



# Lafayette Village Community Association June/July 2015 Newsletter

## July is “Read your HOA Governing Documents Month!”

Not really.... But it is a good practice to review periodically LVCA’s governing documents, especially our covenants, our ACC Guidelines, and our various regulations. You can find these documents in your disclosure packet, given to you when you bought your house, or on the website at [http://www.lafayettevillage.org/lvca\\_documents.htm](http://www.lafayettevillage.org/lvca_documents.htm). While you should review all these documents, the two primary documents to focus on are the “Declarations of Covenants” and the “Revised ACC Guidelines.”

Pay special attention to Article VI, Section 6, “Prohibited Uses and Nuisances,” in the Declaration of Covenants. This section sets out “prohibited activities” for owners and residents of the Association. Some surprising things that are violations include renting out part of your home, for instance, your townhome basement or any room in your home: “No portion of any dwelling (other than the entire dwelling) shall be leased” (Article VI, Section 6(f), and conducting any “noxious or offensive trade or activity... which may be or become an annoyance or nuisance to the neighborhood or other members” Article VI, Section 6(a).

The ACC Guidelines provides specific details about how to maintain the exterior of your home. Again, you should familiarize yourself with this document. It, too, contains some surprising provisions – for instance, when replacing your townhouse fence, you cannot stain the fresh cedar or pressure treated pine, but can seal it with a clear preservative. Also, shrubs and trees must be maintained – any trees removed from the front yard must be replaced, and shrubs must be planted along the foundation of your home. The ACC Guidelines are enforced through the annual spring inspection.



LVCA’s Declaration of Covenants

There are also a number of resolutions on our website that have been adopted by the Board of Directors over these years. These include a regulation governing parking on community property, one outlining the Association’s delinquent collections policy and a new one requiring absentee owners to provide the Association with tenant contact information (see the President’s column on page 3 for details on this one).

So, use this article to guide your review of the Association governing documents. The more familiar you are with the governing documents of the Association, the easier you will find it to stay in compliance with our covenants, guidelines and resolutions.

### In this issue...

- *Committee Reports/Schedule*
- *Cicada Killer Wasp Traps*
- *Arbor Day, pool party pics!*
- *Community Parking District*
- *Tenant Disclosure Requirements*
- *Tips on Selling your House*

### Upcoming Pool Parties – Saturdays, July 11 and July 25

After a wonderful “Swim Under the Stars” event on Saturday, June 11, the Pool Committee is sponsoring two more evening events in July:

- **Adult Wine and Cheese Mixer**  
Saturday, July 11 8:00-10:30pm (Rain date Saturday, July 18)
- **Swim Under the Stars Night**  
Saturday, July 25 8:00-10:30pm (Rain date Saturday, August 1)

For more information, email Lisa Conoly at [lisac\\_234@hotmail.com](mailto:lisac_234@hotmail.com).

## Our Community Information...

### LVCA Board Members

**Carl Iddings – President**

202-957-1194

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

**John Alexander – Vice President**

703-208-9614

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

**J. Gaston – Secretary**

571-262-1207

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

**Jim Franklin - Treasurer**

703-205-9087

[jim@prodigycapitalconsulting.com](mailto:jim@prodigycapitalconsulting.com)

**Kathie French – Member-at-Large**

703-207-0070

[kfrench22@verizon.net](mailto:kfrench22@verizon.net)

### LVCA Committee Chairs

**Architectural Control – Angela Cutter**

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

**Grounds – Mike Nutbrown**

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

**Finance – Jim Franklin**

703-205-9087

[jim@prodigycapitalconsulting.com](mailto:jim@prodigycapitalconsulting.com)

**Pool & Recreation – Lisa Conoly**

703-698-7455

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

**Communications – Carl Iddings**

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

**Neighborhood Watch – Doug Stewart**

703-965-3242

[stewart8668@verizon.net](mailto:stewart8668@verizon.net)

### Sequoia Management Company

Dale Edwards

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

Phone: 703-803-9641

Fax: 703-968-0936

### **Patriot Disposal Services**

Phone: 703-257-7100

**REMINDER: Third Quarter Assessments are due July 1, 2015. Please enclose the July coupon with your check and make sure you mail your check in time to be received by July 15th.**

### LAFAYETTE VILLAGE COMMUNITY EVENTS CALENDAR

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

**Board Meetings** - 2<sup>nd</sup> Monday of month at 7:00 PM at the Woodburn Elementary School, 3401 Hemlock Drive at Gallows Road. (June 8 and July 14)

**ACC Meetings** - 3<sup>rd</sup> Thursday of the month at 7:00 PM at 3711 Yorktown Village Pass (June 18 and July 17)

**Grounds Meetings** – 4th Monday of month at 7:30 PM at 7920 Brunswick Forest Trail. (June 29 and July 27)

**Finance Committee** – 3rd Tuesday of month at 3733 Yorktown Village Pass. (June 16 and July 15)

**Neighborhood Watch** – Schedule to be determined – check the website for updates!

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

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

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

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

The Association has a formal complaint procedure, providing a **written process for resolving complaints about Association actions** from members, residents and citizens. A copy of the resolution and its related forms can be found on the website at <http://www.lafayettevillage.org/docs/ComplaintProceduresResolutionFinal.pdf>.

If you are a new homeowner, you should also have received a copy of this document in your disclosure packet.

If you have a complaint about the Association, these complaint procedures provide you a way to have your issue addressed by the Board and resolved quickly through a defined and equitable process. Complaints should address actions, inactions or decisions by the Board, the management company or the Association that you allege are inconsistent with applicable Virginia laws and regulations governing homeowners associations.

Use this process if you feel that an action taken by the Association violates or is inconsistent with Virginia law. **Do not use this form if you are simply asking the Association to correct a problem you've identified** – in that case a simple email to the President or a Board member will suffice. If you are not satisfied with the Association's response, then use the formal complaint process.

## **A note from the President – Tenant Disclosure Requirements:**

On June 24<sup>th</sup>, the Board adopted a “Resolution of the Board of Directors of Lafayette Village Community Association regarding Providing Renter Information and Acknowledgements” (or the Tenant Disclosure Resolution for short). This resolution affects all absentee homeowners in Lafayette Village who lease their homes to one or more tenants.



The Board adopted this resolution because we have had instances when we need to contact a tenant but have no contact information for them. On one occasion, a tenant’s water pipe burst, while she was on a winter vacation. The Association was unable to contact her before the home suffered considerable water damage. Other times, we’ve needed to contact a tenant to inform him he has violated one of the ACC guidelines applicable to all Lafayette Village residents

A new state law allows homeowner associations to require homeowners-landlords to provide the association with the tenant’s contact information and a tenant acknowledgement that he or she has been informed of association rules and regulations. Our resolution implements the authority granted us in Section 55-509:3:1(C) of the Virginia Property Owners Act. You can find the text of the resolution on the website at

<http://www.lafayettevillage.org/docs/TenantInfoResolutionFinalSigned.pdf>.

When you go to the website, you will see that resolution also includes three attachments:

- The first attachment (Exhibit A) is a form an owner can use to provide the Association with tenant contact information.
- The second attachment (Exhibit B) is a form to be completed by homeowner and his or her tenants, acknowledging that the tenant has been informed of the rules and regulations of the Association and agrees to comply with them.
- The third attachment (Overview of LVCA Rules and Regulations for Tenants of Homes in Lafayette Village) provides a brief summary of our community rules and regulation

The resolution is effective on July 1, 2015, and property owners of existing rental homes have until September 1<sup>st</sup> to provide the Association with the required information and acknowledgements. For homes subject to a rental agreement in the future, the homeowner has 15 days after executing a rental agreement to provide us the documents.

A copy of the new resolution with all attachments and a cover letter will be mailed to all Lafayette property owners. Once you receive the letter, if you have any questions, you can contact the management company or email your question to me at [president@lafayettevillage.org](mailto:president@lafayettevillage.org).

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## **Patriot Recycling Bins**

A number of residents have found that the recycling bin Patriot provided at the start of their contact with LVCA is too small to hold all their recycling. Patriot offers two options to solve this problem. You can purchase a second recycling bin from Patriot at a cost of \$10 or a rolling recycling “Toter” for \$25. These bins will be labeled with Patriot’s logo. You can also purchase any plastic container of your choosing from a local retailer, such as Target or Home Depot and use that as your recycling bin. Be sure to mark both sides of the container “RECYCLING.” If you would like to order a bin from Patriot, you can call the company at 703-257-7100.

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## **Front Yard Trees**

Remember, if you remove your front yard tree, you will need to replace it with another tree, per the ACC Guidelines. And when you have your stump ground (a necessary step when removing a tree), please let your neighbors know so they can move their vehicles – stump grinding is very messy, and will leave chips and tree dust on your neighbors’ cars!



## Community Events...

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

Thanks to the whole Grounds Committee for making the Earth/Arbor Day Celebration a wonderful event. Starting with the community trash cleanup, butterfly information, the cookout, the moon bounce, and the tree planting, it was just a great event. Thanks to John Alexander, Anne Sansbury, Mike Nutbrown, and the many others who helped with cooking, supervising our moon bounce, also to the homeowner that let us use electricity for the moon bounce, and to Supervisor Penny Gross and Senator Dave Marsden's representative for once again helping us plant our tree, this year a beautiful dogwood, our State Tree.

Special thanks to all the kids and their parents who participated in the Great Trash Treasure Hunt and helped to clean up Lafayette Village! And thanks to Jenny Lu and her husband Chao Shih-Hua who sorted through the trash, removing all the recyclables to be collected separately from the trash.



Results of the Great Trash Treasure Hunt!



Everyone helped plant the dogwood



Supervisor Gross and Carl Iddings finish up

### Pool Events – Memorial Day BBQ and Swimming Under the Stars

The weather this past Memorial Day weekend was perfect for a barbecue at the pool! The pool was packed, and we had a great turnout for our opening day cookout. And on June 13, we held our first "Swimming Under the Stars" event. Lots of families turned out to enjoy some night-time swimming!



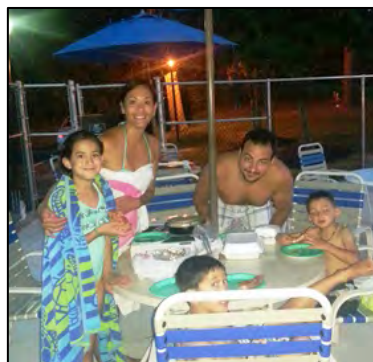
Enjoying the cookout!



A Memorial Day Thank You



Enjoying the pool!



Family having a snack on the pool picnic pad

## *Committee Updates...*

### **Finance Committee – Jim Franklin, chair:**

The Finance Committee is happy to report that the association is in fine fiscal health, and our Replacement Reserve accounts are earning interest and are sufficient to cover the infrastructure capital projects scheduled for this year. Additionally, we are seeing a renewed appreciation of property values and this is in some part due to the beautiful common grounds and excellent maintenance of the community property.

We are examining the infrastructure and capital project list for the next year and will provide a forecast for the annual meeting in the fall. Current projects include erosion control measures including retaining wall maintenance and improvement along with common lighting replacement and improvement.

The Finance Committee is looking for an additional member, and if you are interested in assisting the Association with financial management and fiscal policy, please contact Jim Franklin at [franklin-assoc@msn.com](mailto:franklin-assoc@msn.com) or call at (703) 205-9087. And remember that Association monthly financial statements can be found on the website at

[http://www.lafayettevillage.org/lvca\\_MonthlyFinancials.htm](http://www.lafayettevillage.org/lvca_MonthlyFinancials.htm).

### **Grounds Committee – Mike Nutbrown, chair:**

Spring has sprung and headed quickly for summer as evidenced by the flowering and greening of the community. The flowers in the butterfly garden are blooming and the gardeners have planted at least their early crops in the garden.

There's still time to get requests for concrete work in. Please get your request to the grounds committee by the end of this week if you want to be included in the proposals from concrete repair vendors. We expect to put out the requests by July 15.

The Earth Day / Arbor Day celebration was a success. Thanks to my fellow grounds committee members for putting it together and to all those who participated in the cleanup and subsequent festivities. It's always amazing to see how much trash ends up in our community and feels good to get it cleared out in the Spring to get a fresh start.

We are evaluating the trees in the community and should have a plan to present to the board next month for tree removal and tree plantings for this calendar year. Now that they all have leaves on them (or don't if they're dead) it's much easier to determine the overall condition of the trees and make appropriate recommendations.

It hasn't been a good couple of months for the meadows. The dog run will be broken down and removed within the next month due to failing quality of the fence and lack of funding to put in something better. The shelter that had been in that area was found in the brambles a month or so ago and was broken down and pulled out. Most recently the bench that occupied the dog run has gone missing.

Our relatively new reserved parking signs will be receiving another refresh soon to address a lack of reflectiveness. County code requires reflective red on reflective white background, but the signs we have are matte and wouldn't hold up if challenged in court.

The playground will be receiving some much needed attention in the coming months. We expect to add mulch and replace an aging playhouse to provide a safer place to play.

It is a busy time for the grounds committee with an ever-growing TO DO list. We're always open for new members of the community who have an interest in the maintenance and beautification of our grounds to join the grounds committee and help make it a better place for everyone. If you are interested, please send me an email at [grounds@lafayettevillage.org](mailto:grounds@lafayettevillage.org).

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

The pool opened on Saturday, May 23 to fantastic weather and large crowds. On Sunday we had a community cookout and pool party to catch up with our neighbors and celebrate the beginning of summer. Thanks to everyone who attended and the volunteers who helped make it possible including Carl, John, Sheila, and Katrina and Gio.

On June 13, we held our first "Swim Under the Stars" event for this summer season. We kept the pool open late, played a little music, turned on the pool lights, and held an enjoyable and popular night-time swim.

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

We've added a new event to the calendar this year. On Saturday, July 11, we're hosting an adults-only wine and cheese night at the pool. I hope you'll consider attending to show your support for this new event. Keep an eye out for more details.

We've added a Book Exchange bookcase to the pool house. If you see a book you'd like to read, take it. If you have a book you'd like to share, leave it. If you have books you'd like to donate, bring them to the pool house during pool hours or email me at [lisac\\_234@hotmail.com](mailto:lisac_234@hotmail.com). We're looking for books for all ages.

The patio area we installed last year is available for residents to reserve for small gatherings. This year, if you wish to reserve the picnic pad, you will need to complete a reservation form, which you can find at the website at <http://www.lafayettevillage.org/docs/LVCA-PoolPicnicPadAgreementFinal.pdf>. Contact me at [lisac\\_234@hotmail.com](mailto:lisac_234@hotmail.com) with questions or to reserve the patio.

A reminder: due to recent Federal court cases, the period from 45 minutes past the hour to the top of the hour previously known as "break" or "adult swim", has become "lap swim". This period is now open to swimmers of any age, able to pass a swim test, who want to swim laps or water walk. Swimmers may not play games, float, dip in to cool off, or do anything other than swim laps or water walk during this period, as designated by the new legislation. The diving board will be closed during "lap swim".

The "free pass" opening week has ended so if you haven't applied for your passes/stickers, you will need to do so in order to use the pool. The application is available on the Lafayette Village website.

Come to the pool and meet this year's lifeguards Chase and Angelica.

**2015 Pool Event Schedule:** Mark your calendars for these exciting events!

**Adult Wine and Cheese Mixer**

Saturday, July 11 8:00-10:30pm (Rain date Saturday, July 18)

**Swim Under the Stars Night**

Saturday, July 25 8:00-10:30pm (Rain date Saturday, August 1)

**End of Summer Cookout**

Saturday, August 29 4:00-8:00pm (Rain date Sunday, August 30)



Our lifeguards, Chase and Angela

### Communications Committee

Did you know that you can submit ads, articles, contractor recommendations, and comments to the newsletter? All submissions will be considered for inclusion. Please submit your entries to [lvcawebmaster@lafayettevillage.org](mailto:lvcawebmaster@lafayettevillage.org). Lafayette Village makes it easy to stay informed through the newsletter, website and monthly Board meetings. The next newsletter will be available August 1, 2015. Articles and submissions are due by July 29<sup>th</sup>.

### Neighborhood Watch Committee – Doug Stewart, chair:

Carl and I have been notified by homeowners of multiple events of car break-ins over the last month. However, the Fairfax County police reports for our neighborhood only list 3 events for this entire year:

- 5/4/2015 Larceny 3700 block of Mount Airy Lane
- 5/4/2015 Larceny 7800 block of Thor Drive
- 5/23/2015 Destruction/vandalism Hancock Forest Lane

Neighborhood watch patrols have been increased and no suspicious activity has been observed recently. If you would consider volunteering to patrol, please let me know. Anyone who does a patrol **must** complete the police training course. This takes about 30-45 minutes. If we receive 6 or more volunteers, Officer Murphy will come to us to do the training. Otherwise, the next regularly scheduled training course will be in September. Thank you to those who have already volunteered and I will be in touch to follow up about training. Note, the police recommend that patrol teams should have a minimum of 2 members.



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

However, even if you do not want to participate in a patrol, everyone has a role to play. Please report any crime to the police if you are a victim or if you suspect a crime is being committed. Document any details that you may observe. Without documentation, it can be difficult to influence police action when they have other pressing matters that need attention. To report any suspicious event, use the police non-emergency number **703-691-2131**. For events that are life-threatening or immediately damaging to property, call 911. You can remain anonymous if you wish. And once you've called the police, please email me at [stewart8668@verizon.net](mailto:stewart8668@verizon.net) with the details, so we have a record of all suspicious activity in the community.

And finally, an early notice of a fun event – our National Night Out celebration will happen on Tuesday, August 4<sup>th</sup> starting at 7:00pm in Trammell Park. If you would like to help put on this event, please email me at [stewart8668@verizon.net](mailto:stewart8668@verizon.net).



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

First, I'd like to thank all the people who have taken care of outstanding violations in the past couple of months. There was some frustration on both sides but lots of good outcomes - and the community is looking so good.

The resale market in LV has been quite active recently. With that in mind, try to look at the exterior of your house as a prospective buyer would. In a townhome community, buyers don't just look closely at the house for sale, but also at the neighbors. (And Merrimac is such a small street that each house is an important part of the whole.) So the details really do matter. Broken blinds, a yard full of weeds, cracked driveways, etc. all detract from the overall appeal. If your house looks fresh and well groomed, then values increase and, as a bonus, the odds are you won't be getting a violation letter any time soon!

Second, and this is a repeat of a repeat, **please contact the ACC if you're contemplating any exterior work**. A quick email ([aicutter50@gmail.com](mailto:aicutter50@gmail.com)) can make the whole process easier for you and us. And a copy of the ACC "Request for Exterior Improvements" form is attached to this newsletter – see page 13.

## Community Garden update ...

One last garden plot is available and there's still time to get a good crop planted. If you are interested in gardening this summer, please email [asansbury@gicgroup.com](mailto:asansbury@gicgroup.com). And if you just want to get on the waiting list for next year, Anne will be happy to add you to the list.

Some of our early crops didn't survive the temperature extremes and deluges since mid-March, but others -- peas and potatoes for example -- have done marvelously well. And strawberries, both those that wintered over and those planted this year, are producing loads of berries. The garlic chives have been a lovely source of purple pompon flowers, and feathery dill has popped up all over the place -- again.

But on to our most popular crop, tomatoes, both in the garden and in your back yard. The tomato is a vine. If you let them become leggy before planting, you can bury much of the stem horizontally and it will grow roots all along the buried stem, making the plant very



Garden in early spring!

strong. You can apparently also clip a branch, cover it with soil, and expect it to become a plant in the following year (although that requires planning and remembering). If you clip off branches that have no flowers ready to form, that will force more fruit-forming branches. It is also a good idea to pinch off runners, as they just sap the plant of strength.

Whether you garden or not, it's easy to enjoy greens. Try simmering olive oil in a pan, adding pine nuts 'til they are slightly brown, then crushed garlic, and then sautéing some fresh spinach, kale, or mustard greens in the mixture. Deelish! Beet greens are also delicious and carrot greens can be cut up and sprinkled on any dish. Enjoy your produce!

### Cicada Killer Wasp Traps Now Available

Now that summer has returned, the new generation of Cicada Killer wasps will start to emerge from their burrows, and you may begin to see them flying around the community. While scary looking, these wasps are not aggressive. The wasps we normally see buzzing around are the males – they are territorial and curious, but like all male wasps, lack a stinger and so cannot harm you. The female wasps are out hunting annual cicadas which they use as a host on which to lay their eggs. The females have stingers, but are not aggressive and their sting is reported to be mild.

Two years ago, the Board determined that **the Association should not get involved in trying to control these insects**. However, because the presence of these insects can be annoying at best, and intimidating under normal circumstances, last year the Grounds Committee experimented with Cicada Killer Wasp Traps. Because these traps seemed to work in reducing the population of the wasps, this year the Association has made an initial purchase of 200 traps and will make them available to residents in order to control these wasps.

Pam Paroline, a Byrds Nest Pass resident and former board member, has agreed to coordinate the distribution of the traps. If you would like to use these traps, you can email Pam at [mspinkygal@verizon.net](mailto:mspinkygal@verizon.net) to request up to 5 traps at a time. When



you email Pam, please give her your **name, address and how many traps you are requesting** (5 max.) , and she will respond by either providing a time you can pick up the traps from her home or she will arrange to deliver them to you.. Once you receive the traps, you can read the instructions (<http://www.cicadawasptrap.com/instructions/>) on how to assemble the traps and place them properly above each wasp's burrow. These traps should be set in the evening when the wasps are in the burrows and activity has subsided.

Female cicada killer wasp

Now, one resident alone setting traps in front of his or her home is NOT going to solve or diminish the problem. **You will need to coordinate with your neighbors to ensure everyone sets the traps at all the nests around your home including the grassy area by the curb.** Controlling these wasps needs to be a **collective effort**, or it could be a waste of time for everyone.

There are alternative ways of controlling these wasps, but they all have drawbacks and risks. Pesticides are one solution, but you need to be aware of the risks, so read the labels carefully. Additionally, most pesticides won't affect the eggs that have already been laid, so the wasps will return year after year. You can learn more about chemical control of cicada killers at <http://www.bugspray.com/articles99/cicad killers.html#cicada-killer-treatments>. And this website describes another method of ridding your lawn of cicada killers using ammonia: [http://www.wikihow.com/Get-Rid-of-Ground-Digger-Wasps-\(Cicada-Killers\)-from-Your-Lawn](http://www.wikihow.com/Get-Rid-of-Ground-Digger-Wasps-(Cicada-Killers)-from-Your-Lawn). You can also manually kill the cicada killers, as this website describes: <http://sites.lafayette.edu/hollidac/research/biology-of-cicada-killer-wasps/control-of-cicada-killers/>.

Finally, you can discourage the wasps from nesting in your yard or planting strip (the grassy area by the curb) by keeping your yard and planting strip moist by frequent watering. Planting grass or laying sod on the bare areas in your yard and planting strip also help to discourage these wasps since they prefer to burrow in areas of bare dirt. Many wasp burrows are found on the planting strips, so maintaining these strips in grass will discourage the wasps from nesting there. Something as simple as parking your car so it doesn't overhang the planting strip will help grow grass.



Don't park like this!



## Community Parking District...

### Mason District-wide Community Parking District now a reality

On Tuesday, June 23, 2015, the Fairfax County Board of Supervisors approved the creation of a Community Parking District (CPD) for all of Mason District. The CPD prohibits, in residential areas such as Lafayette Village, the parking of watercraft, boat trailers, motor homes, camping trailers, and any other trailer or semi-trailer, regardless of whether such trailer or semi-trailer is attached to another vehicle. Owners of vehicles parked in violation of the CPD can be fined \$75 and their vehicle can be towed. Enforcement begins on July 23, 2015.

For Lafayette Village residents, the CPD covers parking on Lafayette Village Drive, Trammell Road, and Merrimac Trail. Several trailers, one camper, and one boat are parked on Trammell Road and another trailer is parked on Merrimac Trail. These vehicles will need to be relocated elsewhere before July 23<sup>rd</sup>. Owners of these vehicles who live on Merrimac Trail may park them on their property/driveway. Townhome residents who own such vehicles will need to find an alternative parking location not on Association property or in a residential neighborhood – our covenants (Article VI, Section 6(d)) explicitly prohibit such parking on community grounds.



Trailers like these can no longer be parked on residential streets in Mason District

For more details about the Community Parking Districts, go to <http://www.fairfaxcounty.gov/fcdot/rtap.htm#cpd>. And for details about how the Mason District CPD came about, you can read the Annandale Blog article at <http://annandaleva.blogspot.com/2015/06/supervisors-approve-community-parking.html>.

## Contractor Recommendations...

**Landscaping Contractor:** I needed to replace my front lawn because of a water main leak which required a new water line. As all the front was dug up, the lawn needed reseeding, and I also needed to replace the shrubs. After getting several estimates and upon a recommendation from the arborist that takes care of the huge oak tree in front of the house, I selected **Grigg Design, Inc.(GDI)** in Manassas Park. Patrick Corken went through everything step by step with me. They did a terrific job--thoroughly professional, on-time, polite. I wouldn't hesitate to recommend GDI. Their website is [www.gdiva.com](http://www.gdiva.com); phone: 703/368-7539. They were great!

## Community Ads...

**INTERIOR PAINTING:** Contact Mark Rhodes, Lafayette Village resident and a skilled interior painter, for free estimates. Call 703-560-8329.

	<b>10376 MAIN ST. FAIRFAX, VA. 22030</b>	LOOSE LEAF TEA    SPICE BLENDS    BBQ RUBS
	<b>(703) 359-2425</b>	SUGARS - NATURALLY FLAVORED
	<b>TUES-SAT 11AM-7PM</b>	SEA SALTS    PEPPER CORN    GRAIN AND PASTA
	<b>Bring this ad in for 10% off your purchase of \$10 or more!</b>	EXTRACTS    CHOCOLATE    GIFT BOXES
		COOK BOOKS    TEA/SPICE ACCESSORIES

## *Selling your Lafayette Village home – one homeowner's experience...*

### **Lessons Learned from Selling our Lafayette Village Home (Part I)**

By Jay Jarvis

Audrey and I loved living in Lafayette Village (LV), our community for twenty-five years. However, one of the few things that the DC area cannot provide is wonderful weather in winter. As soon as we retired, we sold our house and moved to the Palm Springs, California area, where both the winters – and unfortunately, the summers – are warmer than in DC.



After all those years of rambunctious boys and rambunctious pets, we knew that our townhouse at 7828 Ashley Glen Road needed sprucing up. However, we were not prepared for the massive scope of what we needed to do to get it ready to sell. LVCA president Carl Iddings asked me to write an "after action report," as my retired federal employee wife would call it, to help others who are considering selling in deciding what to do with their houses.

When the house was purchased in 1988, selling an existing home was far simpler than it is today. A seller would keep the house clean, spruce up the front, replace worn-out carpeting, and maybe paint the walls, but everyone knew there would be nail holes from the previous owner's pictures when they moved in. The philosophy seemed to be that, if a buyer wanted a new house, there were plenty around, so don't expect a seller to provide upgrades – only repairs and a few updates.

New housing developments in Fairfax County have gone the way of hula hoops, the Berlin Wall, and "just say no," and with them has gone the philosophy that what the buyers see when the seller says, "Let's do it" is what they get when they take possession. Now, real estate agents routinely recommend specific upgrades and cosmetic changes and engage in the art of "staging" – decorating the house to show off its assets and to make it look like a model.

We were fortunate to have a skilled real estate agent, Shoshanna Tanner, from Century 21 Redwood Realty, and we highly recommend her to other LV sellers. Shoshanna is an accredited staging professional who provided detailed advice about how to maximize the house's selling price. We had recently remodeled the kitchen and had installed a top-of-the-line stove, but she recommended buying new lighting fixtures and a new dishwasher and refrigerator. We purchased top-of-the-line appliances knowing that they would appeal to the buyers in the target demographics (i.e., people who could either pay cash for a house listed well above \$400,000 or qualify for a substantial mortgage). In addition to updating the kitchen, we made significant changes to the rest of the house, including replacing the carpeting upstairs, installing hardwood flooring on the main level, installing energy-efficient windows, replacing the front door, removing the old gutters and installing new ones, gutting the family room ceiling to eliminate the popcorn texture (popcorn ceilings have gone the way of parquet floors), and redesigning the master bath and alcove by replacing the fixtures and adding a sliding door to link them with the closets and separate them from the master bedroom.

Three warnings: Stay away from Chinese-made laminated flooring – "Sixty Minutes" discovered that some Chinese contractors are ignoring US limitations on formaldehyde off-gassing. (After the story broke, I called our installer, who said that the newly installed laminate in the family room had come from Europe, and not China). Also, because radon can cause cancer, we suggest that everyone have their houses tested by a professional now – don't wait until you're ready to sell. Our house failed the radon inspection after we had entered into a contract, necessitating significant construction to remediate the problem. This problem was a shocker both because of the timing and because we had previously tested for radon with a home kit, and found none. We now worry that the family members were being exposed to significant levels for several years – apparently, LV is in an area where there is radon in the soil.

Next month, in part two, I will talk about the contractors we used and how to save on the work.

## Around the Neighborhood...

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

Mason District Park and Ossian Hall Park, usher in summer evenings with the *Spotlight by Starlight* concert series. Enjoy a variety of free entertainment at **Mason District Park**, 6621 Columbia Pike in Annandale, on Wednesdays, Fridays, Saturdays, and Sundays, beginning **June 3 through August 30**, 2015.

**Ossian Hall Park**, located at 7900 Heritage Drive in Annandale, features cultural performances on Saturdays at 7:30 p.m. The 2015 *Spotlight by Starlight* concert schedule is available at [www.fairfaxcounty.gov/parks/performances/spotlight-by-starlight.htm](http://www.fairfaxcounty.gov/parks/performances/spotlight-by-starlight.htm).

**Note:** Concerts are cancelled in the event of inclement weather. Call 703-324-SHOW (7469) one hour prior to the performance for weather-related updates.

## Report Crimes Online with New, Updated System

*Because of our recent experience with vehicle larcenies, we are re-running this article from last year's June/July newsletter:*

Whether it's a suspicious person trolling the neighborhood, a mailbox that's been vandalized, or a stolen bicycle, all crimes matter to police. Online reporting is the quickest, most convenient way of documenting incidents and police urge residents to take advantage of an updated online reporting system.

Although the police department has had online reporting capacity for almost a decade, a new, easier, more user-friendly system was installed in December 2013. You can access this crime-reporting system at <http://www.fairfaxcounty.gov/police/reportcrims/>. **No crime is too insignificant to report** and that, often, these figures and incidents are used by crime analysts to detect trends and recommend proactive, preventive measures.

Residents may use the system to report crimes at any time. They will be notified of a report number and may use it for insurance purposes. If appropriate, an officer will notify and or respond to the complainant.

Report the following non-emergency crimes/incidents at <http://www.fairfaxcounty.gov/police/reportcrime/>.

Bicycle theft	Larceny/theft under \$5,000
Telephone harassment/threats	Trespassing
Lost property	Civil disputes
Unoccupied hit & run crashes	Solicitor violations
Destruction of private property/vandalism	Larceny/theft from motor vehicles or parts
Suspicious persons/vehicles	

**Remember, no crime is too insignificant to report to the Police.** When you report a crime using the County's website, please remember to email the Neighborhood Watch chair, Doug Stewart, at [stewart8668@verizon.net](mailto:stewart8668@verizon.net) – the Neighborhood Watch needs this information to decide how best to monitor the neighborhood.

### Updates from the ACCA Food Pantry:

In January for our Martin Luther King Day project, the Association held a food drive to benefit the ACCA Food Pantry. Last month on May 9<sup>th</sup>, the USPS letter carriers held their annual "Stamp out Hunger" food drive, to which many Lafayette Village residents contributed. As a result of that food drive, the ACCA was overwhelmed with more than 20,000 pounds of can goods and other food items for its Food Pantry.

The ACCA Food Pantry provides food free of charge to the neediest residents in our Mason District community, and is a real lifesaver for the poor, elderly, and sick among us. Thanks to all who contributed food to these food drives.

**Contributors to this edition:** Thanks to Angela Cutter, Anne Sansbury, Mike Nutbrown, Lisa Conoly, Doug Stewart, Jim Franklin, Christie Prucker, Supervisor Penny Gross, John Alexander and Jay Jarvis for their contributions to this newsletter.

**REQUEST FOR EXTERIOR IMPROVEMENT FORM**

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

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

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

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

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

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

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

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

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

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

**ENDORSEMENT**

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

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

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

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

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

Chair, Architectural Control Committee (ACC)