



# *Lafayette Village Community Association*

## *March/April 2008 Newsletter*

### **LVCA Celebrates Arbor Day**

Lafayette Village President, Joaquin Tremols, has signed a resolution making April 26th Arbor Day in the community. The community plans to plant about 50 new trees to help beautify the community and help the environment for all. Please join the Lafayette Village Community Association on **Saturday, April 26, 2008** for a Great Trash Treasure Hunt, cook-out and a commemorative tree planting in honor of Arbor Day. The event will start promptly at 10:00am. This is a free activity that the entire family will enjoy!

**10:00am – Noon** Great Trash Treasure Hunt

Please meet at the pool house where we will divide into teams and then will spend quality time picking up the trash in our community. There will be a sprinkling of gold dollars throughout the community and finders get to keep the gold! All trash will be taken to the pool house for counting and sorted for recycling.

**Noon – 12:25pm** Clean up using pool house rest rooms and everyone should move to large community park

**12:25pm** Prizes will be awarded to the team that collects the most trash. Kids will choose prizes first!

**12:30pm** Community cook-out. Hot dogs (regular and veggie), soda and chips will be provided

**1:30pm** Commemorative Tree Planting

Everyone will have a chance to help plant the tree. There will be short remarks by the LVCA President and the Fairfax County Board Chair, Gerry Connolly, who will also participate in the planting in Lafayette Village Park at 1:00pm.

You should plan to bring your own work gloves. For more information about the resolution signed, please see page 2.

**Time to start cleaning out your closets for the LVCA Yard Sale!**

**May 10, 2008**

**More details on page 10**

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- *Contractor recommendations*
- *2008 pool rules and registration*



Joaquin Tremols, LVCA President, signs Arbor Day resolution



## Our Community Information...

### LVCA Board Members

#### **Joaquin Tremols - President**

703-876-0313

tremols@lycos.com

#### **Vacant – Vice President**

#### **Kathie French - Treasurer**

703-207-0070

Kfrench22@cox.net

#### **Jay Jarvis - Secretary**

703-280-5812

Jay@JCLInsurance.com

#### **Michele Krahn – Member-at-Large**

703-573-4180

mokrahn@msn.com

### LVCA Committee Chairs

#### **Architectural Control – Susie Lee**

703-573-5250

Susielee999@verizon.net

#### **Grounds – Jay Jarvis**

703-280-5812

Jay@JCLInsurance.com

#### **Finance – Kathie French**

703-207-007

kfrench22@cox.net

#### **Pool & Recreation – Linda Witham**

703-698-7455

linda.l.witham@verizon.com

#### **Communications – Kristin Walsh**

lafayette\_village@yahoo.com

#### **Neighborhood Watch – Fred Saah**

703-641-0446

fred300@gmail.com

### **Klingbeil, Powell and Alrutz Inc. (KPA)**

Diane Tschirhart

Dtschirhart@kpamgmt.com

Phone: 703-532-5005

Fax: 703-532-5098

6400 Arlington Boulevard, Suite 700

Falls Church, VA 22042-2336

### REMINDER

**Second Quarter Assessments are due April 1, 2008. If you did not receive an invoice, please let KPA know immediately.**

### LAFAYETTE VILLAGE COMMUNITY EVENTS CALENDAR

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

**Board Meetings** - 2<sup>nd</sup> Monday of month at 7:00 PM at the Mason District Government Building, 6507 Columbia Pike. (April 14 and May 12)

**Board Working Sessions** – 4<sup>th</sup> Monday of month at 7:30 PM. Check website

**ACC Meetings** - 3<sup>rd</sup> Monday of month at 7:00 PM at the George Mason Library, 7001 Little River Turnpike (April 21 and May 19)

**Grounds Meetings** – 4<sup>th</sup> Tuesday of month at 7:00 PM at 7828 Ashley Glen Rd. (April 22 and May 27)

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

**Neighborhood Watch** – Tuesdays after the Board meeting at 7:30 PM at 3721 Yorktown Village Pass (April 15<sup>th</sup>)

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

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

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

***The LVCA has a Board position open. If interested, contact Jay Jarvis!***

The Arbor Day resolution signed by Tremols reads:

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

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

Whereas; Arbor Day is now observed throughout the nation and the world, and

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

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

Whereas; trees in our community increase property value, enhance the economic vitality of business areas, and beautify our community, and

Whereas; trees, wherever they are planted, are a source of joy and spiritual renewal.

Now Therefore Be It Resolved; Saturday, April 26, 2008 be observed as Arbor Day in Lafayette Village Community, and all citizens are urged to celebrate Arbor Day and to support efforts to protect our trees and woodland and

Further; all citizens are urged to assist LVCA in planting trees in the common area to gladden the heart and promote the well-being of this and future generations.

## *Finance Committee – Why Assessments Continue to Rise...*

Once again, the homeowner assessment fees rose 10% in 2008. Many residents have expressed their concern for these annual increases and are asking why the fees keep rising.

### **Background:**

For those lucky enough to live in Lafayette Village during the 1990's, the assessments remained constant and unchanged for over 10 years (from 1992-2005). There were good reasons not to increase the assessments based upon Reserve Studies conducted during that time. Our bylaws stipulate that LVCA must conduct a Reserve Study every 5 years.

A Reserve Study is actually the outcome of an Engineering Study where:

- ✓ Engineers walk around the development looking at all the infrastructure items (pool, roads, sidewalks, retaining walls)
- ✓ Engineers estimate the total useful life of all the infrastructure items based on industry standards and experience
- ✓ Engineers estimate the remaining useful life of all the infrastructure items (what condition the items are actually in)

As a result of the engineering study, estimates of replacement costs are made and recommended "Reserves" requirements are provided to the Board for strategic planning purposes. As required, Reserve Studies were conducted in early 1997 and again in 2003. Unfortunately, the 1997 study's assumptions were flawed, inaccurate, and misleading. The recommendations stated that the Association should set aside only about \$24,000 annually to cover the future costs of maintenance and replacement of infrastructure items. The Board adopted the recommendation and diligently set aside only \$24,000 annually which required no increase in fees to accomplish. This enabled the Board to keep the assessments at the same rate for many years.

In 2003, a new Reserve Study was conducted. This time the assumptions were appropriately applied and adjusted for the remaining life of each item. By using the correct assumptions, replacement costs jumped substantially. The study recommended that we set aside \$80,000 annually to cover the future costs of maintenance and replacement. Unfortunately, the management company at the time did not raise this as a red flag, so the Board continued to set aside just \$24,200 annually for two additional years.

In 2005, the Finance Committee reviewed the Reserve Study and conducted its own analysis of the recommendations. The results of that review were presented to the Board and community in May 2005. As a result of the analysis the Board recognized the need to increase the Reserves (Long Term Savings) and voted that the annual Reserve target would be \$80,000.

### **Since Then:**

Our bylaws only permit an increase of a maximum of 10% per year to our current assessment, which currently is only allowing us to save about \$44,000 annually to our reserve account, not the \$80,000 recommended by the 2003 Reserve Study. The annual 10% increase has not permitted us to save the recommended amount to cover replacement costs of our capital assets. Actually, much of the 10% annual increases unfortunately have gone toward covering our ever increasing current year operating expenses.

Although several projects (e.g., some parking lot paving) were completed over the last few years, with the intention of prolonging their useful life, the community continues to age. LVC is 5 years older than the last Reserve Study; oil prices have increased so our garbage collection and landscaping expenses have increased substantially, our landscaping has endured 5 more years of weather so trees have had to be removed and replaced, and erosion issues have had to be addressed. Additional funds have been set aside annually to cover these increased costs, as well as the increases in utilities (street lighting), snow removal, and our Management Company contracts. (continued on next page)

## ***Finance Committee – Why Assessments Continue to Rise continued...***

### **Big Ticket Items**

In 2005, \$20,000 was spent on pool repairs to bring it into compliance, just so it could be opened. At least an additional \$80,000 will be needed in 2008 for the repair of the concrete decking around the pool to repair large and potentially dangerous cracks. These expenditures are necessary 3 to 4 years earlier than originally anticipated.

Our community sidewalks (those not on Lafayette Village Drive) are impacted by the expansion of tree roots, so they've become uneven and will need repair and replacement in the near future.

Currently, it is estimated that in 2012, a complete renovation of all parking lot streets will be required. The last estimate that we have, based on 2006 paving costs, is \$370,000. And we all know how much oil prices have increased since then. So we anticipate this cost to at least double in price if not more by 2012.

### **Next Steps:**

We are currently reviewing proposals for the conduct of a Reserve Study, which will be completed in 2008. The study will identify the remaining useful life of our infrastructure items, the projected costs for maintenance and replacement, as well as an assessment of our Reserves (Savings). We will, of course, share the results of this study with the community.

### **Conclusion:**

The association must set aside these reserve funds (savings) for the proverbial rainy day when we will need to replace and renovate our capital assets. In the meantime, we have to make tough choices on how best to maintain the appearance of our community, to ensure and retain our property values. So, unfortunately we do not anticipate an end to annual increases in our assessments in the foreseeable future. Our costs are rising much faster than our ability to save for that "rainy day."

You can help by volunteering within the community and participating in the decision making processes by serving on committees.

### **Lafayette Village Promotes New Trees**

Would you like to add your family name to one of the new trees being planted in Lafayette Village? While LVC has removed a number of dead trees and the wind has downed others, the community has plans to plant more than 50 new trees this spring.

Individuals or families that donate \$100 towards one of the new trees will have a small plaque mounted next to the tree. The plaque will list the family name as you would like it and the type of tree. The plaque can also note a special occasion, such as the birth of a child.

To participate, please send a check for \$100 payable to "LVCA," and mail it to our management company KPA, 6400 Arlington Blvd, #700, Falls Church, VA 22042. Please send a note with your payment or specify on the memo line of the check that it is for the tree planting program.

### **Lafayette Village Renters:**

- \* You are encouraged to attend the monthly HOA meetings.
- \* You are invited to join community activities.
- \* You are responsible for knowing and following the Lafayette Village guidelines (guidelines can be found on website or contact KPA).
- \* You are expected to respond and act on Violation and Citation letters and/or work with the home owner to rectify situation as quickly as possible.

## ***Community Updates and Recap...***

### **Grounds Committee**

The committee met on February 26<sup>th</sup> with six of the seven members of the committee present. The committee welcomes newly appointed committee member Carrie McCall of 7928 Peyton Forest Trail.

The Committee:

- \*Reviewed pictures of work completed on the table and bench in the mini-park and the tree removal on the S-curve.
- \*Planned the planting of new trees on the S-curve of Lafayette Village Drive.
- \*Prepared agenda for the LVCA Arbor Day celebration for April 26th (see page 1 for more details).
- \*Discussed that the Board had approved tree projects but is waiting on the erosion control portion until vendor bids and recommendations could be reviewed by the committee. Recommendations will be presented at April meeting.

New trees will be planted along the s-curve of Lafayette Village Drive, at the end of Brunswick Forrest, the border next to the park at the Tot Lot, and at other locations. Two large pines will be removed next to the sidewalk at 7856 Butterfield Lane and replaced with Crape Myrtles, pines will be removed from the common grounds next to 7827 Ashley Glen Road and replaced with Day Lilies, and one large pine at the side of 7825 Byrds Nest Pass will be removed.

The committee has set work days for the second Saturday of each month from 10am to noon. The next work day will be April 12<sup>th</sup>. We will work at the edge of the wooden area behind Byrds Nest Pass. Volunteers will be removing the bamboo that is growing wild. Please come join your neighbors as we work to make our community look even better. For more information on the Bamboo demolition contact Committee Vice-Chair, Sue Henley at [sueh2381@aol.com](mailto:sueh2381@aol.com). We also have a work day scheduled May 10<sup>th</sup> where we will be starting on a trail behind the new trees on the s-curve of Lafayette Village Drive.

A big problem our common areas face is erosion caused by residents not properly extending the water flow from their downspouts. The erosion caused by water run-off from individual homes is extensive. Our governing documents require homeowners to extend the water run-off underground behind the fence to minimize erosion on common grounds. The committee will be working to solve some of our erosion problems in the next few months.

### **Pool and Recreation Committee**

The Committee is gearing up for the 2008 Pool Season. Please review pages 11 and 12 carefully and make sure your family is aware of the pool rules. All residents and their visitors will be expected to know and follow the rules that will be enforced by the lifeguards on duty. In order to receive current pool pass stickers, all residents must fill out the registration form on page 13 and mail to KPA by May 9th. Directions are on the form. Each unit will receive 5 passes/stickers that can be picked up on opening day, assuming there are no outstanding payments due on your account. We are also pleased to announce that there are new countertops in the bathroom this year.

### **Communications Committee**

Did you know that you can submit ads, articles, recipes and comments to the newsletter? All entries will be *considered* for inclusion. Please submit your entries to [lafayette\\_village@yahoo.com](mailto:lafayette_village@yahoo.com). Lafayette Village makes it easy to stay informed through the newsletter, website and monthly Board meetings. The next newsletter will be available June 1, 2008. Entries are due by May 21st.

### **Finance Committee**

Please refer to page 3 regarding the LVCA reserves and explanation for the increase in quarterly assessments.

### **Architectural Control Committee (ACC)**

Spring inspections are underway. The ACC exterior improvement request form can be found on page 6.

**Neighborhood Watch Committee** – See page 10 for update.

**REQUEST FOR EXTERIOR IMPROVEMENT FORM**

To: Chair, Architectural Control ACC  
Lafayette Village Community Association  
c/o KPA, Attn. Diane Tschirhart  
6400 Arlington Blvd., Suite 700  
Falls Church, VA 22042-2336

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 ACC

## Helpful Information...

### English Ivy - Invasive and Obnoxious

Submitted by Sue Henley



English Ivy (*Hedera helix*) is a member of the ginseng family and is native to Europe. Brought to North America by colonial settlers, *helix* is widely cultivated and is sold by nurseries and garden centers as a hardy ground cover. Though not listed on Virginia's Noxious Weed List, as is Purple Loosestrife, English Ivy is one of the most prevalent invasive weeds in Northern Virginia and its sale is currently banned in Oregon and Washington State.

No surprise, English Ivy grows well in sun or shade, in dry or wet areas. The ivy vines form a dense mass just above the ground and prevent sunlight from reaching other plants. Its shiny deep green leaves will quickly and thickly cover the ground; however, its shallow and sparse root system actually increases erosion problems and is not a good choice for steep slopes. The vines climb up the tree trunks and attach to the bark by way of numerous small sticky non-parasitic roots. The vines cover the tree branches and block the sunlight from reaching the tree leaves thus killing the tree after several years. The added weight of the vines makes the infested trees susceptible to being up-rooted or split during winter storms. Planting English Ivy around a large tree is a dying proposition, because the ivy harbors a bacterial leaf scorch (*Xylella fastidiosa*) that harms our native Elms, Oaks & Maples.

The leaves and berries of English Ivy contain the glycoside hederin which is poisonous to humans and animals (e.g. dogs & cats). Contact with the sap may cause severe skin irritation similar to poison ivy. Though some of our native birds will eat the small black berries, ivy berries are preferred by Starlings and rats. English Ivy is spread to neighboring yards and surrounding parks by the seed dispersed by birds.

To eliminate English Ivy climbing up a tree, cut the vines close to the ground and then 4-6 feet above the ground creating a gap. This is referred to as a window cut and will allow the vines at the top of the tree to die and fall out. Gently pry the cut section off of the tree with a pry bar or a screwdriver. The ground vine cuts can be treated with glyphosate (Round-up). English Ivy ground cover can be repeatedly mowed or sprayed with an herbicide such as Round-up.



After removing the ivy, replant with a native alternative, such as Wild Ginger, Ferns, Foam Flower, Partridgeberry, Creeping Phlox, Wintergreen, Virginia Creeper, Crossvine or Trumpet Creeper.

To learn more about invasive non-native weeds contact Weeds Gone Wild at [www.nps.gov/plants/alien/](http://www.nps.gov/plants/alien/) or The Nature Conservancy at <http://tncweeds.ucdavis.edu/> and [www.nature.org/initiatives/invasivespecies/](http://www.nature.org/initiatives/invasivespecies/). If you have any questions concerning invasive plants and possible alternatives, please contact LVCA Grounds Committee member, Sue Henley, at [sueh2381@aol.com](mailto:sueh2381@aol.com).

#### Reasons to replace the ivy in our yards:

- Poisonous to our pets
- Increases erosion probability
- Damages the brick on homes by pulling out the mortar
- Unhealthy for trees

#### Wooden planters could hold emerald ash borer

Wooden planter boxes sold at Lowe's stores in Minnesota and across the U.S. could be harboring [Emerald Ash Borer](#), a pest responsible for destroying millions of trees in the Midwest, the Duluth News-Tribune reported. Minn. Dept. of Ag. asked consumers to check for wooden planter boxes labeled Nature's Own Planters, manufactured in Indiana by Lawson Products. The planters come from an area under federal quarantine for Emerald Ash Borers. "We are asking people to either burn the planters or double-wrap them in 6-millimeter plastic bags and put them in the trash," said Geir Friisoe, Plant Protection Division Director for MDA, in a statement.

## Community News...

### Volunteers Needed For Invasive Plant Removal Day

County-wide effort scheduled for April 12<sup>th</sup>, 9:00am-12:00pm

Again this year, we are looking for volunteers who would like to spend a bit of time restoring the habitat in Hidden Oaks/Annandale Community Park by removing invasive weeds from our neighborhood resource. Last year, a group of volunteers contributed many hours and significantly improved one of the target Invasive Weed Management areas along Lafayette Village Drive. This picture shows the results of their hard work.



We will meet 9:00am Saturday morning, April 12<sup>th</sup>, along the S-curve on Lafayette Village Drive to begin the 2008 IMA program in our neighborhood park. If you would like to be part of this effort to greatly improve the appearance of our community, call Carl Iddings at 703-206-0170 or email [carl\\_iddings@hotmail.com](mailto:carl_iddings@hotmail.com).

The Fairfax County Park Authority website has an excellent website about the Invasive weeds management program at <http://www.fairfaxcounty.gov/parks/resources/ima/>.

### DOG ALERT

There have been more complaints of our neighbors not picking up after their dogs. It is not acceptable for your dog to do their duty on a neighbor's yard or in our community's common areas and for it to be left there. All dogs should be on a leash if they are not in your fenced backyard. Plastic bags should accompany you when you walk your dog and should be used to pick up the poo. If this problem persists, other action may be taken.

A dark **gray cat** has been seen frequently in the drainage ravine behind Ashley Glen. Does anyone own this cat? Information regarding this cat would be appreciated to identify whether this cat is feral or a pet. Please email the Communications Chair, [lafayette\\_village@yahoo.com](mailto:lafayette_village@yahoo.com) with any information as soon as possible.

### NO MORE COUPON BOOKS FOR LVCA DUES

Until this year, the Association distributed coupon books at the beginning of each year for upcoming quarterly assessment dues. Coupon books were frequently lost or misplaced, causing late payments and the accrual of late charges and fees. This year, instead of a coupon book, you will receive an invoice in the mail within two weeks before each quarterly assessment becomes due. Past due assessments or violation fines will be included in the invoice amount to be paid. No more coupon books to lose or misplace!

The Association quarterly dues are payable on the first day of each quarter (January 1, April 1, July 1, October 1). Late charges and interest commence if payment is not received within 15 days from when the assessment was due. Homeowners delinquent on their quarterly assessments, or who have outstanding ACC violations which have not been addressed, stand to lose Association privileges. For example, they will be denied pool passes, their assigned parking spaces could be reassigned, and they could face legal action against them.

The good news is that the Association is very willing to work with homeowners having difficulty paying their quarterly assessments or with outstanding ACC violations. Homeowners with outstanding ACC violations or experiencing financial difficulties should contact the management company to make alternate arrangements. The management company will work with homeowners and the Association to resolve past due assessments or ACC violations. What should a homeowner do to make an alternate arrangement? What should a homeowner do if they have questions about the amount on the quarterly invoice? The homeowner should call KPA!

## *For Your Information...*

### **Free Class Available at Hidden Oaks Nature Center**

If you are interested in making your own backyard a wildlife habitat, please sign up our free class on April 15th (Saturday) from 1-2 pm. It is for adults to learn how to certify their backyard or balcony by the National Wildlife Federation as an official backyard habitat. Call Hidden Oaks Nature Center (HONC) to register (703-941-1065).

### **Butterfly Gardening for Beginners:** April 5th and April 12th from 10-10:55 am for ages 6-adult.

At this program, you will discover how easily you can attract butterflies and hummingbirds to your backyard by providing the host and nectar plants for native butterflies. Learn how to create your own backyard habitat and start host plants for Monarch butterflies. Dr. Dexter Hinckley will present along with Naturalist and Master Gardener, Kim Young, at Hidden Oaks Nature Center, 7701 Royce St., Annandale. Classroom and garden experience included. Fee is \$20 per participant. Call 703-222-4664 to register for program code 308-271-4601.

### **Beginning Orienteering** April 5th from 2-3:55 pm for ages 8-adult.

Participants will learn to read a topographic map, use a compass and navigate an orienteering course. Fee is \$31 per participant. Call 703-222-4664 to register for program code 308-271-4001.

### **Contractor Recommendations – From Our Neighbors**

\* **Oscar's Painting:** We had an excellent experience with Oscar's Painting, a local company, just off Gallows. We hired the company to paint our downstairs ceilings and upstairs hall walls and ceilings. The team of three was very professional, carefully drop-clothing everything, and completing all work in a single day. Their rates were extremely reasonable and they did a great job for us. Contact info: 703-850-3109 or email at Guilermos68@aol.com.

\* **Francisco Lemus – Fencing:** After receiving outrageously high bids for replacing our fence, we contacted Mr. Lemus after seeing his team replacing another fence in the neighborhood. He was prompt to give us a quote, which was substantially less than other quotes we received. He purchased and delivered quality fencing material and his team of workers completed our fence in less than a day. We were very satisfied with the results. Contact info: Francisco Lemus, 240-286-3490.

\* **John Nugent & Sons:** Our 25+ year old furnace, air conditioner, and water heater served us well for many years, but they had outlived their estimated lives and were not as energy efficient as today's models. Rather than wait for an emergency to happen, we decided to replace these ancient appliances on our own schedule. We shopped around at places like Home Depot and Sears, receiving several proposals. We were about to settle on a Sears offer when a friend told us about John Nugent & Sons, a locally owned family business. The sales representative, Drew Gardner, was significantly more knowledgeable than the other contractors who gave us estimates. Moreover, the prices he offered were very competitive with Sears and Home Depot. We had the appliances installed by John Nugent & Sons, and were extremely pleased. If you believe you should replace any or all of these old appliances, we received excellent service at a reasonable price from this contractor and you should consider calling Drew Gardner at 571-238-1965.

\* Someone from **Hallmark Appliance Service, Inc.**, recently repaired my washing machine; the belt was broken. The washing machine works fine now. The usual cost is service fee for a visit is \$59.00 plus parts and labor. If he visits and can't find the problem and has to return within 30 days, they don't charge a second service fee. Nice guy, less expensive than the previous appliance repair service I used.

\* **Empire Dryer & Air Duct Cleaning** recently cleaned my dryer vent for \$99 plus \$10 to install an elbow. The added elbow makes it easier for exhaust air to flow from the dryer to the outside. I was happy with this contractor. Ken Rollins, the "operations manager." He thoroughly cleaned out the vent. When I stand outside my townhouse and hold my hand in front of the exhaust vent when the dryer is running, I can now feel a strong flow of air. He also cleaned up all the lint extracted from the vent.

## *Around the Neighborhood...*

### **Lafayette Village Spring Yard Sale Returns – Saturday, May 10, 2008**

Lafayette Village will hold our annual community-wide yard sale on Saturday, May 10th! This means that you can hold a Yard Sale in your front yard or on Lafayette Village Drive **that day only**. We will advertise and post signs and notices, announcing a **\*huge\*** Yard Sale, so the odds are good that customers will show up to buy your treasures! Last year's community-wide yard sale was a huge success, with lots of customers and lots of sales. We hope this year's Yard Sale will be even better!

If you plan to participate in the Community Yard Sale, please contact Christie Magulas (703-560-3520) or Carl Iddings (703-206-0170). You can also email Christie at [cmagulas@cox.net](mailto:cmagulas@cox.net) or Carl at [carl\\_iddings@hotmail.com](mailto:carl_iddings@hotmail.com). We need to get a head count of all who will be participating.

We also need volunteers to help plan the Yard Sale, distribute flyers in the neighborhood, post announcements in grocery stores and other public bulletin boards, and post directional signs on the day of the sale. If you would like to help, contact Christie or Carl.

We will be having the Lupus Foundation come by after the sale for any families who would like to donate items they don't sell. Please let Christie know by May 5<sup>th</sup> if you would like Lupus to stop by your house.

Please be sure to notify Christie and Carl of your interest in participating in the Yard Sale prior to the event to ensure we have adequate involvement.

### **Springtime Initiates Annual LVCA Inspections**

Klingbeil, Powell and Alrutz Inc (KPA) will start inspections in March. So, if you see our Agent, Diane, walking about making notes, feel free to introduce yourself and talk with her about any concerns you might have.

Annual inspections are performed to preserve the property value of our homes and to ensure that Lafayette Village Community remains a beautiful and safe place to live. Violation letters will be sent to home owners that do not comply with ACC Guidelines. If you are cited for not being in compliance with the documented guidelines, please respond to KPA immediately with information about when the violation(s) will be corrected. This will avoid a second letter being sent to you.

Inspections will be conducted in accordance to LVCA's June 2006 ACC Guidelines which can be found on the Lafayette Village Website. Specific areas that KPA will be looking at include, but not limited to, ACC approved colors, roofs, siding, fences, windows and erosion. As a reminder, replacement of roofs, siding, garage doors and windows "must" be approved by the ACC prior to installation.

If you are cited for multiple violations, it could be costly, so please contact KPA to discuss a plan to remedy the problems in a timely manner.

**Neighborhood Watch Committee** – LVCA President Joaquin Tremols appointed Fred Saah as Chair of the Neighborhood Watch Committee. The Neighborhood Watch Committee met recently and received a review on the recent statewide Neighborhood Watch Conference. A lot of useful information was received including the statistic that when there is a Neighborhood Watch Program, the chance of a burglary in the community is 0.1%. The committee will meet at 3721 Yorktown Village Pass at 7:30p.m. on the Tuesday following the Board meeting each month. If interested in joining the committee or serving as a Neighborhood Watch representative, contact Fred Saah. (contact info on page 2). The next meeting is April 15<sup>th</sup>.

The committee's basic goals are to 1) Participate in National Night Out, 2) Operation Identification services; 3) Home security surveys on request; 4) Provide information on security through various mediums.

## ***2008 LVCA Pool Rules and Regulations...***

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

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

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

### **POOL MANAGEMENT AND CONTROL**

Atlantic Pool Service, Inc. is the pool management company for the 2008 pool season. The pool manager functions as the agent of the LVCA Board of Directors and is responsible for operating the pool in a safe, hygienic and orderly manner, supervising all personnel, and enforcing all rules and regulations. The pool manager is authorized to make on-the-spot decisions regarding all rules and regulations, as well as their enforcement. This authority includes the expulsion or exclusion of any resident or guest as necessary. Any expulsion or exclusion will be reported in writing to the LVCA Board of Directors within 24 hours of the action.

**SEASON:** SATURDAY, MAY 24, 2008 through MONDAY, SEPTEMBER 1, 2008

**HOURS:** Weekdays 11:30 AM - 8:30 PM

Weekends, Holiday 11:00 AM - 8:00 PM

School Days—Weekdays 4:00 PM - 8:30 PM

### **POOL PASS CONTROL - ADMISSION TO THE POOL**

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

### **CHILDREN**

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

## ***2008 LVCA Pool Rules and Regulations continued...***

### **WADING POOL**

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

### **RESTRICTED ADMISSION/POOL CLOSING**

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

### **CONDUCT, HEALTH & SAFETY**

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

### **PENALTIES**

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



