

LVCA NEWS

Newsletter 1

January - February 2005

LVCA BOARD

Linda Boone, Treasurer
703-698-0338, linda.boone1@verizon.net

OPEN, Secretary

OPEN, Vice-President

Mary McFadden, President
703-560-1555, mmcfadden1@cox.net

Joaquín Tremols, At-Large
703-876-0313, Joaquin.Tremols@usda.gov

COMMITTEE CHAIRS

Linda Witham, Recreation & Pool
703-698-7455, linda.witham@verizon.net

Sean Smith, Web Master
703-204-1411, sean@e346.com

Linda Witham, ACC/Grounds
703-698-7455, linda.witham@verizon.net

Linda Boone, Finance
703-698-0338, linda.boone1@verizon.net

Pam Paroline, Neighborhood Watch
703-876-5639, pparoline@infantadopt.org

Christine Magulas, Recreation & Pool
703-560-3520, cmagulas@netzero.com

OPEN, Publications/Newsletter

OTHER NUMBERS

Police Emergency: 911

Police Non-Emergency: 703-691-2131

Community Towing: 703-730-1177

ARMSTRONG MANAGEMENT

Trudie Peterson, 703-385-1133
tpeterson@armstrong.net
6074 Franconia Road
Alexandria, VA 22310

KEEP FOR REFERENCE

ELECTRONIC NEWSLETTER UPDATE

By Jen Dinoia

The newsletter will continue to run in a print format for those residents who have not requested the email edition. Keep in mind, if you do wish to have the print copy, it will take an additional week, possibly more to deliver.

If you have email, the Board would like to encourage you to sign up for the electronic newsletter and save yourself the work of doing anything but clicking your mouse. If you do not want it in your email inbox, feel free to sign up and opt for the notification that the newsletter has been posted to the web-site. This has been available on the LVCA web-site for well over a year now and is also explained there.

Why would you consider receiving the newsletter by email? The email copy can be sent to you and hit your email inbox within minutes. It is in color and can be printed. It cannot be mangled or mutilated by weather, does not require black and white printing and saves the extra paper you may not want to waste. It takes almost no time to deliver and saves money in gas, paper, ink as well as saving you and your neighbors' time.

I know I am thrilled to have this option as we will be moving overseas soon. If I had to wait for the print copy, it would take 6-8 weeks to get to me. With the electronic version, it will be there almost as soon as it is published, and I will be just as current on LVCA news as if I still lived here.

A special thank you goes out to everyone who has delivered the newsletter for me over the past two years and will continue to do so. I would also like to thank those of you who signed up for the e-newsletter and those who have been so kind and appreciative!

LVCA BOARD OF DIRECTORS RESIGNATIONS

MaryJo Kellgren and Joe Braceland have resigned their positions on the LVCA Board of Directors. The community wants to thank them for volunteering to serve on the Board of Directors. The guidance and support they provided in the day-to-day operations for our community was appreciated.

(continued on page 2)

COMMUNITY ACTION NEEDED

SNOW IN THE AIR, SHOVELERS NEEDED!

With snow in the air, LVCA has contracted to have parking lots cleared, however each owner is responsible for clearing their own sidewalks. Special thanks to all residents who have helped other residents take care of the snow clearing on the sidewalks. The sidewalk along Lafayette Village Dr. is not LVCA property so we are not responsible for snow clearing. If any resident is willing to clear part of this sidewalk are, especially at school bus stops, your help would be greatly appreciated. Parents of high school students may want to consider this volunteer snow-shoveling as part of their children's community service requirement.

SCOOP THAT POOP- IT IS THE LAW!

Yes - there is a law in Virginia that requires Dog Owners to have their dog on a leash when walking and also to clean up after the animal.

There are many of you in our community who are not cleaning up after your dog, especially along Lafayette Village Drive. There are waste bags provided in the dispenser mid-way on Lafayette Village Drive for this purpose. Even if the dispenser is empty, it's still your responsibility to pick up after your pet. The law does state that you can be fined for not complying.

Out of consideration for your neighbors in the community, please obey the law. Should you see an owner who is not picking up after their dog, please take a minute to remind them or inform the Board of their address so action on the infraction can be taken.

Please: Keep our community clean so we can enjoy our walks without the fear of stepping on waste, smelling the foul odor, and so that disease won't be spread.

NOTE: Please remember according to the LVCA bylaws, pet owners (not just dog owners) are required to clean up after their pets, both on common grounds and homeowners yards. Dogs are NOT the only problem in the neighborhood. Many cats have been seen running free lately. While it is not against Fairfax County law to let them roam free, cats also contribute to the "poop problem".

Not only that, but allowing a cat to live outside is a dangerous prospect at best. They are easily poisoned by anti-freeze or can be run over by the car under which they took shelter. Many of the cats are extremely cold in the winter and thus, may try to enter a neighbor's home or sleep under their deck. If your cat is truly your pet, please keep him or her inside!

(RESIGNATIONS continued from page 1)

If you are interested in serving on the LVCA Board, please contact Mary McFadden at 703-560-1555 or mmcfadden1@cox.net.

ASSOCIATION ASSESSMENTS UPDATE!

Most homeowners in Lafayette Village pay their Association assessments on time. This money allows the association to operate and pay its bills timely. Assessments fund the reserves, allow members to enjoy community events, and maintain our common property so that home values continue to increase.

During the past few years a number of homeowners in Lafayette Village have failed to pay their assessments on time. This has resulted in all homeowners paying additional administrative and legal costs to collect the money owed the Association. In 2004, the Association paid \$2000 in administrative costs to the Management company and almost \$3300 in legal fees simply to prepare reminder and demand letters or take legal collection actions. This Association money could have been used for other purposes that would have benefited all homeowners.

The Board of Directors is currently trying to reduce administrative costs overall so that money is available to pay for:

- needed security lighting,
- additional contribution to the reserve fund for replacement of large capital items and infrastructure that is aging throughout the community (asphalt, pool, sidewalks, pool house, etc.)
- additional erosion control and retaining walls.
- new pool furniture.

The Board does not want to have a 10% increase in assessments annually to fund the reserves and pay for other maintenance projects. So the Board is looking to make homeowners responsible for paying their assessments on time, or the delinquent homeowners will incur the costs, not the Association.

The Board asks homeowners' cooperation in implementing the existing policy for collection of Association assessments which will benefit our community finances.

EFFECTIVE IMMEDIATELY:

The following policies implement an existing Policy Resolution that was adopted by the Lafayette Village Community Association (LVCA) on January 1, 2000. The Policy is available for free download from the internet at <http://www.lafayettevillage.org/>, in the LVCA Document Library section, under "LVCA Resolutions." Beginning with late payments or delinquencies that result after April 1, 2005, the policy will be enforced as follows:

1. Assessments are actually due on an annual basis, but the Association allows "members in good standing" to pay their assessments quarterly.
2. Homeowners are responsible for paying their association assessments on time, which is on the first day of each new quarter. If the assessment is **more than 15 days late** from the date it is due, a **\$10.00 late fee** will be imposed. For example, if the assessment was due on January 1st, the payment will be considered late on January 2nd, and on January 16th a \$10.00 late fee will be added to the amount owed by the homeowner.
3. If a homeowner does not pay within 30 days of the quarterly due date, a procedure of progressive interventions will begin:
 - the homeowner will be considered **delinquent** in paying the assessment to the Association;
 - a late charge of **\$10 per month** will be added to the bill each 30 days after the assessment was due **in addition** to the \$10 late fee charged 15 days after the assessment was due;
 - an **8% per annum interest charge** will be begin to accrue on the amount past due, even for small amounts

- such as \$.70 unpaid balances;
 - the Management company will send a reminder letter.
 - if a returned check is involved, a charge of \$25 will be added to the account for the check and late fees and interest can accrue on the check fee.
4. If the homeowner continues not to pay (60-120 days in arrears):
- the homeowner will become a “member not in good standing with the Association” and will **lose all privileges** (voting, use of pool and common areas, the ability to participate in Association committees, etc.);
 - interest will accrue at an **8% per annum rate on the assessment and late fees**;
 - The Management company will send a demand letter.
5. If the homeowner continues not to pay (120 days or more in arrears)
- the delinquent homeowner obligation may be referred to an attorney;
 - **the total annual assessment will become due and the Board may determine that it will be payable**;
 - **interest will accrue at an 8% per annum rate on the annual assessment and monthly late fees**
 - the attorney will send a demand letter to the homeowner; the homeowner becomes **responsible for payment of the attorney fees** (\$150 for the demand letter plus \$4.79 postage) necessary to collect the assessment.
 - the Board may ask the attorney to place a **lien on the property**; the homeowner will become **responsible for payment of the legal fees** (\$267 for placing the lien);
6. If a homeowner is frequently late paying quarterly assessments, the homeowner may be liable to pay the total annual assessment in January of each year until such time as the Board reinstates the homeowner with the privilege of paying quarterly.
7. The Association will put reminders about the due dates of the quarterly assessments in the periodic newsletters and on the webpage.

Homeowners are encouraged to have their quarterly assessments paid through an automatic debit from their bank account. Forms to establish this are available by contacting Armstrong Management, and will soon be available for download from <http://www.lafayettevillage.org/>. This way, homeowners are assured their assessments will never be late.

Linda Boone
Treasurer LVCA

With the emphasis on holding homeowners responsible for paying their assessments, the Board hopes that the community will stop having a problem with late assessment payments.

The Board wants to work with homeowners if circumstances arise that prevent the homeowner from paying the full amount of the assessment. The homeowner should contact the Board or come to an Executive Meeting to discuss the situation. On a case-by-case basis, the Board **MAY** extend the time for payment of assessments or develop an alternative payment plan. Simply knowing that a homeowner intends to pay the assessment and paying regularly on the account will alleviate the Association paying for administrative actions and attorneys' fees.

Please, if a homeowner has a financial problem that prevents full payment of the assessment, contact a Board member and discuss an alternate payment arrangement.

HELP LVCA AND YOUR COMMUNITY BY PAYING YOUR ASSESSMENTS ON TIME!

JANUARY LVCA BOARD MEETING HIGHLIGHTS:

- LVCA will continue to publish a printed newsletter. Several volunteers present were thanked for their efforts to distribute the newsletter in the community. The board would want to encourage sign-up for e-mail notice of the newsletter in order to save both money and the extra efforts of volunteers to get the newsletter distributed. Sign-up by e-mailing Sean Smith, the webmaster, at sean@cox.net.
- Concerns about inappropriate use of the pool parking lot were raised, especially in regard to the area becoming a “hang-out” area. The Pool & Recreation committee will consider the issue and make a recommendation on ways to better secure the area and make recommendations to the board.
- The board finalized the snow removal contract with Springfield Nursery. Snow plowing operations will commence when snow accumulates at least 2 inches; sand shall be applied when and to those areas where the contractor reasonably determines that sanding is needed.
- Armstrong staff assigned to support LVCA was introduced. Resident calls regarding LVCA should be made to the customer service at the main Armstrong number. The customer service representatives will take responsibility for getting assistance or questions answered for residents in a timely way.
- Finance issues concerning the number and total amount outstanding delinquent accounts and LVCA collection’s policy were reviewed. The finance committee will review the history & status of assessment collection to determine if it could be any more efficient. The Board approved a motion to eliminate reminder cards for quarterly assessments. This will be evaluated following payments due for the second quarter to determine the impact.
- A new pool contract is needed prior to the 2005 season. Armstrong Management was asked to obtain proposals for review and approval at the next meeting. Additional quotes for new pool furniture will also be obtained.
- The ACC is in the process of gathering additional bids for 11 street lights to be added throughout the community. The police will be asked to review the proposed list of locations for these lights. Concern was expressed regarding the best location for additional lights and it was suggested the police may be in a position to provide guidance.
- The ACC was asked to develop a proposal for trash can replacements/repair for those located throughout the community.

- Armstrong Management was asked to obtain additional proposals for use of a professional minute taker.
- The next board meeting will be held on Thurs. Feb.24th at Woodburn Elementary at 7pm.

ACC MEETINGS

Meetings are held on the first Monday of each month at 7pm. Please contact Linda Witham at 703-698-7455 or Linda.L.Witham@verizon.com for the location of the meeting.

FINANCE COMMITTEE MEMBERS NEEDED

A group of residents are forming a Finance Committee to assist the Board of Directors in planning the financial future of the community. Meetings are monthly at this time. If you are interested and would like to be involved with tracking the HOA budgets and recommending strategies to the Board for funding the reserves and maximizing our return on investments, please contact Linda Boone at linda.boone1@verizon.net or call 703-698-0338. The Board urges you to become involved in developing the future of this community.

NEWSLETTER/PUBLICATIONS

Due to an impending overseas transfer, the newsletter editor has resigned effective the publication of this edition. LVCA will need a new editor as soon as possible. If you are interested and have experience with desktop publications, please contact Mary McFadden at mmcfadden1@cox.net or 703-560-1555.

NEWS FROM ARMSTRONG MANAGEMENT

CONTACTING ARMSTRONG MANAGEMENT

Armstrong Management Services, Inc., is making several upgrades to provide better service to our homeowners. A Customer Service Center now answers calls live during business hours (9:00 a.m. to 5:30 p.m.). When homeowners call Armstrong Management Services, Inc., they are asked questions so the Customer Service Representative may better assist them. Most homeowners will be calling for a limited number of reasons, which are architectural (ACC) applications, trash and/or recycling bin issues, and common area maintenance or cleaning issues. The Customer Service Representative will either be able to address your questions or will forward you to a member of the Communication Team who will be able to assist you. By providing this service we hope to eliminate anyone having to leave a message and wait for a call back. You may also contact the Communications Team via email at communications@Armstrong.net. Armstrong welcomes your feedback on these matters. Please send any comments to communications@Armstrong.net.

RATS!

It has been recently reported to the Board of Directors that there have been rats seen in the community. To help keep the community clean and rat free in the future, the Board of Directors recommends the residents take the following actions.

(continued on page 10)

News for Civic Associations from the Mason District January - February 2005

News from Supervisor Penny Gross
Mason District
6507 Columbia Pike
Annandale, VA 22003
Tel. 703-256-7717, Fax 703-354-8419, Email: mason@fairfaxcounty.gov
February/March '05

A few items of information for your association newsletter:

Northern Virginia Regional Gang Task Force — As you may know, gang problems are regional and not local, because gangs move from one locality to another to evade police enforcement, so the success of the gang control effort depends on community vigilance and a regional coordinated response. To report gang activities, please contact the Northern Virginia Regional Gang Task Force at 1-866-No Gangs, or 1-866-664-2647.

Fairfax County Gang Prevention Summit — Organization representatives are encouraged to represent their organization/association at the summit and join the Fairfax County Coordinating Council on Gangs. The summit will be held Friday, Feb. 25, 2005 from 8:30 am – 12:30 pm at the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway. The Fairfax County Coordinating Council on Gangs brings together county agencies, nonprofit organizations and community groups to develop and implement community-based, gang-prevention strategies. Attendees at the summit will participate in work groups to discuss the council's chartered objectives, a recommended gang-prevention model, and how existing government and community programs address gang prevention. Registration is required by Feb. 18th by going to the following link: www.fairfaxcounty.gov/gangprevention/summitreg.htm. To learn more about the council only, contact Captain Amy Lubas, former Mason District Assistant Commander, the acting council coordinator, at 703-324-8786, TTY 711, or visit www.fairfaxcounty.gov/gangprevention/council.

Update of the County Transportation Plan -- If you are interested in future transportation plans for Fairfax County, you may want to attend one of the public meetings that will soon be scheduled by the Department of Transportation. The County Transportation Plan includes all modes of transportation, including non-motorized and pedestrian. To obtain information on the dates and locations of the public meetings please go to the Department of Transportation web page at www.fairfaxcounty.gov/living/transportation/ or contact Fairfax County Department of Transportation at 703-324-1100.

Stormwater Management and You — With the population growth in Northern Virginia, the accompanying landscape change from forested land to developed areas meant more impervious surfaces that result in increased stormwater runoff. This stormwater runoff which starts as rain and melting snow may cause flooding and soil erosion, and travels through Fairfax County carrying with it harmful pollutants such as pesticides, fertilizer, car oil, and pet waste. Storm drains discharge untreated water directly into the water bodies we use for drinking water, fishing, and swimming. To develop and implement effective strategies that protect the
(continued on page 8)

News for Civic Associations from the Mason District (continued)

January - February 2005

County's infrastructure, preserve, and improve the natural ecosystem, and to meet regulatory requirements, Fairfax County initiated a Stormwater Needs Assessment Project to assess community needs and expectations, and evaluate the establishment of a dedicated funding source to finance an improved stormwater management system. To learn more about this challenge, the needs assessment project, and how to help improve the streams in your community, you can request a County representative to speak to your organization or group by contacting Krystal Kearns at the Fairfax County Stormwater Planning Division, 703-324-5821, TTY 771, or sending an email to crystal.kearns@fairfaxcounty.gov. To receive monthly updates about the Stormwater Needs Assessment Project, send an email to SWPDMail@fairfaxcounty.gov with the words "subscribe to SNAP updates" in the subject line.

Annandale Traffic Circulation Study — The Fairfax County Department of Transportation, in conjunction with VDOT, will hold a second public information meeting on the Annandale Community Business Center Circulation Study. The 7:30 pm meeting will be held on Wednesday, March 16, 2005, at the Mason Governmental Center. Please call Fairfax County DOT for more information at (703) 324-1100.

Transport Billing - Emergency Medical Services—Fairfax County is scheduled to begin Emergency Medical Service (EMS) transport billing on April 1, 2005. This program will help reduce the out-of-pocket costs for county residents. The County has contracted with a company to handle the EMS transport billing and residents will receive an initial statement from the billing company after patient care is provided. After insurance companies, Medicare or Medicaid are billed for services, remaining co-payments and deductibles for **county residents** will be waived by Fairfax County. Transport billing will not affect the way care is provided and residents can rest assured that **no one will ever be denied service because of ability to pay or for lack of health insurance**. For more information about EMS transport billing, questions, or to schedule a community presentation, please call the Fire & Rescue Patient Advocate at 703-246-2266 or visit the web at www.fairfaxcounty.gov/fire.

Know your State Legislator — The General Assembly is in session until noon on Saturday, Feb. 26th. My office receives frequent inquiries for the name and contact information for state legislators representing Mason District constituents. Following are the names, email address, Richmond telephone number, and a toll free number of all the state Senators and Delegates who represent Mason District, identified by their respective district numbers. Additionally, you may call the **Constituent Viewpoint hotline** toll free (800)-889-0229 to leave a message for your Senator and Delegate on whether you support or oppose a specific legislation. To find out who represents you, go to the following web site of the General Assembly and enter your street address: <http://conview.state.va.us/whosmy.nsf/main?openform>

State Senate:

District 31: Senator Mary Margaret Whipple (804) 698-7531, Email: district31@sov.state.va.us

District 34: Senator Jeannemarie Devolites Davis (804) 698-7534, Email: district34@sov.state.va.us

District 35: Senator Richard L. Saslaw (804) 698-7535, Email: vasenate35@aol.com

House of Delegates:

District 37: Delegate Chap Petersen, (804) 698-1037, Email: Del_Petersen@house.state.va.us

District 38: Delegate: Robert D. Hull (804) 698-1038, Email: Del_Hull@house.state.va.us

District 39: Delegate: Vivian E. Watts (804) 698-1039, Email: Del_Watts@house.state.va.us

(continued on page 9)

(continued from page 8)

District 46: Delegate Brian Moran (804) 698-1046, **Email: Del_Moran@house.state.va.us**

District 49: Delegate Adam Ebbin (804) 698-1049, Email: Del_Ebbin@house.state.va.us

District 53: Delegate Jim Scott (804) 698-1053, **Email: Del_JScott@house.state.va.us**

VDOT's Snow Removal Standard Procedures – In Northern Virginia, the Virginia Department of Transportation (VDOT) is responsible for clearing snow and ice on more than 16,000 lane miles of road in Arlington, Fairfax, Loudoun, and Prince William Counties. VDOT's general standard for snow removal is to plow interstate highways, and major primary and secondary roads, within 12 to 18 hours after the storm stops, depending on the severity of the storm. Snow removal crews will try to plow lower priority routes, including subdivision roads, with 48 hours after the storm stops. VDOT may be contacted 24-hours a day through the duration of a winter storm by phone at 703-383-VDOT (8368), or by e-mail at novainfo@vdot.virginia.gov. For information about road conditions in Northern Virginia, call 703-383-VDOT (8368), 24-hours a day. For information about road conditions in other parts of the state, call 1-800-367-ROAD (7623). TTY users may call 1-800-432-1843.

Free Tax assistance for middle and low income seniors at the Mason District Governmental Center — AARP Tax-Aide, the nation's largest FREE, volunteer-run tax preparation service administered by the AARP Foundation in cooperation with the IRS, will be available to taxpayers with middle- and low-incomes, with special attention to those age 60 and older, starting February 1, 2005, with expanded hours at the Mason District Governmental Center Large Conference Room. Tax preparation volunteers with training in tax law and IRS certification will be available on a walk-in basis six days a week. The Mason District Governmental Center, 6507 Columbia Road, Annandale, VA 22003 is one of three centers in Northern Virginia with expanded service hours designed for additional convenience for taxpayers. The February 1 – April 15, 2005 planned hours of operation are:

Monday thru Friday 10 AM - 2 PM

Monday and Thursday **6 PM - 9 PM (Evening Expanded Service Hours)**

Saturday 9 AM - 12 AM

For additional information, call 1-888-AARP NOW or visit the website at www.aarp.org/taxaide.

Reminders about Snow Removal --The Virginia Department of Transportation (VDOT), a state agency, is responsible for snow removal in Fairfax County, and reminds residents to do the following to maximize snow removal efforts this winter:

- When snow is forecast, park all vehicles in the driveway, particularly in cul-de-sacs. Plow drivers sometimes cannot clear a road because parked cars are in the path of a plow.
- Keep a safe distance between you and the snow plows to protect your car from the chemicals and abrasives that are being spread on the roads. Observe the posted signs on the trucks and stay back 100 feet.
- Residents with sidewalks adjacent to their properties are responsible for removing the snow from sidewalks. VDOT does not clear them, concentrating instead on making the roads safe.
- Do not park vehicles on Snow Routes during a snow emergency. They may be towed.
- Drivers with cellular phones can call #77 to report non-emergencies such as disabled vehicles.

In a medical emergency, call 911. If the emergency crew needs assistance to reach your home, they will coordinate with VDOT to get the road cleared of snow. For information about road conditions in Northern

(continued on page 10)

(continued from page 9)

Virginia, call 703-383-VDOT (703-383-8368), 24-hours a day. For information about road conditions in other parts of the state, call 1-800-367-ROAD (1-800-367-7623). TTY users can call 1-800-432-1843.

Mason Matters! The Television Show – The February 2005 edition of ***Mason Matters!*** the television show that brings you news and information about our Mason District community, hosted by Supervisor Penny Gross, focuses on gardening and the environment. Guests, David Bulova, board member of the Northern Virginia Soil and Water Conservation District, and Sandy Flowers, volunteer master gardener at Green Spring Gardens Park, discuss how fertilizers and other gardening and yard enhancers affect our environment, and share tips about eco-savvy gardening.

The March edition of ***Mason Matters!*** features newly appointed Superintendent of Schools, Dr. Jack Dale, and Kaye Kory, Mason District Representative on the Fairfax County School Board. The discussion focuses on school funding, challenges in the classroom, and what is on the horizon for our public schools. ***Mason Matters!*** is aired on Cable Channel 16 every Thursday at 7:30 p.m., and every Friday and Sunday at 6:30 p.m.

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Receive News and Updates by E-Mail — To receive information and updates about Mason District by e-mail, please send your e-mail address to mason@fairfaxcounty.gov.

For district calendar of public meetings and other information, go to the Mason District Web site at: www.fairfaxcounty.gov/gov/bos/md/homepage.htm.

WATCH OUT FOR YOUR NEIGHBORS!

On Tuesday, February 15, an automobile was seen speeding out of a street in Lafayette Village at a little after 11 a.m.. It did not stop before turning left onto Lafayette Village Drive, which very nearly caused a collision with a driver who was heading towards the intersection of Lafayette Village and Trammell. The car then blew through the stop sign at the above intersection without so much as a pause – no brake lights were seen and the driver continued to speed down Trammell.

On Tuesday afternoon, during the high point of playground activity, a different vehicle pulled into a street near the playground and into a parking spot extremely fast, without so much as pausing or looking for pedestrians.

Unfortunately, incidents like these are all too common in this neighborhood. Cars are seen speeding up and down Lafayette Village Drive every day, as well as on the private streets. Please be aware that your neighbors are watching you and please watch out for them. There is no reason to have a potentially fatal accident because you might save one minute.

(RATS continued from page 6)

- Bird feeders and any outdoor animal feeders should be removed (rats use these as a food source).
- Woodpiles should be removed. Rats can nest in woodpiles, especially ones that have been there for years
- Trash should be stored in appropriate sealed, airtight trash containers. Trash should not be allowed to accumulate.
- Appropriate poison feeders should be used to ensure pets and children do not get into the poison.
- Should you find that you have a problem or desire a professional to assess your home, please contact a pest control specialist directly. Thank you.