you can use to request ACC approval of your project.
- With your new move, you may have a lot of trash to dispose of, especially large items such as old furniture or appliances. To dispose of these, you will need to contact our trash and recycling company, Patriot Disposal, at 703-257-7100 and make arrangements for Patriot to collect those large items. Patriot explains their Special Items policy on its website at <http://www.patriotdisposalservices.com/specialitems.html>. Do not put out such items for collection without making arrangements with Patriot beforehand.
- Also on the topic of trash, note that trash should be placed curbside for collection no earlier than 6:00pm the evening before collection. And all trash cans and recycling bins must be removed from view on the same day trash has been collected. Our collection days are Mondays for trash and recycling and Thursdays for trash only. Yard waste is also collected on Mondays.
- Make sure you are familiar with our parking regulations, which you can find on the website at <http://www.lafayettevillage.org/docs/LVCA%20Parking%20Regulations%202012-04-09.pdf>. Most townhome owners have been assigned two parking spaces. There are also visitor parking spaces in the community which your guests are free to use. Street parking is also available on Lafayette Village Drive and Trammell Road. If you or your guests park in the “No Parking” zones on community streets, the illegally-parked vehicles may be towed at your expense.
- Finally, volunteer! The Association is run by volunteers, who are active in our many committees. The committee reports elsewhere in this newsletter will show you the sort of work our committees do. They always welcome new members, so if you have an interest in one of the committees, please attend a meeting, contact the committee chair, or send an email to [president@lafayettevillage.org](mailto:president@lafayettevillage.org) to volunteer! You will be welcomed.

So, welcome to the community. I hope you enjoy living in Lafayette Village and are pleased with your new neighborhood and your Association. Feel free to send me an email at [president@lafayettevillage.org](mailto:president@lafayettevillage.org) if you have any questions or comments.

### Pet Sitter Available

Leaving Fido and Fluffy home this summer while you travel? Lafayette Village resident and experienced pet owner available to visit your cats or have your (well trained) dog stay with me for lots of care and attention. Email Angela at [aicutter50@gmail.com](mailto:aicutter50@gmail.com) for more information.

## Lafayette Village Arbor Day/ Earth Day A Success!

Lafayette Village's 2013 Arbor Day/Earth Day celebrations brought many community members out to help collect trash, enjoy hot dogs and chips, bounce on the moon bounce and admire the new tree planted the weekend before! Thanks to State Sen. Dave Marsden and Supervisor Penny Gross for their assistance in planting a beautiful Giant Arborvitae in the Yorktown Village green strip adjacent to Lafayette Village Drive.



## Pool Opened Memorial Day Weekend with a Community Barbecue

With cool weather this past Memorial Day weekend, only the brave took a dip, but the barbecue warmed everyone with great food and company!



## *Committee Updates and Recap...*

### **Finance Committee – DJ Tererri, chair:**

The Finance Committee met on June 3rd to discuss several important items. This included how best to allocate our funds to ensure we are achieving the highest yield and a discussion on the funding of several large expenditures that will be happening this year/next as recommended by the reserve study. The committee will be recommending several actions at the upcoming Board meeting which include requesting proposals from several contractors for our street paving project and moving to discuss opportunities with our existing banks to increase the return on our reserve funds, ensure we are within FDIC limits and invested appropriately. Should our existing Banking relationships not provide these kinds of appropriate services, the Committee will regroup to determine our next steps.

Overall our community is financially sound with, as of April, cash reserves of over \$700K. Looking five years out, this current sum is sufficient, and then some, to cover the recommendations outlined in the reserve study. The largest expenditure is, of course, street paving which is estimated at \$300K, but we will have a better grasp of the cost once we begin requesting quotes for the work to be performed. Unfortunately, one of our CDs matured 5/29. I say unfortunately as it was earning 3%. Our last CD is set to mature 11/24 and is earning 5.07%. By then we hope to already be executing our developing investment strategy. Please note that we are limited to the investments that we can make per our by-laws and state laws. These investments are generally restricted to instruments that provide preservation of principal, such as CDs and Treasury bills.

I want to say thank you to Jim Franklin for volunteering to join the committee! His significant finance background will be a great benefit to the community. However...we still need volunteers! Please consider joining our committee or just come for one meeting.

### **Grounds Committee – Jay Jarvis, chair:**

Your Grounds Committee continues to work to make our Association grounds as attractive as can be. Our community garden chair continues to help those who have rented garden space. We had hoped to add more garden plots this year, to meet the growing demand, but have had difficulty getting water to the new area. So for the time being we are stuck with the current small garden. A new fence will so be added to the old garden, paid for by the garden rental fees.

A number of our trees, mostly pines, have suddenly taken ill and are dying. The Committee is preparing a list of trees to be removed or pruned this summer. One of the trees we targeted for removal was the badly diseased Maple tree at the corner of Hampton Village Pass and Lafayette Village Drive. A week later this beloved neighborhood tree came down during the heavy rain storm we had last week. A new tree will be planted this year at the same location as the fallen tree. In addition, eighteen new trees have been planted recently near the "S" curve on Lafayette Village Drive. Over time, these trees will give our community a visual screen blocking the view of the Beltway from Lafayette Village Drive. These trees were partially funded by a grant the Association received last year from Transurban, the developer of the Express Lanes on the Beltway.



Some of the new trees planted by the Lafayette Village Drive S-curve has

All streets are scheduled to be repaved this year. The Grounds Committee asked the Board to take the lead in the getting this important project completed. (See the article on page 1 of this newsletter for more details.)

Water run-off from backyards continues to cause erosion problems on common property. We ask everyone's assistance by extending downspouts drain hoses well away from the back fence, underground and into a drainage area on common property. The committee continues to work on erosion projects. We are looking at adding drains to some areas, building retaining walls in other areas, and installing large rocks (rip-rap) in still other areas to help minimize erosion.

## *Committee Updates and Recap, cont....*

### **Pool and Recreation Committee – Lisa Conoly, chair:**

The pool opened for the 2013 season on Saturday, May 25 with our manager Peter and lifeguard Nick on duty. Although the weekend weather was cool for swimming, we kicked off the season with a cookout and pool party. It was a great opportunity to socialize with our neighbors and enjoy some delicious food. Thanks to all who attended. And special thanks to Deborah Dunham and Kristin Walsh for serving as grillmasters and Carl Iddings for doing the shopping.

Our next event will be "Swim Under the Stars" to be held on Saturday, June 22 from 8:00-10:30 pm. Last year was the first time we held such an event, and it was so popular, we've decided to bring it back this year! Please mark your calendar and plan to attend.

We are still looking for a water aerobics instructor. If you know anyone, please email me at [lisac\\_234@hotmail.com](mailto:lisac_234@hotmail.com).

This spring the pool house received a new roof, gutters and downspouts. We have also installed a bike rack at the rear of the pool parking lot.

Please remember that food is not allowed to be eaten in the pool enclosure. However, for those of you wishing to order pizza or have a picnic, there is a picnic table available in the grassy area behind the deep end of the pool.

The "free pass" week ended on May 31 so if you haven't already applied for your pool passes/stickers you will need to do so to use the pool. The application form is on the website. We have waived the late fee charged in past years so there won't be a penalty for filing late.

The weather is getting warm so come enjoy our beautiful pool.



**Our lifeguards for the season: Nick, Shawn (manager), and Peter**

### **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](mailto:lvcawebmaster@lafayettevillage.org). Lafayette Village makes it easy to stay informed through the newsletter, website and monthly Board meetings. The next newsletter will be available August 3, 2013. Articles and submissions are due by July 30<sup>th</sup>.

Are you a web designer or graphics artist? We are looking for volunteers who could work on a redesign of our website, [www.lafayettevillage.org](http://www.lafayettevillage.org). While the website contains a lot of great information about Lafayette Village, it could use a user interface redesign. If you have web development skills and would like to volunteer your time on this effort, please send an email to [lvcawebmaster@lafayettevillage.org](mailto:lvcawebmaster@lafayettevillage.org).

### **Neighborhood Watch Committee – Fred Saah, chair:**

#### **Tips to keep your children safe this summer (and year-round):**

With school almost out, our children will be at home a lot more than in the winter.

Whether your kids stay home alone or you just want to make your neighborhood a safer place, having rules in place to help your kids learn to be safe is important. The home is one of the most common places where accidents and injuries occur, and even in the safest neighborhoods, home invasion is a threat.

Teach your kids to be aware of their surroundings. They should learn to lock doors when they come home and to not open the door to strangers. Teach them to pick up belongings like bikes that may be attractive to thieves and that may pose a risk to people walking in the yard or the home. Limit toys to areas away from stairs and walkways.

## Committee Updates and Recap, cont....

Make sure your children recognize the smoke and carbon monoxide detectors and know what to do should they go off. Having a monthly family fire drill and involving children in changing the detector batteries every six months can help them stay alert. Children should know two ways out of every room in the house.

Finally, especially if you have young children, set your kids up to succeed at being safe. Keep harmful products and firearms locked and out of reach. Set firm rules about when and if the stove or microwave may be used. Prevention is the best cure for danger in the home.

### Neighborhood crime report:

Since January 1, 2013, the Fairfax County Police Department has reported five incidents of criminal activity in Lafayette Village. Two of these incidents were related to the recovery of stolen vehicles, one found on Lafayette Village Drive, and one found in the pool parking lot. Police also reported a noise violation on Ashley Glen Road, destruction of property (a rock thrown through the rear window of a car parked on Lafayette Village Drive by Butterfield Lane), and an assault on Colonial Village Row (presumably a domestic assault, although the report is not specific.)

Neighbors have also reported a number of acts of loitering and vandalism in the pool parking lot, in the park by the basketball court, and in the Meadows. This activity appears to result from young adults hanging out and drinking or doing drugs, usually late at night into the early morning hours. We will request additional police patrols along Lafayette Village Drive during these hours. If you notice activity like this, please email Fred Saah at [fred300@gmail.com](mailto:fred300@gmail.com) or Carl Iddings at [carl\\_iddings@hotmail.com](mailto:carl_iddings@hotmail.com), so that we can better plan our Neighborhood Watch patrols.

Overall, we have a safe neighborhood with a very low level of criminal activity, which is one of the attractive features of our community.

Your neighborhood watch committee is planning for this year's National Night Out, scheduled for August 6, the first Tuesday in August. Our next meeting is Tuesday June 25. If you would like to volunteer or have any suggestions for the event, please email [fred300@gmail.com](mailto:fred300@gmail.com). We are also looking for a few volunteers to serve on the Neighborhood Watch Committee. We have had several people leave and are very shorthanded. We need a few more members to help keep this a safe neighborhood.



National Night Out -- this August 6, 2013. See you there!

### Architectural Control Committee (ACC) – Angela Cutter, chair:

Lots about yards this time around....

**Trees:** At the last ACC meeting we discussed trees in front yards. This Spring several homeowners asked for permission to remove overly large or dying trees. This led me to look at the approved tree list listed on the website. This hasn't been updated for several years and still includes specimens which are not suitable for our small yards, such as maples. We recommend doing some online research and talking to a tree expert at one of the better local nurseries before selecting a tree. They have first-hand knowledge of what grows well, including new varieties that are more appropriate for our climate and space.

**Shrubs:** All homes are required to have shrubs along the foundations at the front of the house (and side of the house, for end units). Blade Runners does trim these, but some of the original shrubs are now so big that they block lower windows. Consider trimming these back to give your home, and the community, a fresh look.

**Grass:** At the semi-annual meeting on May 7, there was a presentation about alternatives to grass that generated interest in those present. Don't get too excited though! For the moment grass is still required unless you have a waiver from the ACC. The presenter did recommend Red Fescue if you have a shady front yard and are looking for good seed. It's heat resistant and is readily available locally.

**ACC violations:** Many people have corrected violations following the Spring Inspection and those who haven't complied will be called to hearings beginning in June. (Pool passes will not be issued for those not in compliance.)

We've had several instances this year of people installing windows and doors that do not conform to the published guidelines. The ACC is not granting waivers in these cases. There is only one home in the community that has one

## *Committee Updates and Recap, cont....*

different window, and that was granted when the homes were first built 30 years ago. If windows that do not have mullions are installed, or you have windows with broken mullions, you will be asked to fix the problem. And the mullions must match the existing ones. It's better all-round if the ACC doesn't have to be the bad guys and ask you to make expensive corrections. Remember, our mission is to help the management company enforce the guidelines in order to maintain the integrity and appearance of the community. Houses are selling quickly and new owners report that Lafayette Village stood out in their search because of its well-kept appearance. (And big kudos to the Grounds Committee for the major part they play in that, too.) Email me if you have any questions about exterior work. And please help the ACC by letting us know who the chronic trash violators are on your street. It's a problem we can't solve alone since we can't keep constant watch.

**Paint colors:** I apologize to those struggling with paint colors this spring. Last year the ACC updated the list with Duron colors and this spring Duron became Sherwin Williams. So we're starting over again. The Sherwin Williams store on Little River Turnpike is putting together some sample sheets for us to have available for you. These will have swatches of the approved colors and they guarantee they will be able to make those formulas even when their color names change. Of course Duron promised that too, and look what happened!

## *Community Garden update ...*

As our wild blackberries bloom up and down the hill under the power lines, each of our garden plots has lost most of its wild growth to spring weeding.....and more weeding. We had another bumper crop of weeds this year, even though our gardeners come up with ingenious ideas to prevent them.

The weather has been perfect for spring crops, and a couple of gardeners have already harvested a lot of delicious radishes. We're debating what makes some of them quite spicy and some rather bland. Potatoes of various colors, peas, rainbow lettuce, and swiss chard are thriving, and some herbs – chives, cilantro, parsley, oregano, dill, mint – have come back from last year.

So far we have all the regular plantings you would expect, such as tomatoes, a variety of peppers and squashes, corn, and string beans. In addition, we have a few surprise crops: sweet potatoes, chocolate bell peppers, tomatillos, and Spanish peanuts!

For all gardeners, backyard and those under the power lines, Master Gardeners of Northern Virginia has a calendar on its website with lots of local meetings with topics of interest to us all. Visit <http://mgnv.org/>.



Little gardener

### **Community Gardens North project has been cancelled:**

We have had to abandon the Community Gardens North project, and the Association has returned the NEPP grant to Fairfax County. Unfortunately, the Grounds Committee was unable to identify a cost-effective way of providing water to the new gardens. The least expensive proposals for a water line to the garden were both about \$7,000 in addition to the \$3,000 Fairfax Water would charge us for a low-flow water meter, suitable for watering gardens. Since the grant we received would only cover \$4,000 of our expenses, the Grounds Committee looked at other less expensive solutions to provide water to the garden, but none of the options we identified would work. So, reluctantly, we had to abandon the project and return our grant funds to the County.

We plan to look at expanding the existing garden to provide more plots for would-be gardeners. If you would like to add your name to the waiting list, please send an email to Anne Sansbury at [asansbury@gicgroup.com](mailto:asansbury@gicgroup.com).

### **Mason District Farmer's Market Returns**

If you don't have a garden plot, you can still get fresh produce at the Farmer's Market every Thursday morning from 8 a.m. until 12 noon at Mason District Park, 6621 Columbia Pike in Annandale. As a producer's only market, the Farmer's Market offers locally grown, vine-ripe produce, fresh baked goods, herb plants, and much more for your spring and summer time enjoyment.

## Community news ...

### Landmark tree comes over during storm – photo essay

On Tuesday, May 28, the beautiful Maple tree at the corner of Lafayette Village Drive and Hampton Village Pass came down during a passing thunderstorm. While no one was hurt and nothing was damaged, the tree did block the entrance to Hampton Village.



Neighbors starting the clean up

Within minutes, neighbors from Hampton Village and elsewhere gathered to begin the cleanup. One neighbor used his chainsaw to begin cutting away some of the larger branches while neighborhood children and other began moving the brush away from the street entrance.

Blade Runners was on-site the next morning to finish the clean, remove the tree debris, and leave a stump and memories of a lovely tree!



Blade Runners doing the final clean-up

Later this year, the Grounds Committee will grind the stump and plant a new tree that in time will become another landmark tree, providing shade and beauty to our community.



Tree blocking Hampton Village Pass



Some of the volunteers after clearing an entrance to the street

It was in impressive community response to this small crisis. Neighbors reacted and joined together to help open Hampton Village to traffic. And not just Hampton Village residents, either – folks from Hancock Forest, Ashley Glen, and Butterfield also showed up to lend a hand. These photos capture a real instance of community spirit, neighbors coming together to help one another. Another reason why we are fortunate to live in a community like Lafayette Village!



Ashley Glen Road homeowner **Christie Prucker** is the co-owner of a new business, **Spice Merchants – Fairfax**, located in Fairfax City Old Town at 10376 Main Street (just after the 236 bypass). At “Spice Merchants-Fairfax” you can purchase the prepackaged one ounce bags of spices, teas, sea salts, assorted peppercorns, naturally flavored sugars, as well as the company’s custom barbeque and spice blends. You can also create your own custom spice blends, as well as purchase spices in bulk. **Spice Merchants-Fairfax** celebrate its **Grand Opening** on **Saturday, June 22, 2013** starting at 11:30 AM, featuring samples of Teas, snacks prepared with their own custom spices, and raffle prizes.

## Community News, cont....

**Lafayette Village: Governing Documents:** If you remember when you purchased or refinanced your Lafayette Village home, you most likely recall signing document after document. The most important of these documents was Deed of Trust, which established your ownership in the home and the property on which it is sited. Also important, but often overlooked, was a “rider” or attachment to the deed, sometimes called the “Planned Unit Development Rider.” When you signed this document, you agreed to be bound by the documents creating the “Planned Unit Development.” These include (1) the Articles of Incorporation; (2) the Declarations of Covenants, Conditions, and Restrictions; and (3) the Bylaws. You should have been provided copies of these documents; they are also available on the LVCA website at [www.lafayettevillage.org/Documents](http://www.lafayettevillage.org/Documents).

**Articles of Incorporation:** This document creates the Lafayette Village Community Association as a “non-stock corporation” incorporated under the provisions of chapter 2 of Title 13.1 of the Code of Virginia. The articles establish this corporation for two main purposes:

- To provide for maintenance, preservation and architectural control of residences, lots and common areas; and
- To enforce the covenants, restrictions, easements, reservations, servitudes, profits, licenses, conditions, agreements and liens provided in the Declaration of Covenants, Conditions and Restrictions.

In addition the articles declare that all property owners of Lafayette Village homes are voting members of the corporation, with each lot holding a single vote to be cast by the owners of the lot and its home. Management of the business affairs of the corporation are vested in a Board of Directors, to be elected in staggered terms at the annual meetings of the corporation. As a property owner, you are a member of the corporation and entitled to a vote in its affairs.

**Declarations of Covenants, Conditions, and Restrictions:** This document was initially filed with the Land Records Department of Fairfax County in 1979. At the same time, the developers of Lafayette Village filed a “Deed of Dedication and Subdivision,” which created the individual lots on which our homes are situated. By filing these documents concurrently, the developers ensured that the covenants defined in the declaration would “run with the land,” and would forever limit the ownership rights of all future property owners in Lafayette Village. The Deed of Trust and its Rider you signed when you purchased your home thus includes implicitly the Declaration of Covenants.

The Declarations broadly accomplish the following:

- Binds the owners to one another and to the Association for the purposes of maintaining, governing, and funding the Association;
- Establishes protective standards, restrictions, and obligations in areas ranging from architectural control to prohibitions on various activities in order to promote harmonious living;
- Creates the administrative framework for the operation and management of the association;
- Provides the mechanism for financial support of the association through assessments.

It is the role of the Board of Directors to enforce the Declarations.

**Bylaws:** The Bylaws define in detail the how the Association shall be managed. The Bylaws define our annual and semi-annual meetings and how they shall be called and operated. The Bylaws also specify board membership and terms of office, how board members are nominated and elected, and how vacancies are filled. In addition, the Bylaws specify how board meetings are to be conducted, what the powers of the Board shall be, and defines the officers of the Association and what their duties are. Finally, the Bylaws define the committees of the Association, and their roles.

### Basement apartments are illegal in Lafayette Village:

The Board has received several complaints about home owners creating basement apartments in their town homes. Renting out your basement as an apartment is illegal in Lafayette Village because it violates our Covenants. Article VI, Section 5(f) of the Covenants clearly states: “No portion of any dwelling (other than the entire dwelling) shall be leased.” Such actions also violate Fairfax County zoning laws.

Upon receiving a complaint of a basement apartment, the Board will investigate the complaint. If a basement apartment is found, the Board will enforce our Covenants. If you are thinking creating a basement apartment in your townhouse, you should be aware you will be violating the covenants you agreed to when you purchased your house. The Board will also ask Fairfax County’s Zoning Enforcement office to investigate.

## Community News, cont....

### Patriot Disposal now on Facebook and Twitter

Patriot Disposal, our trash collection company, is now on Facebook and Twitter. Its Facebook link is <https://www.facebook.com/pages/Patriot-Disposal/602766823069722> and its Twitter link is [www.twitter.com/PatriotDisposal](http://www.twitter.com/PatriotDisposal). Following Patriot on social media will help you receive special announcements about trash collection in Lafayette Village. Remember, you can always call Patriot at 703-257-7100 to arrange for special trash pickups, such as large electronic items, furniture, appliances and other large items.

### Dominion to Begin Installing Smart Meters in Northern Virginia

Dominion Electric will soon begin installing "smart meters" in Northern Virginia, now that its pilot programs have completed successfully. Smart meters can be read remotely and allow Dominion to the monitor power usage of individual customers on a real-time basis. Dominion has not published a schedule for installation, but subscribers will get a hang tag on their door prior to the installation, allowing them to opt out of the remote reading/reporting feature. If they do so, Dominion will disable the new meter communication capability so it behaves just like the old-fashioned one. The only difference is that those subscribers will have to pay a fee for the meter-reading, which is now free. No word yet on how big that fee will be but Dominion says it will be based on the actual cost. To learn more, please visit Dominion's smart meter web page at: <https://www.dom.com/about/conservation/about-smartmeters.jsp>.

## Contractor Recommendations...

**Roofing Contractor:** The Association recently contracted with **USA Home Construction** to replace the aging roof on our pool house. We were so pleased with the work that our community manager, Dale Edwards, used this company to replace a roof at his home in Front Royal. The company's contact information is:

USA Homes Construction  
9685 Main Street, Suite C  
Fairfax, VA 22031  
Nathan Shin: 703.888.8536

## Designers Needed...

### Design for new "Reserved Parking" signs

The Association's new reserve study noted correctly that the current "Restricted Parking" signs are in poor condition, detract from the overall aesthetic appearance of Lafayette Village and need to be replaced. The study recommends that these signs be replaced this year. The Grounds Committee will undertake this project, but it needs your help.

We need to create a new design for these signs, one that is attractive and consistent with other community signage, including the two brick community signs and the pool sign. If you have design skills or some good ideas you can sketch out, the Committee would like you to submit a proposed redesign for the 14 "Restricted Parking" sign at the entrances to each community town home street.

Please send your proposed design to Jay Jarvis, Grounds Committee chair, at [jay@jarvislandscaping.com](mailto:jay@jarvislandscaping.com).



Current Restricted Parking signs have deteriorated and need to be replaced

## *Around the Neighborhood...*

### **Spotlight by Starlight Summer Concerts Return to Mason District Park and at Ossian Hall Park –**

Enjoy performances all summer in Mason District with the return of the *Spotlight by Starlight* concert series at **Mason District Park (beginning June 2)**, 6621 Columbia Pike in Annandale, on Wednesdays, Fridays, Saturdays, and Sundays, and at **Ossian Hall Park (beginning June 1)**, located at 7900 Heritage Drive in Annandale, featuring performances on Saturdays at 7:30 p.m. To obtain a complete 2013 *Spotlight by Starlight* concert schedule, visit the Park Authority's Web site at [www.fairfaxcounty.gov/parks/performances/spotlight-by-starlight.htm](http://www.fairfaxcounty.gov/parks/performances/spotlight-by-starlight.htm). **Note:** Concerts are cancelled in the event of inclement weather. Call 703-324-SHOW (7469) one hour prior to the performance for weather-related updates.

### **Hidden Oaks Summer Camps**

#### **June 24-28 (M-F): Native American Survival Skills Camp**

Ages 7-12 yr. from 9:30 a.m. – 12:30 p.m. Discover what daily life was like for the Eastern Woodland American Indians. From animal tracking to shelter building, children will learn survival skills through outdoor activities, games, crafts and stories. Maximum 18 children with low adult/child ratio. Details [www.fairfaxcounty.gov/parks/hiddenoaks](http://www.fairfaxcounty.gov/parks/hiddenoaks) or call 703-941-1065. Advanced registration required. \$185 per child. Register online or call 703-222-4664 weekdays for code 308 222 6401

#### **July 22- 26 (M-F): Wetlanders Camp**

Ages 6-9 yrs. from 9:30 a.m. – 12:30 p.m. Water is the key to life and often the key to summer fun! Discover the dynamics of water with science experiments, pond and stream studies, games, stories, crafts and activities. Each day campers will be outdoors exploring different habitats and meeting live animals. Dress to get wet as we jump into fun summer learning. Maximum 20 children with low adult/child ratio. Details [www.fairfaxcounty.gov/parks/hiddenoaks](http://www.fairfaxcounty.gov/parks/hiddenoaks) or call 703-941-1065. Advanced registration required. \$185 per child. Register online or call 703-222-4664 weekdays for code 308 222 7601

**Be Prepared for Hurricane Season and Other Emergencies** – June 1 is the official start of hurricane season, so be ready for the unexpected by having fresh supplies and updated emergency plans if a hurricane or tropical storm or other weather event affects our area. The Fairfax County Office of Emergency Management offers the following steps each individual and family should take to prepare for an emergency:

- **Make a Plan** – Determine how you will contact your family, and get back together, if you are separated during an emergency. Be sure to identify what you will do in various situations. More information is available at [www.fairfaxcounty.gov/oem/prepare/plan.htm](http://www.fairfaxcounty.gov/oem/prepare/plan.htm) and [www.ReadyVirginia.gov](http://www.ReadyVirginia.gov).
  - **Assemble a Kit** – An emergency kit should contain basic supplies for at least three days: bottled water, canned food, and flashlights in case of a power outage, over-the-counter or prescription medications, and don't forget the necessities for your pets.
- **Be Informed** – The most convenient way to stay up-to-date about local emergencies is to register for the Community Emergency Alert Network (CEAN), which delivers important emergency alerts, notifications and updates during a major emergency, in addition to regular weather and traffic alerts. Register at [www.fairfaxcounty.gov/cean](http://www.fairfaxcounty.gov/cean). Additional preparedness information is available at [www.fairfaxcounty.gov/oem](http://www.fairfaxcounty.gov/oem) and [www.fairfaxcounty.gov/emergency](http://www.fairfaxcounty.gov/emergency).
- **Get Involved** – Become a member of the Fairfax County Citizen Corps. The Citizen Corps offers interested volunteers training in first aid and emergency skills, and builds on community strengths to develop action plans that involve the whole community, including local businesses, to support local emergency responders, provide disaster relief, and promote community safety. Visit [www.fairfaxcounty.gov/oem/citizencorps/](http://www.fairfaxcounty.gov/oem/citizencorps/) to learn more.

**Contributors to this edition:** Thanks to Angela Cutter, Anne Sansbury, Dale Edwards, DJ Terreri, Frances Downey, Fred Saah, Jay Jarvis, J. Gaston, Kaye Kory, Lisa Conoly, Penny Gross, and Christie Prucker for their contributions to this newsletter.

**REQUEST FOR EXTERIOR IMPROVEMENT FORM**

To: Chair, Architectural Control ACC  
Lafayette Village Community Association  
c/o Sequoia Management, attn.: Dale Edwards  
13998 Parkeast Circle  
Chantilly, VA 20151-2283

Date: \_\_\_\_\_

Pursuant to the By-Laws and A.C.C. regulations of the LVCA the following exterior improvements to my property located at: \_\_\_\_\_ are proposed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sketches, pictures, diagrams, color paint chips and further details of my project (as necessary) are attached to help preclude further inquiries that slow the A.C.C. process and delay my work.

I am aware that A.C.C. approval for the project is contingent upon quality workmanship and timeliness of work. I further understand that A.C.C. approval is not a substitute for compliance with applicable Fairfax County building codes, ordinances or any other regulation or restriction (such as easements) and that compliance with the above is the responsibility of the homeowner. Any cost relating to compliance will be borne by the homeowner.

I further understand that it is Association policy that the homeowner is responsible for repairing, to Association satisfaction, any damage done to common properties that might be caused by the homeowner and/or parties contracted by the homeowner during the execution of the project.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ E-mail: \_\_\_\_\_

**ENDORSEMENT**

Date of ACC action: \_\_\_\_\_

The ACC, having carefully considered the above request, hereby:

- approves as submitted
- approves the proposal as modified below
- regretfully cannot approve the project for the reasons cited below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A follow-up inspection will occur after completion to ensure compliance. Thank you for your cooperation.

Chair, Architectural Control Committee (ACC)