Lafayette Village Community Association

August/September 2012 Newsletter

National Night Out – Tuesday, August 7, 2012

Join us for the 2012 National Night Out on Tuesday, August 7th at 7:00 pm. This year we will gather at Trammell Court park to meet those walking up Lafayette Village Drive from the pool house. There will be a moon bounce for the kids to enjoy, snow cones to take the edge off the heat, and refreshments for everyone. We have invited Fairfax County Police to attend as well, to show off their equipment and talk to us about crime prevention. And we will demonstrate **an automatic light switch** that we will raffle off to one lucky participant! We will be out until dark.

NATIONAL NIGHT OUT is designed to:

- Heighten crime and drug prevention awareness;
- Generate support for, and participation in, local anticrime programs;
- Strengthen neighborhood spirit and police-community partnerships; and
- Send a message to criminals letting them know that neighborhoods are organized and fighting back.

WHY YOU NEED to participate:

- You could win an automatic light switch in the National Night Out raffle!
- You can sign up for the Neighborhood Watch. We need volunteers and the statistics are clear – an active community with an active neighborhood watch reduces crime!
- It will be fun! Meet your neighbors, make new friends, celebrate a crime-free summer!

Remember to show your support for National Night out by turning on your porch light at sunset and leave it on all night! Lights on for Safety!

Pool Events – Swim under the stars on August 11
Then celebrate Labor Day with a swim and a barbecue!

We will keep the pool open until 11:00pm Saturday, August 11 for an adults-only swim under the stars.

And on Labor Day, (September 3), we will have an end of pool season barbecue and pool party starting at 3:00pm. The Association will supply burgers, condiments, chips, and drinks. Neighbors are asked to bring a side dish to share. The pool will be open to all residents until 8:00pm.

In this issue…

- *Committee Reports/Schedule*
- *Patriot, our new Trash Company*
- *Derecho wrecks trees*
- *Time to refinance?*

Board Vacancy

The Member at Large position on the LVCA Board of Directors is vacant. If you are interested in taking an active role in running your Lafayette Village community, please send an email to president@lafayettevillage.org expressing your interest in serving on the Board. The Board will fill this position at its August Meeting. (See related article on page 2.)

Our Community Information…

LVCA Board Members

Carl Iddings – President
703-206-0170
President@lafayettevillage.com

John Alexander – Vice President
703-208-9614
jmalex14@msn.com

Jay Jarvis - Treasurer
571-235-5420
treasurer@lafayettevillage.org

Nathan Garcia – Secretary
202-374-1544
nathanraul2000@yahoo.com

Vacant – Member-at-Large

LVCA Committee Chairs

Architectural Control – Angela Cutter
aicutter50@gmail.com

Grounds – John Alexander
703-208-9614
jmalex14@msn.com

Finance – Jay Jarvis
treasurer@lafayettevillage.org

Pool & Recreation – Lisa Conoly
703-698-7455
lisac_234@hotmail.com

Communications –Carl Iddings
lvcawebmaster@lafayettevillage.org

Neighborhood Watch – Fred Saah
703-641-0446
fred300@gmail.com

Sequoia Management Company

Dale Edwards
dedwards@sequoiamgmt.com
Phone: 703-803-9641
Fax: 703-968-0936

EARLY REMINDER: Fourth Quarter Assessments are due October 1, 2012. Please enclose the October coupon with your check and make sure you mail your check in time to be received by October 15th.

LAFAYETTE VILLAGE COMMUNITY EVENTS CALENDAR

Monthly Meetings (Check Website for Details)

Board Meetings - 2nd Monday of month at 7:00 PM at the Mason District Government Building, 6507 Columbia Pike. (August 13 and September 10)

ACC Meetings –3rd Thursday of month at 7:00 PM at 3711 Yorktown Village Pass (August 16 and September 20)

Grounds Meetings – 4th Thursday of month at 7:15 PM at 7900 Peyton Forest Trail. (August 23 and September 27)

Finance Committee – August 22 (Wednesday), September 6 (Thursday) at 7:30 PM at 7828 Ashley Glen Road

Neighborhood Watch – Tuesday after each Board meeting at 7:30 PM at 3721 Yorktown Village Pass (August 14 and September 11)

All residents, including renters, are invited to attend scheduled meetings. Please check the website for the most current information: http://www.lafayettevillage.org/

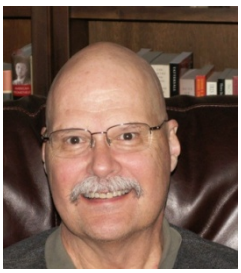
Hattie Walden Resigns

Hattie Walden has resigned her seat on the Board of Directors, creating a vacancy on the board. The Board will appoint a replacement to serve out Ms. Walden's term, which will expire at the October 2013 Annual Meeting. If you are interested in contributing to your Lafayette Village community by serving on the Board of Directors, please send an email of president@lafayettevillage.org.

Ms. Walden had been an active member of the Lafayette Village, serving on the ACC for many years as chairperson, and on the Finance Committee before being elected to the Board in 2010. In addition, she and her husband Vern donated the two crape myrtles on Lafayette Village Drive near the basketball court. We appreciate her commitment to the community and her willingness to volunteer her time with the goal of making Lafayette Village a better place for us all.

Contributors to this edition: Thanks to Angela Cutter, Anne Sansbury, Fred Saah, Jay Jarvis, John Alexander, Gloria Kozich, Bob Rosenbaum. **Special thanks to the distributors:** Christie Prucker, Larry Dunham, Linda Boone, Kathie French, Greg Johnson and Tina Snapp.

A note from the President:



Once again, I have a variety of topics I'd like to talk about.

First, **ACC Hearings**: At its July meeting the Board held its first set of hearings for ACC violations resulting from the spring 2012 inspections. I was disappointed that only two homeowners bothered to respond to the hearing notices we sent out. As a result, the Board had no alternative but to assess fines to the "no-shows." These fines can accumulate quickly, reaching $900 for each violation that remains uncorrected. So, if you receive a hearing notice from Sequoia, do not ignore it! You can let the management company know how you plan to fix the violation or violations, and when you intend to complete the work. And when you attend your hearing, the Board will work with you to reach a mutually acceptable plan, resulting in corrected violations and, best of all, no fines!

Second, **dog poop**: Despite all our efforts, some dog owners just refuse to clean up after their dogs. An older homeowner on Butterfield Lane who owns two large dogs is notorious for this behavior, but there are many others. Leaving your dog's poop on the grass and sidewalks insults the community and all your neighbors who know that you view our attractive common grounds as your dog's personal toilet. If you are that person, please stop to clean up after your pet. We make it easy for you with two doggie bag stations dispensing plastic bags for waste collection, and six public trash cans for waste disposal. And if you see someone failing to clean up after their dog, please notify a Board member, and one of us will issue a violation notice.

Third, **complaint procedures:** You may not know this, but all homeowner associations in Virginia are regulated by the Common Interest Community Board (CIC Board), created in 2008. The CIC has issued a regulation, effective July 1, 2012, mandating that all associations must adopt a formal, written association complaint procedure by September 28, 2012. Your Board will adopt a resolution incorporating such a procedure at its August meeting.

Our complaint procedure sets up a process whereby residents, homeowners and citizens can file a formal complaint concerning an action taken or not taken by the Board. Our resolution provides for the following

- A form that an individual must use to file a complaint.
- A process for the Association to acknowledge receipt of the complaint.
- A process for the Association to seek clarification of the complaint from the person making the complaint.
- A process for scheduling a hearing, notifying the complainant of the hearing, and conducting the hearing.
- A process for the Board reaching a decision about the complaint and notifying the person making the complaint about the Board's decision.
- An appeals process to the CIC Ombudsman, if the person making the complaint is dissatisfied with the outcome.

The resolution containing this process and its related forms will be posted on the website at www.lafayettevillage.org/docs/LVCA Complaint Procedures.pdf for review before the August Board meeting.

Finally, **the Annual Meeting**: The LVCA Annual meeting is scheduled for Monday, October 1, 2012. There will be two board seats up for election, and one of the incumbents, Jay Jarvis, has indicated he will not be a candidate for re-election. If you are interested in running for a seat on the LVCA Board of directors, please send an email to President@lafayettevillage.org. We also need to appoint homeowners to a nominating committee who will recommend Board candidates to the membership. If you would like to serve on that committee, please send an email to the above address.

GENTLY USED FURNITURE NEEDED – I volunteer at the non-profit Brain Foundation (http://www.brain-foundation.org/index.html) and hopefully within the next month we will be purchasing our 7th home for people with brain disorders who can now live on their own (counseling is provided by Pathway Homes or the Community Services Board). We need everything to fill a 4-BR home (and bed linens - we do not use twin beds).

If you are planning on moving or redecorating and have gently used furniture needing a new home, we would appreciate your donating your furniture for this cause. We will provide a donation letter for the IRS. We would also arrange pickup of large items by truck. You can contact me, Gloria Kozich, at glojkoz@gmail.com.

Thank you in advance for your support of this worthy cause.

Committee Updates and Recap…

Finance Committee – Jay Jarvis, chair:

The committee members include Shawn Howard, CPA; Kathie French; DJ Terreri, CPA; Sean Walsh, CPA, and Jay Jarvis, LVCA Treasurer and Committee Chair.

The Finance Committee is looking for a couple of new members. Please contact Finance Committee Chair Jay Jarvis at jay@jarvislandscaping.com if you are interesting in serving on the committee. We meet about five times each year with much our work done by email. The committee is responsible for preparation of a proposed budget and overseeing the annual audit.

Currently the committee is working on preparations for the draft annual budget which is to be presented to the Board at its September meeting. As part of the process, the committee is reviewing the HOA fees charged to homeowners and will look at the Association's investment procedures and options.

In addition, the committee has been charged with the responsibility of arranging for the five year Reserve Study due in early 2013. This study will guide the Board for the next five years as to how much is allocated to the reserve fund each year, and what capital improvements are needed annually. The last study was compiled by Miller-Dodson Associates and the same firm will be one the three the Board will consider again.

Each LVCA committee chair has been asked to submit a proposed 2013 budget to the management company before August 15th so our property manager can prepare a draft budget for the committee to use as its starting point.

The Finance Committee will meet on August 22nd from 7:30 to 8:30p.m. at 7828 Ashley Glen Road, and will hold its budget meeting on September 6th from 7:30 to 8:30 p.m.

Grounds Committee – John Alexander, chair:

El Derecho

The main event of the past two months was El Derecho, which felled numerous trees and limbs throughout the community and caused the power outage which lasted nearly two days. Fortunately, we were able to secure the services of Blade Runners to start the clean-up on Monday morning. The effort took a little more than a week, but the community was quickly put back in order. The final cost of cleanup is still being determined, but will likely be around $19,000. This is going to impact the amount of work the Committee can do this year, and we are reevaluating our project list in light of this expense. (See page 10 for more details.)

Trash and Grounds Contracts

At its June meeting, the Board voted to accept the Grounds Committee's recommendation to accept the proposal from Patriot Disposal (www.patriotdisposal.com). The new service will start on September 1st, with a few key changes. First, new recycling bins will be distributed to the community. Second, starting September 1st, RECYCLING, TRASH and LAWN WASTE (for Merrimac Trail) will be picked up on MONDAY. There will be more communication and reminders as we get closer to the transition. See the article on page 7.

Basketball Court

Shortly before the July 4th holiday the courts were resurfaced and the basketball court now has a nice green surface with clean white lines. The new picnic table has been accompanied by a bench. On a sour note, we've noticed that trash has been left around the courts and wanted to remind everyone that there is a trash can at the top of the stairs leading down to the courts.

The new basketball court, with picnic table and bench

Amenities: Mailboxes and Lights

The management company is still trying to work with Dominion to replace the three extra tall lamp posts with ones of normal height this summer. For the time being, the Board has decided that the mailboxes at 7800 Byrds Nest and 3721 Yorktown have some life left in them. They will be power washed, but not replaced at this time.

Committee Updates and Recap, cont….

Ground Projects

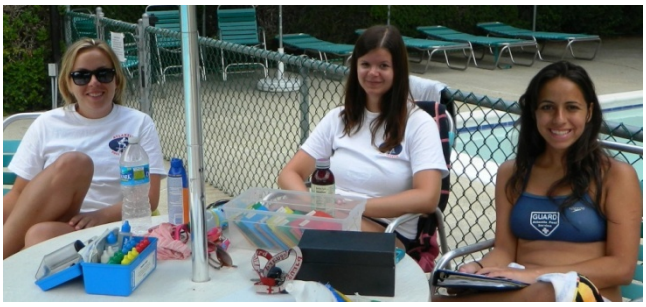
The Committee has identified several areas in need of erosion control, including between the 3600 blocks of Yorktown, behind the NE end of Yorktown, between Yorktown and Byrds Nest, down the side of 7842 Butterfield and the swale in the wooded area between Butterfield and Ashley Glen. We are compiling an RFP that will be sent out to 3-4 companies. The bids will be used to determine what can be done this year and will help in developing the 2013 budget request.

Pool and Recreation Committee – Lisa Conoly, chair:

The Pool Committee invites residents to join us for two exciting upcoming events:

"Swim Under the Stars" Night - Saturday, August 11, 8:00PM-11:00PM
Adults (ages 18 and over, please) are invited to spend an evening swimming under the stars and socializing with neighbors in a special, after-hours evening.

End of Pool Season Barbecue and Pool Party - Monday, September 3 (Labor Day), 3:00PM-8:00PM.
All residents are invited to attend a barbecue in the pool parking lot. Burgers, chips and beverages will be provided. Come catch some rays on the final afternoon of the pool season with your fellow residents. Pool passes will not be required for this special event.



Life guards, June 14, 2012

If you have not visited the pool yet this year, please join us for one, or both, of these events to see the improvements that have been made to the pool.

Please note that the Board has added a new rule to the Pool Rules and Regulations. Effective mid-July, the use of basketballs, footballs, soccer balls and other sports equipment not designed for use in a swimming pool is prohibited.

The pool will continue to be open through Labor Day, Monday, September 3, 2012.

Communications Committee

Did you know that you can submit ads, articles, contractor recommendations, and comments to the newsletter? All submissions will be considered for inclusion. Please submit your entries to lvcawebmaster@lafayettevillage.org. Lafayette Village makes it easy to stay informed through the newsletter, website and monthly Board meetings. The next newsletter will be available September 29, 2012. Articles and submissions are due by September 25th.

Neighborhood Watch Committee – Fred Saah, chair:

The Neighborhood Watch committee continues to patrol the streets as often as possible. The efforts made by the volunteers have led to a decent reduction of crime within the community. However, there has been a report of a young man walking along Lafayette Village Drive during the early morning hours, checking for unlocked car doors. Please remember always to lock your car when you park. And if you spot this person searching for a car to break into, please call the Fairfax County Police at 911.

We would like everyone to come to the National Night Out on Tuesday August 7. We will meet at the pool parking lot at 7:00pm and walk to the playground where there will be a moon bounce and snow cones. There will also be a demonstration on how to install an automatic light switch which is easy to do and inexpensive. This is a simple way to make sure your exterior lights stay on at night, which is a proven way to deter crime. The automatic light switch will then be raffled off to one of you who attends the event!

We've invited Fairfax County police to attend, as well, so we expect a police officer to show up and talk to the children about being safe. So, come out and meet your neighbors and board members and have some fun. If you would like to help monitor the moon bounce to ensure all children have an equal time and can enjoy all the fun, please email fred300@gmail.com.

Committee Updates and Recap, cont.…

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

Thank you to all who have worked on your homes to keep the community looking so good.

Some months have gone by since Spring inspections, so by now all violations should be corrected or have received an extension of time from the ACC. Sequoia continues to verify reported corrections and has been issuing hearings notices to those still not in compliance. If you do have a hearing scheduled, it's in your interest to attend and have your problem discussed by the Board as well as a representative from the ACC.

Sadly, our homes don't take a vacation from requiring maintenance, so Sequoia, the ACC, and members of the Board will continue to monitor homes year round for obvious violations. Many of the violations are cosmetic, like peeling paint, or address issues like trash being put out too early. But occasionally, people actually thank us for sending violation notices because they know that correcting a small problem now can head off major work in the future. I'll admit that doesn't happen often but it's very gratifying when it does!

Please continue to address all requests for exterior work to the management company, with a copy to me. You can find the Request for Exterior Improvement on the website at http://www.lafayettevillage.org/docs/REQUEST FOR EXTERIOR IMPROVEMENT FORM.doc. Keep copies of all communications for your own records. If you don't hear back from Sequoia (or me) within a reasonable time, please remind me with a wake up email.

And thank you to the other ACC members, Penny, Terri, Tina, Chas and Bob, for their ongoing assistance.

Community Garden update …

Here we are, heading into August, with drought, floods, unprecedented heat, and a derecho under our belts already. For all the damage these weather phenomena have caused locally and around the country, our little neighborhood garden has flourished again this summer. We have gigantic plants and gigantic produce, not to mention lots of it – peas, potatoes, onions, cabbages, cucumbers, various squashes, strawberries, tomatoes, various peppers, an expanding variety of herbs, and some lovely zinnias and gladiolas as well.

Summer bounty

At this point, we are mainly picking, weeding, watering, and mulching, but it's also time to start fall crops that can be planted in August – beets, carrots, parsnip, broccoli, cauliflower, etc. Later on we can plant greens for the fall.

More squash on the way!

We've dealt with the little bunny in the garden, Mexican squash beetles, slugs, all the regular garden "friends," but the other night we were visited by a male deer (with antlers) and a baby deer. They were walking around the outside of the deer fence, more likely on an after-dinner stroll than a mission to break into the garden!

Community Gardens North:

The derecho storm and subsequent clean-up (see page 10) delayed the start of work on developing the new community gardens behind Colonial Village Row and Trammell Court under the power lines. If you are interested in reserving a plot to begin gardening in the spring of 2013, you can still sign up by sending an email to Anne Sansbury at asansbury@gicgroup.com. We will need volunteers to help prepare the garden site and to put up the fence, so when you reserve your spot, we will contact you to ask for help. Much of the funding for Community Gardens North will come from the Neighborhood Enhancement Partnership Program grant the Association was awarded earlier this year.

Meet Patriot Disposal, our new trash company…

Changes coming with our Trash and Recycling Collection

At its July meeting, the LVCA Board accepted a proposal from Patriot Disposal to provide trash and recycling services to the Association **starting September 1, 2012**. Patriot will provide twice-weekly trash collection on Mondays and Thursdays. **Recycling will now be collected on Mondays**, instead of the Thursdays you are accustomed to. Yard waste will also be collected on Mondays, instead of Wednesdays.

Highlights of the new trash collection service include:

- **Recycling will be collected on Monday each week**. Recyclable materials that will be collected include newspaper, mixed paper, flattened cardboard no larger than 4' x 4', glass, aluminum and metal food and beverage containers, and plastic bottles, jugs and containers. Recyclable materials may be co-mingled.
- **Yard debris will be collected on Monday each week**. Yard debris is defined as grass clippings, leaves and hedge trimmings. Yard debris must be placed at the curb in bags (paper is preferred), or in a separate container clearly marked "yard waste." Brush must be less than 4-inches in diameter, cut into 4-foot lengths, and tied in small bundles or bagged. Yard debris does not include stumps, whole trees, or clean-up from storm damage. Collection of these items may be provided for an additional charge.
- **Special items will be collected at the curb each week.** Special items include appliances, small furniture, mattresses, and other large items. Special items that will be collected and recycled include scrap metal (grills, bicycles, swings, chairs), small electronics (computers, monitors, small TVs, small printers, VCRs, DVD/CD players, etc.), motor oil, and car batteries. Advance notice is required for the collection of all special items, with the exception of small furniture and mattresses, which may be placed at the curb with the regular trash. This service is limited to two items per week. **You will need to schedule such pick-ups in advance by calling Patriot at 703-257-7100.**
- **Additional items, or items that are extremely large or heavy, will be collected for a minimum fee of $25.00**. TVs or monitors larger than 19" will be picked up for a minimum fee of $25.00; tires will be picked up for a minimum fee of $20.00 each. Carpeting will be priced for pickup on a case-by-case basis, depending on the quantity. Special items scheduled for pickup that are not out on the scheduled pickup day will be re-scheduled for pickup at the request of the homeowner for a $25.00 fee. All fees for special pickups must be prepaid by the homeowner prior to removal.
- Patriot will collect packing boxes of new residents, from the curb, along with ordinary household trash.

Late in August, the Association will email a reminder of this change to all residents and homeowners on the LVCA mailing list. To be sure you receive this remainder, send your email address to lvcawebmaster@lafayettevillage.org and ask to be added to the mailing list. If you want to learn more about Patriot Disposal, visit their website at http://www.patriotdisposalservices.com/index.html.

Community ads …

Babysitter Available

We highly recommend the nanny of our two children for babysitting, Carmelita Jagunos. Carmie is 28 and has worked and lived with us for 4 years, since our daughter was a newborn and son was 2. She is great with them, plays, disciplines, cooks nutritious meals/feeds, teaches, and loves. She has received training in basic first aid and CPR. She is available evenings and weekends for $15 hour. Call us if you need further information on Carmie (Amy :206-953-2789, John: 206-660-2789). She has also babysat for our neighbor and they were very happy and can call you with a recommendation. You can reach Carmie directly at 206-890-0376 or eimrac14@gmail.com.

Is it time to refinance your mortgage? What you need to know…

Lafayette Village Home prices recover; homeowners save by refinancing

The market for Lafayette Village homes appears to have recovered in recent months, with homes now selling for prices last seen in 2005 and 2006. Townhomes have been selling for between $420,000 to $440,000, and the detached homes on Merrimac Trail have recently sold for between $650,000 to almost $700,000. The number of foreclosed homes has dropped considerably, as well, with only two homes currently in foreclosure or undergoing a short sale. This is all good news for Lafayette Village homeowners.

With housing prices up and mortgage rates approaching historic lows, many residents have been refinancing their existing mortgages, and find themselves saving two to three hundred dollars a month and even more. To get the best rates, you will need to have an excellent credit rating (above 740), a loan-to-value ratio less than 80%, and a debt-to-income ratio of less than 25%. (Loan-to-value ratio (LTV) is simply the loan amount divided by the assessed value of your home. The improving home values in Lafayette will result in a lower LTV. And the debt-to-income ratio is your total monthly expenses divided by your gross monthly income – the lower the better.)

Even if you can't meet these standards, there are other options available that could save you money every month. For instance, if you are a veteran, you could qualify for a VA mortgage with several attractive features.

If you are interested in exploring refinancing your mortgage, several homeowners who recently refinanced have recommended their mortgage brokers below. And Ashley Glen Road resident Bob Rosenbaum is a mortgage banker who offers free consultations if you are interested in refinancing your mortgage – see his website at www.MyTalentedLender.com.

Recommendations:

- **Brian P. Marchica, Mortgage Banker** -- The First National Bank of Layton, Member FDIC
  10220 S. Dolefield Road, Suite 204, Owings Mills, MD 21117 301-467-6298 (cell) 410-581-5712 (office)
  Did an excellent job for me in my refinance. I highly recommend him without reservation to anyone in the community seeking to take advantage of the current interest rate environment which is at or near all-time lows. As a banking professional who has been in the mortgage industry since 1982, I am very impressed with Mr. Marchica who put my loan through in under 30 days (28 days) with very favorable terms
- **James Gaudiosi, Senior Loan Officer** – Atlantic Coast Mortgage, LLC, 4100 Monument Corner Drive
  Suite 300, Fairfax, VA 22030 703-338-8836 (cell) 571-234-5760 (office) www.jamesgaudiosi.com (web)
  James worked with me on two refis, saving me significant money both times. He guided me through the application process and ensured my loans were closed quickly and painlessly. I highly recommend him to anyone seeking to refinance their home loans in this time of historically low interest rates.
- **Robert Rosenbaum, Mortgage Banker –** Access National Mortgage, 8200 Greensboro Drive, Suite 1500, McLean, VA 22102 202-746-5937 (cell) 703-448-5900, x201 (office) http://www.mytalentedlender.com/ (web)
  Bob lives in Lafayette Village and in very active in the community as a member of the ACC.

Hidden Oaks Nature Center, a community resource…

Located adjacent to Lafayette Village, with many trails leading to the center, Hidden Oaks is nestled among woodland trails and creeks with gardens and a playground nearby. Inside the nature center, facilities include live animal displays, a climbing "tree" loft/puppet stage, a resource library and the Urban Woodlands interactive exhibit. Young children accompanied by adults are invited to investigate Nature Playce, an outdoor exploration area, for unstructured play opportunities in the woods.

Hidden Oaks has announced its Fall 2012 Program schedule, available at http://www.fairfaxcounty.gov/parks/hidden-oaks/public.htm, and featuring many fascinating programs for children, from toddlers on up, and their parents. Highlights this fall include Monarch butterfly tagging and evening campfire nature talks on various topics. Most programs require a fee.

Dumping waste on common grounds – new regulation…

Board passes regulation on dumping waste on common grounds

Recently, some residents have started to use our common grounds as their personal dump site for trash, yard waste, Christmas trees, and other items they don't want to dispose of properly. The result is that the Association needs to clean up this waste at everyone's expense. The Board took notice of this and passed the resolution printed below that establishes a regulation governing community disposal of waste on common grounds.

This regulation prohibits disposing of yard waste and other trash on common grounds without approval from the Board of Directors or the Grounds Committee chair. (Approval might be granted, for instance, if the Association needed fill dirt to address an erosion problem.) Those homeowners who violate this prohibition can be fined $50 plus the Association's expenses to properly dispose of the trash.

If you are landscaping your back yard, you will need to make arrangements to properly dispose of any dirt, plantings, stones, and other debris you may be removing as part of your project. If you hire a contractor to do this work for you, he or she should remove and dispose of the debris as part of your contract.

Regulation governing Community Disposal of Waste on Common Grounds

Whereas, Article IV, Section 1(c) of the Declaration of Covenants, Conditions and Restrictions for Lafayette Village grants the Association the right to adopt reasonable rules respecting use of the common areas;

And whereas, Article VI, Section 6(n) of the Declarations states that no member shall make any private or exclusive or proprietary use of any of the common areas;

And whereas, Article VI, Section 10 grants authority to the Board of Directors to adopt rules and regulations consistent with the Declaration and to enforce said rules and regulations;

And whereas, some residents of Lafayette Village dispose of personal yard waste, other detritus, and other nuisances on common grounds without obtaining permission from the Board of Directors, and leaving disposed materials for the Association to address;

Now therefore be it resolved by the Board of Directors of Lafayette Village Community Association that the following regulations governing disposal of waste on Lafayette Village Community Association common grounds are hereby adopted:

1. Residents or homeowners are prohibited from disposing of yard waste, trash, tree limbs, Christmas trees, or other detritus on common grounds without written permission from the Board of Directors or the Grounds Committee chair.
2. Residents or homeowners may obtain permission for disposing of yard waste only by submitting a written request to the Board of Directors or chair of the Grounds Committee that details the type of yard waste to be disposed of, and the proposed location for disposal. The Board or Committee Chair may grant permission if, in his or her judgment, the yard waste to be disposed and the proposed location for disposal will benefit the common grounds.
3. Homeowners who violate this regulation or whose tenants, other residents of their Lafayette Village property, or guests violate this regulation will be subject to assessment of charges of $50 per occurrence following a hearing before the Board of Directors, and will also be responsible for all charges incurred to remove the waste from common ground.

And be it further resolved, that these regulations take effect after publication of them in the Lafayette Village Community Association August/September 2012 newsletter.

Derecho storm wrecks trees
Expensive clean-up for Lafayette Village

The June 29, 2012 derecho storm not only caused a power outage for Lafayette Village townhomes for almost 48 hours on one of the hottest weekends of the summer (Merrimac Trail power was restored a day later), but it also wreaked havoc on community trees. The storm seriously damaged or destroyed over 20 community and homeowner trees, tore down gutters, and spread debris widely throughout the community. Thanks to the persistent work of our Grounds Committee chair, John Alexander, we were able to secure Blade Runners to begin our clean-up on the Monday after the storm, and by the end of the week, most of the downed trees and storm debris had been removed.

The clean-up was a costly but necessary expense for the Association, costing almost $20,000, almost triple the $7000 we had budgeted for emergency tree work. We were fortunate, however, in two ways: our power was restored relatively quickly, and if it weren't for the tree maintenance work we've done over the past few years, our tree damages and subsequent clean-up costs could have been much more severe.

Here are some photos of the damage:

Trees behind Newport Glen

Tree on House, Ashley Glen Road

Homeowner's tree, Byrds Nest Pass

Newport Glen at Lafayette Village Drive

REQUEST FOR EXTERIOR IMPROVEMENT FORM

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

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

_____

_____

_____

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

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

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

NAME:_____

ADDRESS: _____

Phone # _____ Fax # _____ E-mail: _____

ENDORSEMENT

Date of ACC action:_____

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

(___) approves as submitted
(___) approves the proposal as modified below
(___) regretfully cannot approve the project for the reasons cited below:

_____

_____

_____

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

Chair, Architectural Control Committee (ACC)