



# *Lafayette Village Community Association*

## *October/November 2013 Newsletter*

### **LVCA Annual Meeting: Sen. Dave Marsden and Supervisor Penny Gross to attend**

Please join your neighbors and fellow homeowners on **Monday, October 7<sup>th</sup>** for the Lafayette Village Community Association annual meeting. Association members will have the opportunity to elect two homeowners to serve three year terms on our Board of Directors. Details of the meeting are found at the bottom of this page. All homeowners should have received a notice of the Annual Meeting, along with an agenda and proxy form. These forms are also available on the Association website.

The Board is pleased to announce that **State Senator Dave Marsden** and **Supervisor Penny Gross** will attend our annual meeting as our special guests. **Sen. Marsden** will talk to us about the upcoming state legislative session and other topics of interest. **Supervisor Gross** will talk about the proposed "Residential Studio Unit" zoning change that would allow small studio apartments in all residential zones by special exception. (See the Fairfax Federation article on page 9 for more details.) She will also talk about proposed changes to County library staffing (see article on page 10). After listening to the Supervisor Gross's presentation, the membership may vote on a resolution expressing the Association's position on these issues.



Supr. Penny Gross



Sen. Dave Marsden

If you cannot attend the Annual Meeting, please be sure to fill out your proxy vote and give it to a board member or someone who will be attending the meeting. You will find a copy of the proxy on the last page. Once completed, call or email a board member to have your proxy form collected.

#### **RAFFLE RAFFLE RAFFLE - WIN YOUR NEXT ASSOCIATION DUES PAYMENT**

Homeowners attending the LVCA Annual Meeting **in person** will be entered into a raffle. The next quarterly association dues payment will be waived for the winner. Come to the Annual Meeting and you could be the winner!

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

- *LVCA meeting schedules*
- *Street Repair update*
- *Committee updates/annual reports*
- *Leaf Collection Schedule*
- *Around Town updates*
- *Residential Studio Units*
- *Draft 2013 Budget*

#### **All residents are encouraged to attend the Annual Meeting**

**When:** Monday, October 7, 2013

**Time:** 7:00pm

**Where:** Mason District Government Center  
6507 Columbia Pike, Annandale, VA

Note that only homeowners in good standing can vote on issues that come before the membership. The Annual Meeting will be followed by a short Board meeting.

## Our Community Information...

### LVCA Board Members

**Carl Iddings – President**

202-957-1194

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

**John Alexander – Vice President**

703-208-9614

[jmalex14@msn.com](mailto:jmalex14@msn.com)

**J. Gaston – Secretary**

571-262-1207

[lvca.secretary@yahoo.com](mailto:lvca.secretary@yahoo.com)

**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**

571-235-5420

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

**Pool & Recreation – Lisa Conoly**

703-698-7455

[lisac\\_234@hotmail.com](mailto:lisac_234@hotmail.com)

**Communications – Carl Iddings**

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

**Neighborhood Watch – Vacant**

**Sequoia Management Company**

Dale Edwards

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

Phone: 703-803-9641

Fax: 703-968-0936

**Patriot Disposal Services**

Phone: 703-257-7100

### REMINDER:

**Fourth Quarter Assessments were due October 1, 2013.  
Payments received after October 15<sup>th</sup> are late and subject  
to a late fee.**

### LAFAYETTE VILLAGE COMMUNITY EVENTS CALENDAR

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

**Board Meetings** – 3<sup>rd</sup> Tuesday of month at 7:00 PM at the Woodburn Elementary School library, 3401 Hemlock Drive at Gallows Road (October 15, November 19)

**ACC Committee** - 3<sup>rd</sup> Thursday of month at 7:00 PM at 3711 Yorktown Village Pass (October 17 and November 21)

**Grounds Committee** – 4<sup>th</sup> Thursday of month at 7:15 PM at 7828 Ashley Glen Road Trail. (October 24; November meeting TBD – check website)

**Finance Committee** – Meeting times and locations TBD – check the website

**Neighborhood Watch** – TBD. We need a new chair for this important committee. Please email [president@lafayettevillage.org](mailto:president@lafayettevillage.org) if you are interested in volunteering for this position.

**Fairfax Federation** – 3<sup>rd</sup> Thursday of month at 7:30PM at Mason District Government Center (October 17 and November 21)

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

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

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

#### **Fall Leaf Collection Schedule:**

**Townhomes:** Blade Runners will be collection fall leaves on the following days, weather permitting: October 28-29, November 11-12, and December 16-17. If you are concerned about leaf dust being blown onto your vehicle, please move them before leaf cleanup starts.

**Merrimac Trail:** Homeowners on Merrimac Trail are responsible for their own leaf cleanup. Please remember that it's a violation LVCA rules to dispose of your leaves in the common areas behind your homes. Leaves should be bagged and left for Patriot Disposal to collect on Mondays, or your yard service should dispose of them properly.

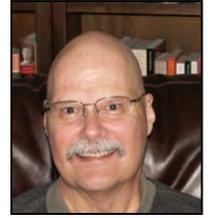
#### **No Trash Collection on Thanksgiving Day**

There will be **NO** trash collection on Thanksgiving Day, November 28. Instead, Patriot Disposal will collect our trash on Saturday, November 30. Should this change, an LVCA email announcement will be sent to all who have subscribed to the list.

Remember **do not put your trash out on Thanksgiving Day. Instead, put it out on Saturday, November 30.**

## A note from the President:

First, a short note of **thanks to DJ Terreri**: The Annual Meeting October 7<sup>th</sup> will mark the retirement of DJ Terreri, our current Treasurer and chair of the Finance Committee. During his time on the Board, DJ spearheaded our new reserve study, and worked on a new financial management plan for Association funds. This new plan, which DJ will present at the Annual Meeting, will ensure Association control over our reserve funds, and ensure we have a process in place to maximize our returns on Association savings. Thank you, DJ, for volunteering your service to the Association and community.



With the fall season upon us, and the days getting shorter, I want to encourage all homeowners and residents to keep your **houelights on at night for safety and visibility**. It's dark at night on our community streets, even with our streetlights. You can make our neighborhood brighter by turning your outside house light on at dusk and off at dawn. If you use a compact fluorescent or LED bulb, your costs will be just pennies a day, and for the year, less than a couple of Grande Pumpkin Spice Lattes at Starbucks! This is an easy way to make the community safer, and make your own walks at night more pleasant! This advice is especially important for Merrimac Trail homeowners, since you have no streetlights on your street. The original Merrimac Trail residents agreed amongst themselves that they would always keep their houelights on at night, since those would be the only source of light for the street. So, everyone – do yourself and your neighbors a favor, and keep lights on for safety!

## Community Street Milling and Paving Project Underway

submitted by J. Gaston

Hello, again, LVCA. In the June newsletter, I offered an overview of the activities your Board was initiating to repave and repair Lafayette Village community streets, sidewalks, and curbs. Quite a bit has been done as we judiciously move along the path to actually putting down hot asphalt, so here's an update on our progress.

During the summer, we met with three civil engineering firms to discuss this project. The purpose of these meetings was twofold – gain a better understanding of what this project would entail, and assess whether to run the project internally or outsource its technical management. Though your Board members bring considerable professional experience to their respective positions, none of us is fully qualified to provide the degree of engineering design or technical oversight we believe is appropriate, given the scope of work and dollars involved. The Board agreed that outsourcing was best, and each firm provided detailed proposals. The Board considered each proposal on a best value basis, and, at our August meeting, approved awarding a contract to The Falcon Group.

In September, Falcon began work by taking core samples at 13 locations throughout the community. These cores indicate the composition and condition of the existing pavement and underlayment in order to assess what we may encounter during the paving process. Falcon is now preparing a base plan of the entire community that will be used by paving companies to bid on our project. Once the plan is complete, several Board members will conduct a site walkthrough with Falcon to confirm what work needs to be done. Falcon will then finalize construction plans and specifications for the Board to review by late October.

Once your Board approves these documents, Falcon will release solicitation packages to several Board-approved prospective bidders, allowing the companies two or three weeks to respond with their bids. Falcon will receive and evaluate submitted proposals, and provide the Board with a recommendation, though we will also have access to and review all submitted proposals. Once an awardee is approved, Falcon will move forward with our guidance to schedule and accomplish the work.

As you can see, there are many steps and moving pieces in this complex process. Right now, we don't have a firm timeline on when the work will be done. We'll continue to communicate via this newsletter, the web site, and email. You, of course, are always welcome to attend our monthly Board meetings to stay abreast of developments and ask questions. We'll also be discussing this topic at the upcoming Annual Meeting on Monday, October 7th, so hope to see many of you there!



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## *Committee Annual Reports for 2013...*

### **Finance Committee – DJ Terreri, Chair**

First and foremost I want to thank Jay Jarvis for transitioning the Treasure role to me this past year and the prior Treasurers /finance committee members who have left this community in a strong financial position. Through the newsletters, many of you may have seen the work of the Finance Committee during 2013 which included reviewing the new reserve study, reviewing the Audit reports, preparing the 2014 Budget and more recently putting together a financial management plan for the Community. Let me briefly touch on these topics.

First the **Reserve study**: The reserve study was performed this year by Reserve Advisors and the study provides the community with an estimated timeline of expenditures through 2042. This year it called for the pool roof to be replaced, pool covers to be installed and new signage for the community. The pool work was completed and the grounds committee is in the process of looking at signage. For 2014, the next significant expenditure will be street paving/sidewalk repair, which will consume a significant portion of our reserve funds. The Board has already engaged an engineering firm and started this process. The community has sufficient reserves to cover the expenditures expected to be incurred.

The community received a **clean audit opinion** for the years 2011/2012.

The great news is that HOA dues will not be increasing for 2014. Given the current financial position of the community and after considering the reserve study, at this time there is no need to increase HOA dues.

The final item put together by the committee was the **financial management plan**. There were several objectives with this plan. The first objective was to segregate community funds between accounts that our management company has access to and our account at Wells Fargo that only the President and Treasurer of the Board have signing authority. Second, based on meetings with our Advisor at Wells Fargo, who also manages several other communities, we are implementing some best practices. These include having our monthly reserve contributions sent directly to our Reserve account at Wells Fargo and establishing a threshold for operating cash balances. As operating funds are generally maintained in low-yield accounts, this process will help to ensure the community is maximizing returns. Finally, a new account will be established at Wells Fargo which will be called the “Community Maintenance/Improvement Fund”. The purpose of this account is two-fold: provide transparency into our cash balances and assist in implementing the best practices discussed with our Advisor. To elaborate, though we have a significant cash balance, not all of this has been set aside as reserves. Some funds are a result, for example, of planned grounds committee projects that have not yet been executed. Amounts in reserves can only be used for specific community expenditures. This plan will ensure that the community’s money is secure and the Advisor, working with the Board, will be able to actively help ensure the best yields for the community.

In closing, I would like to thank the Board and the community for the past year. I look forward to be an active member in the community even though I am not seeking to stay on the Board.

### **Communications Committee – Carl Iddings, Chair**

This Report summarizes the activities of the LVCA Communications committee for the period from the last annual meeting through October 1, 2012.

- **Newsletter**
  - Since the last annual meeting, edited and distributed six newsletters (December, February, April, June, August and October) totaling 74 pages.
  - The cost of printing these four newsletters was roughly \$1800, spread across two fiscal years.
  - The newsletter printed letters to the editor, numerous articles written by residents, contractor recommendations, and advertisements submitted by residents. It included photos submitted by residents.

# Committee Annual Reports for 2013, continued...

- **Website**
  - Updated regularly with meeting schedules, contact information, and various LVCA documents, such as Board minutes, LVCA Newsletters, the annual budget, etc.
  - The cost of hosting the website is \$130 per year.
- **Mailing list**
  - Approximately 42 announcements sent to LVCA mailing list. These announcements address general LVCA news and announcements of possible interest to our residents..
  - Approximately 205 separate email addresses are on the LVCA mailing list.
- **Flyers**
  - Again this year, no flyers were distributed to the community.

The Communications Committee has a number of volunteer distributors, the folks who distribute the newsletter door-to-door. During the past year, these included Kathie French, Mike Loudon, Christie Prucker, Tina Snapp, Linda Boone, DJ Terreri, Nathan Garcia, and Larry Dunham. A special thanks goes out to these individuals.

The next newsletter will be available November 30, 2013. Submissions are due by November 25<sup>th</sup>.

## Neighborhood Watch Committee – Vacant

This year has been another good one for the Neighborhood Watch Committee. Our neighborhood continues to be relatively crime free, with only 6 incidents reported to Police since October 2012 (see chart below), a reduction from the 14 incidents reported the previous year.

In August we celebrated the National Night Out. We had approximately 60 residents show up at the playground for snow cones, water and informative safety brochures. There was a moon bounce for the children. We were visited by the Fairfax County Police who allowed the children the chance to sit in the driver’s seat of a police car and operate the sirens, lights, and loudspeakers. A high point of NNO 2013 was the presentation of a commemorative plaque to Fred Saah, thanking him for his six years of service to Lafayette Village as chair of the Neighborhood Watch. Fred and his family moved to Centerville earlier this year.



Presentation of a plaque thanking Fred Saah for his 6 years as Neighborhood Watch chair. (photo by Annandale Blogspot.)

Below is a breakdown of the crimes reported in Lafayette Village to the Fairfax County Police from October 2012-September 2013. You can see we had a significant reduction in overall crime reported this past year.

| Report type              | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | June | July | Aug | Sep | Total |
|--------------------------|-----|-----|-----|-----|-----|-----|-----|-----|------|------|-----|-----|-------|
| Noise Violation          |     |     |     |     |     | 1   |     | 1   |      |      |     |     | 2     |
| Destruction of Property  |     |     |     |     |     | 1   |     |     |      |      |     |     | 1     |
| Assault                  |     |     |     |     |     |     |     | 1   |      |      |     |     | 1     |
| Recovered Stolen Vehicle |     |     |     | 1   |     |     |     | 1   |      |      |     |     | 2     |
| Total                    |     |     |     |     |     |     |     |     |      |      |     |     | 6     |

We are fortunate to live in a neighborhood that remains free from most serious crime. We urge everyone to keep your outside lights on in the front and back at night, especially as the fall season brings shorter and shorter days. Studies have shown that well-lit neighborhoods have less crime. Also, do not keep any valuables in your vehicles

## *Committee Annual Reports for 2013, continued...*

and make sure they are locked. This includes GPS units, cell phones, laptops, golf clubs, etc... Once the criminals see the lights and realize that cars are locked they will go elsewhere.

The Neighborhood Watch needs a new chair to lead this committee. If you are interested, please email Carl Iddings at [president@lafayettevillage.org](mailto:president@lafayettevillage.org).

### **Architectural Control Committee (ACC) – Angela Cutter, Chair**

With so many homes sales this year, this seems a good time to review some of the basic ACC guidelines for both new and "old" residents. If you're a renter these guidelines apply to you, too. And, if you're a landlord, it's up to you to remind your tenants of their responsibility to the community in which they've chosen to live.

Every spring, our management company (Sequoia) conducts a thorough inspection of all homes in Lafayette Village to identify issues that need attention. However, it's up to each of us to be proactive in taking care of our homes year round and violations can be issued at any time. Some repairs cost a lot but here are some easy things everyone can do to improve our community.

First, the one that affects everyone (and twice a week too), is trash. Pickup is on Monday and Thursday. Please don't put your cans/bags out before 6pm the evening before pickup. Not only is it really unsightly, but it attracts rodents and crows that tear open the bags and scatter food, etc., around. If you see your neighbors putting out their trash too early, but feel you can't remind them, please contact me or Sequoia. (We'll need their address to take action.) This is something we take seriously and you may be fined for repeated violations. Likewise with storage of containers (including the recycling bins). They may not be stored behind the bushes or behind your fence. Please take them into your house or into your yard.

Secondly, while Blade Runners does a great job mowing and trimming, it is your responsibility to weed and maintain your front yard. Evergreen shrubs are required along the foundation of all homes. These must be trimmed as needed and replaced when past their prime. Unless you've received specific approval to not have a tree, you must also maintain a healthy tree in your front yard. There's a list of recommended trees on the website, but this is a guide only. New varieties of old favorites become available and you can research your options before shopping. It's just as important to maintain your rear yard too. It's clearly visible to your neighbors and they don't appreciate an eyesore and will ask the ACC to take action. All we ask is that you keep the grass short, remove invasive vines and keep junk to a minimum! If you're physically unable to do this please let me know and we'll see what we can do to help. And when cold weather arrives, please remove all those dead flowers and gardening supplies from your front yard.

Check out the guidelines on the LV website ([http://www.lafayettevillage.org/docs/Revised ACC Guidelines January 2013.pdf](http://www.lafayettevillage.org/docs/Revised_ACC_Guidelines_January_2013.pdf)) and if in doubt about the "legality" of any exterior work you have planned, or questions about a violation notice, contact us. It can save you money and much aggravation in the long run.

When you do receive a notice from Sequoia, please do not ignore it until the last minute. The ACC exists to periodically review the guidelines and assist the management company in dealing with your questions. Our ultimate goal is to keep our house prices up and Lafayette Village looking good.

### **Grounds Committee – Jay Jarvis, Chair**

The Ground Committee is responsible for the beautification of the neighborhood (including tree planting, tree maintenance, erosion control, maintaining trash cans and benches), for the community garden, for the trash and landscaping contracts and for replacing and installing lights and mailboxes. The committee has continued this year to work actively on a variety of projects to enhance the appearance of the community while addressing normal maintenance requirements. We've worked on the following:

1. The Committee is working on replacing the aging entrance signs to each of private streets with attractive signs that also include new required wording and designs required by the County.

## *Committee Annual Reports for 2013, continued...*

2. The Community Garden, which is funded by the users of the Garden, is getting a new deer fence installed around the garden and is being expanded with the addition of at least 4 new plots that will be available next spring.
3. More pine trees are being removed this fall and new trees are being planted. The new trees will include an entrance gateway of Crape Myrtles. During the year we have already added a number of new trees at the S curve and a row of azaleas along the Pool Parking lot. We have started a tree nursery under a small section of our property in the power lines. This will enable us to grow our own trees and save money as we transplant them to needed areas in our community.
4. The Board has begun the process to have all of community streets milled and repaved. The Grounds Committee recommended and the Board approved a contract with Falcon Engineering to prepare detailed plans for this project, and to assist the Association in awarding a contract to a paving vendor that will do a professional job for us. See the article on page x for more details of this major project.
5. The committee recommended and Board approved many new erosion control projects. A number of them are underway and all will be completed this year. One we have planned for next year is add a fenced concrete section at the back of the pool area for eating. This required by the County if there is to be food in proximity to the pool.
6. We have added a new bench to Trammel Park
7. We are working to eradicate the bamboo from our common area behind Byrds Nest Pass. And we've tried to eliminate the digger wasps (Cicada Killers) by spraying, but it failed to eliminate them. The Board is looking at bringing in an exterminator next year to control these scary-looking wasps.
8. We have a new shelter on top of the meadows hill with a rain barrel that catches water. The water is used by the many residents who walk their dogs on the many trails under the power lines.
9. We have ordered 1,500 tulip bulbs and volunteers will be planting them this fall, so that we have beautiful blossoms next spring on the big hill in our community. And we continue to work on making our new island in Lafayette Village Drive by the basketball court beautiful with flows and shrubs.

Thanks to the dedicated committee members, without whom all this would not be possible: Anne Sansbury, Jim Bell, Courtney Graham, Jay Jarvis and Carl Iddings. Please let us know if you are interested in taking an active role in keeping our community beautiful, safe, fun and clean!

### **Pool and Recreation Committee – Lisa Conoly, Chair**

The pool closed for the year on Labor Day after a busy summer season. We had a wonderful lifeguard staff that included Peter, Nick, Lucas, Tomas and Mario.

You may have noticed a cover on the main pool in the last couple of weeks. The Board approved this purchase after the new Reserve Study recommended it. The new cover will be used during the off-season to help keep debris out of the pool and prolong the life of the white coating that was applied before the 2012 pool season. Additional improvements this year included a new pool house roof, gutters and downspouts, and the installation of a bike rack. Later this year or early next year, we hope to install a concrete pad adjacent to the pool to create a place where pool attendees can bring food or hold small parties while still using the pool.



New Pool Cover

We would extend the fence around this area and provide access to the main pool deck, where the "No Food" rule would continue to be enforced.

## Committee Annual Reports for 2013, continued...



Grillmasters enjoying a break at one of the cookouts

After the success of our first "Swim Under the Stars" night last year, we held two "Swim Under the Stars" events this summer where we kept the pool open until 10:30pm, had the music playing and provided glow sticks to the kids attending. Each "Swim" night was attended by 40-50 people. Additionally, we hosted two cookouts in the pool parking lot. The Association provided burgers, hot dogs, chips, and water while everyone attending was asked to bring a dish to share. Everyone attending seemed to have a great time.

Our contract with Atlantic Pools ends this fall. We will be reviewing proposals to award a new pool contract before next season. If you have thoughts about our current pool operations vendor, please send them to me at [lisac\\_234@hotmail.com](mailto:lisac_234@hotmail.com).

We have already begun planning for next summer. We will continue with "Swim Under the Stars" nights and cookouts. We are hoping to add a water aerobics class. If you are an instructor, or know someone who is, please let me know. And, as noted above, we also plan to build a new patio area where food would be allowed.

I'm proud to say that two families have told me they used the pool this year after absences of more than twenty years and another that visited the pool for the first time after several years of residency. If you're one of those people who hasn't visited the pool recently, why don't you plan to join us next summer?

Thank you to everyone who helped make this a safe and successful pool season. If you have comments or suggestions, email me at [lisac\\_234@hotmail.com](mailto:lisac_234@hotmail.com).

### Fairfax Federation News – Linda Boone, LVCA Representative

As our new service year begins, Fairfax Federation has been extremely busy with several issues that are affecting homeowners in Fairfax County. The Federation has already taken positions:

- Recommending changes to the Residential Studio Apartments zoning change (see article on page 9);
- Addressing how stormwater management facilities (such as the retaining pond behind Mt. Airey Lane) should be maintained;
- Establishing a committee to research and develop information about the Beta Plan for the future of libraries;
- Supporting the new Fairfax County Public Schools Bond Referendum to be voted on November 5, 2013;
- Supporting Fairfax Forward, a new way of planning for the future; and
- Recommending how transportation funding from the state should be spent.

The Federation is off to a great start for the new service year. LVCA is getting excellent value for the \$20 per year membership dues to be part of the Federation.

The Fairfax Federation is the only non-partisan, volunteer, and non-profit County-wide organization representing the concerns of homeowner and community associations. Lafayette Village is a member of the Federation, and former Association President Linda Boone serves as the Federation's Recording Secretary and co-Chair of its Budget Committee. Upcoming Membership meetings are scheduled for:

- October 17 at Mason Government Center at 7:30 pm – Legislative Proposals
- November 21 at Mason Government Center at 7:30 pm – update with new Chief of Police Ed Roessler

All are welcome to attend.

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## Upcoming Election: Tuesday, November 5<sup>th</sup> ....

The general election for state offices (Governor, Lt. Governor, Attorney General, State Delegate for District 38, and County Sheriff) will take place on Tuesday, November 5<sup>th</sup>, 2013. In addition, there will be a school bond referendum on the ballot. All Lafayette Village residents vote in **Hummer Precinct (519)**, located at the Packard Center in Annandale Community Park, **4030 Hummer Road**. The polls are open from 6:00am to 7:00pm.

### Important dates:

*In-Person Voter Registration Deadline:* **Tuesday, October 15, 5:00 p.m.** (If you are registered at your current address, you do not need to register again.) Register in person at the County Office of Elections, 12000 Government Center Parkway, Suite 323, Fairfax, Virginia 22035-0081. You can also register online at <https://www.vote.virginia.gov/>.

### Absentee Voting Information:

*By Mail Ballot:* Deadline to *apply* for an absentee ballot by mail is **Tuesday, October 29, 5:00 p.m.**

*In-Person Ballot:* Last day to vote an absentee ballot in-person is **Saturday, November 2, by 5:00 p.m.** In person absentee voting is at the Government Center and the Mason District Government Center.

## Residential Studio Units...

**What has been proposed:** Earlier this year, the Fairfax County Department of Planning and Zoning (DPZ) proposed a change to the Zoning Ordinance to permit “Residential Studios” in all residential areas under “Special Exception” rules. These 500 sq.ft. (or less) rental units are intended to provide affordable housing for households earning less than approximately \$60,000 (i.e., 60% of the area median income). As currently proposed, the RSU Amendment would allow single family homes, such as those we have in Lafayette Village, to be converted to multi-family Residential Studio units. The proposed ordinance can be found at: <http://www.fairfaxcounty.gov/dpz/zoningordinance/proposed/residentialstudioinputmemo.pdf>.

**Why this has been proposed:** The County is concerned that lower-income individuals are effectively priced out of the County’s housing market. Two existing programs for the establishment and preservation of affordable housing are targeted at families earning up to 120% of county’s median household income, which in 2011 was about \$105,000. Residential studio units will be targeted to households earning significantly less than the median, in an effort to provide affordable housing to those individuals and families.

**Next steps:** In response to widespread concerns about this proposal, the County Board of Supervisors has asked the DPZ to obtain more information on studio units in other jurisdictions and to conduct additional outreach to the community before public hearings are scheduled. The Board also directed the Planning Department to create a “Residential Studios Committee” charged with holding a series of public meetings with opportunities for discussion. The Planning Commission will hold its formal public hearing sometime in February 2014.

**Fairfax Federation Response:** The Fairfax Federation approved a resolution which supported RSUs provided that:

- the units must be located in areas zoned R-20 (Lafayette Village townhomes are zoned R-Z),
- the buildings can contain no more than 60 units and buildings are at least 1000 feet apart,
- only 2 people are allowed to live in a unit with most of the units being single occupancy,
- the buildings must be within ¼ mile of a transit hub,
- single family homes and townhomes could not be converted to RSUs, and
- other constraints on the program ensure that these units will not change the character of existing neighborhoods.

The complete resolution is located on the Federation’s website at: [www.fairfaxfederation.org/landuse1.htm](http://www.fairfaxfederation.org/landuse1.htm). Our Association Annual Meeting will be a good opportunity for you to ask questions of Supervisor Gross or to share your ideas or concerns with her.

# Community News...

## Notes from the Garden:

Fall is a great time to plant delicious and nutritious cool weather vegetables, such as broccoli, collards, cabbage, beets, and spinach. At this time, we can trim our tomato plants by removing some of the green tomatoes (good to fry and toss into most any dish) and any blossoms, so that the plant's energy will go into the tomatoes already on their way to ripening. We should also remove blossoms from other plants, such as eggplant and pepper. And we need to keep watering in October, even though we're heading toward the end of our harvest time.

The first frost often comes in the middle of October. Keep tuned to weather reports and be ready with a bedsheet that you can throw over your plants if need be.

If you're finished gardening for the year, remove all the plants, so they don't harbor bugs and attract critters over the winter, and dig under some organic material such as cut grass, peat moss, or composted manure. Remove all the trash, rocks, and debris from the soil and only work on it when it's dry. Otherwise, it will become hard and clumpy.

After all of us are finished gardening for the year, we will announce another fence-raising day and start putting the new deer fence onto the poles that have been inserted into the ground. Then we will need to readjust the plots a bit, killing off weeds, making new paths, and putting up corner posts to mark the plots. We might even have a little contest to name the paths. We will also be expanding the garden with at least four new plots! So, if you are interested in plot for next spring, send your name to Anne Sansbury at [asansbury@gicgroup.com](mailto:asansbury@gicgroup.com) and ask to be added to the waiting list.

## Libraries

You may have noticed several articles in the Washington Post and Annandale Patch about changes that have been proposed for the Libraries. Because of budget cuts and the desire to keep libraries updated, county staff had proposed a Beta Plan for Reston Regional and Burke Libraries. This plan will change the concept of what a library should be and how service is provided. Community members are concerned that these changes were made without sufficient community outreach and that the changes will be detrimental to the idea of libraries as we know them. The Fairfax Federation has formed an ad hoc committee to research and investigate the Library Strategic Plan which gave rise to the Beta Plan, staffing and qualifications of librarians, and to explore why so many volumes are being discarded from the libraries.

Supervisor Penny Gross will be discussing this issue further at the LVCA annual meeting in October. If you would like information about the issues, go to the Federation's Committee chair Kathy Kaplan at [fedlibrarychr2014@fairfaxfederation.org](mailto:fedlibrarychr2014@fairfaxfederation.org) or attend an upcoming meeting:

- **Thurs, Oct. 10 at 7 p.m. at Luther Jackson Middle School, 3020 Gallows Road, 22042**

Also you can check the recent newspaper articles:

- [A New Beginning for Fairfax County Public Libraries?](#) - Connection Newspapers - 18 September 2013
- [Fairfax Library System Suspends Strategic Plan, will Review Book Discard Policy](#) - Washington Post - 12 September 2013
- [Fairfax Library Board Suspends Strategic Plan Pending Input from Public, Employees](#) - Washington Post - 12 September 2013.

### Daylight Savings Time ends Sunday, November 3<sup>rd</sup>

Don't forget – when you turn your clocks back one hour on November 3<sup>rd</sup>, also change the batteries in your smoke alarms and carbon monoxide detectors throughout your home.

This simple act could save you and your family's lives!

## Around Town...

### Annandale Fall Festival and Parade: Saturday, October 26th

#### It's Bigger and Better than Ever: Family Fun in the Heart of Annandale!

The **Annual Annandale Parade** will be held along Columbia Pike, stepping off at 10 a.m. and featuring clowns, storybook characters, marching bands, and beautifully costumed international dancers. This 63-year-old tradition is sponsored by the Annandale Chamber of Commerce.

**Annandale Fall Festival:** After the parade, enjoy the Fall Festival and the Taste of Annandale at the Safeway parking lot at 7414 Little River Turnpike, featuring international cuisines, live jazz, pop, and country western entertainment. One hundred vendors will be on-site from 10 a.m. until 5 p.m. with children's books & toys, fashion accessories & jewelry, pet products, and exquisite crafts for your holiday shopping. The **Kids Zone** will feature puppet & magic shows, face painting, and a Toddler Play area. Older kids will enjoy the Obstacle Course & Bungee Jump, along with interactive & inflatable games.

**Mark your calendars.** This will be a day of Family Fun not to be missed. For more information, visit [www.annandalechamber.com](http://www.annandalechamber.com), or call 703-256-7232.

**Financial Scams Alert!** – The Fairfax County Police Department will hold a public safety community forum on **Thursday, October 10, 2013, 6:30 – 8:30 p.m.** at the Annandale High School Cafeteria, 4700 Medford Drive in Annandale. Police officers will advise residents about how to protect themselves from becoming victims of financial crimes, and what to do if it happens. The most up-to-date information about this increasingly sophisticated and ever-growing area of crime will be provided. Simultaneous language interpretation (Spanish, Korean, Arabic, and Vietnamese) will be available. A light meal and refreshments will be provided. Please RSVP to [Jackeline.ElMrini@fairfaxcounty.gov](mailto:Jackeline.ElMrini@fairfaxcounty.gov), or call 703-533-5701. Attendees are asked to park in the parking lot located behind the school and enter through door 7.

***Making Your Yard Sustainable Workshop Series*** – Have you wanted to employ more eco-friendly practices on your property, but found the process confusing and daunting? The Master Gardeners of Northern Virginia are offering a series of workshops from January 25th to March 1st that will employ local experts to guide you through the process. At the end, you will have a personalized sustainability plan that will allow you to improve your soil, select an array of native plants suited for your property, attract beneficial wildlife, conserve water, and save time. Not bad for six weekends! The *Making Your Yard Sustainable* workshop series will be held at the Fairlington Community Center in Arlington. The cost is \$75. Register now at the Master Gardeners of Northern Virginia's website at <http://mgnv.org/>.

**Kittens!** Just two kittens left! “Creamsicle” and “Dreamsicle” are still looking for their forever homes. Please contact Amanda at 703-901-7450 to interview these kittens. Provide them a home and save them from these names!



Creamsicle... or is it Dreamsicle?  
Only their mother knows!

# LVCA Draft 2014 Budget.....

## LAFAYETTE VILLAGE HOA 2014 DRAFT BUDGET

Working with our management company, the Finance Committee has prepared the following draft budget for the fiscal year starting January 1, 2014. This budget assumes that HOA fees will remain unchanged in 2014 -- \$328 per quarter for town homes and \$167 per quarter for detached homes on Merrimac Trail. This budget increases our reserve funds contribution to \$80,000, per the recommendation of our new reserve study, completed earlier this year. The budget also assumes an increase in our pool contract, which expires this year and will be recompeted.

|   | <u>Adopted<br/>2013</u> | <u>Totals<br/>on 7.31.13</u> | <u>2013<br/>Projections</u> | <u>Draft<br/>2014</u> |
|---|-------------------------|------------------------------|-----------------------------|-----------------------|
| <b>Revenue</b>                              |                         |                              |                             |                       |
| Single Family Assessments                   | \$14,028                | \$10,521                     | \$14,028                    | \$14,028              |
| Townhome Assessments                        | \$385,728               | \$289,296                    | \$385,728                   | \$385,728             |
| Pool Passes                                 | \$600                   | \$0                          | \$0                         | \$0                   |
| Late Fees                                   | \$1,500                 | \$1,280                      | \$2,190                     | \$1,500               |
| Interest-Reserves                           | \$500                   | \$1,710                      | \$2,900                     | \$500                 |
| Miscellaneous Income                        | \$300                   | \$290                        | \$300                       | \$300                 |
| Hot Lanes Grant (carried over)              | \$5,000                 | \$0                          | \$5,000                     | \$0                   |
| Garden Plot Income                          | \$250                   | \$230                        | \$230                       | \$250                 |
| NEPP Grant (carried over)                   | \$4,000                 | \$0                          | \$0                         | \$0                   |
| <b>Total Revenue</b>                        | <b>\$411,306</b>        | <b>\$303,327</b>             | <b>\$410,376</b>            | <b>\$402,306</b>      |
| <b>Administrative Expenses</b>              |                         |                              |                             |                       |
| Misc. Administrative                        | \$3,000                 | \$1,448                      | \$2,482                     | \$3,000               |
| Community Events                            | \$1,500                 | \$986                        | \$1,690                     | \$1,500               |
| Management Fees                             | \$39,936                | \$23,296                     | \$39,936                    | \$41,533              |
| Website/Newsletter                          | \$2,500                 | \$1,356                      | \$2,325                     | \$2,500               |
| Legal Fees                                  | \$12,000                | \$5,057                      | \$8,670                     | \$10,000              |
| Audit & Tax Preparation                     | \$4,100                 | \$270                        | \$4,100                     | \$4,100               |
| Reserve Study/Professional Fees             | \$3,000                 | \$1,650                      | \$3,300                     | \$0                   |
| Bad Debts                                   | \$8,000                 | \$22                         | \$22                        | \$4,000               |
| Neighborhood Watch                          | \$500                   | \$0                          | \$0                         | \$500                 |
| Meeting Support                             | \$2,700                 | \$570                        | \$2,090                     | \$2,200               |
| <b>Total Administrative Expenses</b>        | <b>\$74,850</b>         | <b>\$34,655</b>              | <b>\$64,615</b>             | <b>\$69,333</b>       |
| <b>Contract &amp; Maintenance Expenses:</b> |                         |                              |                             |                       |
| Trash Removal                               | \$46,544                | \$27,151                     | \$46,544                    | \$46,544              |
| Grounds Maintenance & Repair                | \$20,000                | \$3,017                      | \$5,200                     | \$20,000              |
| Landscaping Contract                        | \$70,000                | \$42,000                     | \$72,000                    | \$73,500              |
| Tree Maintenance                            | \$20,000                | \$13,959                     | \$20,000                    | \$20,000              |
| Emergency Tree Fund                         | \$7,000                 | \$900                        | \$1,550                     | \$5,000               |
| Snow Removal/Spring Sweep                   | \$10,000                | \$2,075                      | \$3,600                     | \$10,000              |
| Garden Expense                              | \$250                   | \$0                          | \$0                         | \$250                 |
| Tot Lot Maintenance                         | \$500                   | \$0                          | \$0                         | \$500                 |

|  | <i>Adopted<br/>2013</i> | <i>Totals<br/>on 7.31.13</i> | <i>2013<br/>Projections</i> | <i>Draft<br/>2014</i> |
|--|-------------------------|------------------------------|-----------------------------|-----------------------|
| General maintenance                              | \$2,000                 | \$886                        | \$1,520                     | \$2,000               |
| Contingency                                      | \$2,700                 | \$0                          | \$0                         | \$0                   |
| Mailboxes  | \$0                     | \$0                          | \$0                         | \$0                   |
| Lights   | \$0                     | \$0                          | \$0                         | \$0                   |
| <b>Total Contract &amp; Maintenance Expenses</b> | <b>\$180,994</b>        | <b>\$89,988</b>              | <b>\$150,414</b>            | <b>\$177,794</b>      |
| <b><i>Pool Expenses</i></b>                      |                         |                              |                             |                       |
| Pool Contract                                    | \$34,000                | \$29,704                     | \$34,000                    | \$40,000              |
| Pool Telephone                                   | \$350                   | \$392                        | \$672                       | \$350                 |
| Pool Electricity                                 | \$3,000                 | \$1,864                      | \$3,000                     | \$3,000               |
| Pool Water                                       | \$1,500                 | \$497                        | \$946                       | \$1,500               |
| Pool Gas   | \$225                   | \$99                         | \$170                       | \$225                 |
| Pool Supplies                                    | \$3,000                 | \$552                        | \$946                       | \$1,500               |
| Pool Maintenance                                 | \$4,500                 | \$6,065                      | \$6,200                     | \$4,500               |
| <b>Total Pool Expenses</b>                       | <b>\$46,575</b>         | <b>\$39,173</b>              | <b>\$45,840</b>             | <b>\$51,075</b>       |
| <b><i>Utility Expenses</i></b>                   |                         |                              |                             |                       |
| Street Light Electricity                         | \$5,200                 | \$2,707                      | \$4,641                     | \$5,000               |
| <b>Total Utility Expenses</b>                    | <b>\$5,200</b>          | <b>\$2,707</b>               | <b>\$4,641</b>              | <b>\$5,000</b>        |
| <b><i>Fixed Expenses:</i></b>                    |                         |                              |                             |                       |
| Taxes & Licenses                                 | \$2,800                 | \$1,335                      | \$2,800                     | \$2,800               |
| Insurance  | \$5,000                 | \$2,917                      | \$5,000                     | \$8,100               |
| <b>Total Fixed Expenses</b>                      | <b>\$7,800</b>          | <b>\$4,252</b>               | <b>\$7,800</b>              | <b>\$10,900</b>       |
| <b><i>Special Projects</i></b>                   |                         |                              |                             |                       |
| NEPP Grant Expenses                              | \$4,000                 | \$0                          | \$0                         | \$0                   |
| Hot Lanes Grant Expenses                         | \$5,000                 | \$0                          | \$0                         | \$0                   |
| <b>Total Special Projects</b>                    | <b>\$9,000</b>          | <b>\$0</b>                   | <b>\$0</b>                  | <b>\$0</b>            |
| <b><i>Replacement Reserves:</i></b>              |                         |                              |                             |                       |
| Replacement Reserves                             | \$72,000                | \$42,000                     | \$72,000                    | \$80,000              |
| <b>Total Replacement Reserves</b>                | <b>\$72,000</b>         | <b>\$42,000</b>              | <b>\$72,000</b>             | <b>\$80,000</b>       |
| <b>Total Expenses</b>                            | <b>\$389,805</b>        | <b>\$212,775</b>             | <b>\$345,310</b>            | <b>\$394,102</b>      |
| <b>Surplus / (Deficit)</b>                       | <b>\$21,501</b>         | <b>\$90,552</b>              | <b>\$65,066</b>             | <b>\$8,204</b>        |

On August 31, 2013, the Association had a reserves fund balance of \$532,740, and an unappropriated member's equity balance of \$246,663 (representing surpluses from previous years). Along with a project surplus of \$65,066, the Association has equity of close to \$850,000. We anticipate spending a significant portion of these funds for the upcoming street milling/repaving project, which is our major expenditure for the next two decades, according to our new reserve study.

We will formally present this draft budget to the Association membership at the Annual Meeting on October 7<sup>th</sup> along with a draft financial management plan to guide the Board in better managing our Association funds.

Please review the budget and bring your questions, observations, and ideas to the meeting.

## Options for Townhome Front Yards.....

While growing grass seems to be an impossibility at times for Lafayette Village townhomes. With our mature trees and heavy shade, many of our front yards turn into bare dirt, with small squiggles of grass struggling to survive. And those townhomes fortunate to have front yard grass sometimes struggle with overgrown shrubs or missing shrubs around the townhome foundations. Well, fall is the time to tackle front yard problems!

**Shrubs:** If you have received notice this summer that your front yard is missing a tree or evergreen bushes along the foundations, September and October are great times to plant! Seasonal flowers and tomato plants, etc, are not acceptable substitutes for evergreen shrubs. The garden centers have a good selection and the cooler weather is less stressful on the plants (and the gardener too). Please choose your plants carefully, thinking of light conditions, watering requirements and the mature size of the plant. Do NOT plant invasive species. (This applies to your rear yard also). Do some online research and talk to the pros. Chosen carefully, plants are relatively small investments that pay off for years to come.

**Lawn enhancement:** If you have sufficient sunlight to grow grass, but you're unhappy with your lawn, check out an article from the April/May 2010 Newsletter at [http://www.lafayettevillage.org/newsletters/April-May-2010\\_Newsletter\\_final.pdf](http://www.lafayettevillage.org/newsletters/April-May-2010_Newsletter_final.pdf) (pages 8 and 9). In addition to the grass-growing tips in that article, the Fairfax Master Gardeners provide a "Home Turf" program. For a fee of \$25, Master Gardener volunteers come to your property to assess and measure your lawn. During the visit, you are given a Home Turf keep it simple + keep it green booklet which outlines key steps for proper lawn maintenance in Northern Virginia. During the visit they also take a blended soil sample for analysis at the Soil Lab at Virginia Tech. When the results from the soil test are received, a Nutrient Management Plan is generated to meet the needs of your lawn.

**Grass alternatives:** If you don't have enough sunlight to grow grass, or want to develop a low-maintenance, native plant front yard, there are a number of resources that can help you create an attractive front yard.

At the Semi-Annual meeting held in May 2013, Lily Whitesell, a staff member of the Northern Virginia Soil and Water Conservation District, talked to the attendees about shade-tolerant alternatives to grassy lawns. These alternatives use native plant species, where feasible, to provide ground cover where the traditional grass lawn will not thrive. You can find her presentation on the website at [www.lafayettevillage.org/Shade-tolerantGroundCover.pdf](http://www.lafayettevillage.org/Shade-tolerantGroundCover.pdf).

The photos at right show what some townhome owners have done to overcome their front yard problems. Using native and other plant species and creative use of tree wells, these neighbors have established attractive, low-maintenance front yards that remain green throughout our sometimes brutal summers. If you are interested in creating such a front yard for your own home, here are some online resources to help you begin your planning:

- <http://nativeplantcenter.net/> Native Plant Guide (for Mid-Atlantic Plants). Searchable database by yard conditions.
- [http://www.dcr.virginia.gov/water\\_quality/documents/yardcare.pdf](http://www.dcr.virginia.gov/water_quality/documents/yardcare.pdf) A Virginian's year-round guide to yard care.
- [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/newsroom/features/?cid=nrcs143\\_023535](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/newsroom/features/?cid=nrcs143_023535): An introduction to backyard conservation.

If you would like to pursue any of these grass alternatives, make sure you contact the ACC so the committee can review your plans and ensure they conform to our ACC guidelines. The ACC is ready to help you address any issues you may have with the appearance of your home and landscape.



Examples of alternative front yards