



Lafayette Village Community Association Board Members

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

Joaquin Tremols, Vice President
703-876-0313
joaquin.tremols@wdc.usda.gov

Linda Boone, Treasurer
703-698-0338
Linda.Boone1@verizon.net

Carl Iddings, Secretary
703-206-0170
carl_iddings@hotmail.com

Kathie French, Member-at-Large
703-207-0070
bfrench1@cox.net

LVCA Committee Chairs

ACC/Grounds

Joaquin Tremols, Acting
703-876-0313
joaquin.tremols@wdc.usda.gov

Finance

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

Pool

Linda Witham
703-698-7455
linda.l.witham@verizon.com

Recreation

Christine Magulas
703-560-3520
cmagulas@netzero.com

Webmaster/Newsletter

Brent R. Thompson
703-698-0113
webmaster@webquacks.com

Neighborhood Watch

Vacant
Website:
www.lafayettevillage.org

Loudoun Management Associates

Beth Harrison or Dave Ciccerelli
866-LMA-1890
lvca@lmainc.com
PO Box 2070,
Purcellville, VA 20134-2070

Fairfax Police Department

Emergency – 911
Non-Emergency-703-691-2131

Notes from the Board

The Board Needs Homeowners to Volunteer within the Community

The Board has repeatedly requested assistance from the community to volunteer for the various LVCA committees to keep the community safe for all who live here and to help maintain our property values. Your response has been far from overwhelming... We know the value of your time...but volunteering can only be a win/win for both the community and the homeowner! **PLEASE JOIN US AT THE NEXT BOARD MEETING TO SIGN UP FOR A COMMITTEE OR ACTIVITY!**

We need volunteers with energy and ideas to actively participate in our community and on our LVCA committees that report to the Board. The committees are:

- ◆ Neighborhood Watch – Leader and Watch Committee Members.
- ◆ Architecture Control Committee (ACC) - Leader and Committee Members
- ◆ Pool and Recreation – Committee Members
- ◆ Communication/Media- Committee Members
- ◆ Finance – Committee Members

As mention in our last newsletter, the Board would like to create a new group of volunteers –“Street Captains.” We need a person from each street who will become the “voice of the street to the Board” and who can ensure that residents on their street are aware of community issues, activities, and meetings dates and times! It’s a great way to meet your neighbors!!!!

All of these groups are vital to our community! Their purpose is to work toward making our community THE place that everyone wants to live! We want LVC to be a safe, beautiful, active, and financially sound community. A community that maintains top dollar property values needs active homeowner participation! **PLEASE VOLUNTEER BY CALLING ANYONE ON THE BOARD OR THE COMMITTEE CHAIRS....**



CRIME WATCH

The weekend of March 18, a Yorktown Village Pass homeowner parked his car on Trammell Road. All four wheels were stolen during the night. The thieves propped the car up on firewood.

On Sunday, March 26, a man on a bicycle was observed riding around our parking areas at 7:30 am. He was looking at the parked cars and writing information on a notepad. The man was white in his mid-30s. A neighbor approached him and the man rode away pedaling fast on his bicycle. The neighbor, disturbed, decided to drive in the direction the man pedaled away to. The man had loaded his bike on a pickup truck and was speeding to Hummer Road, where he turned toward the beltway. The neighbor did not get close enough to take down the plates, and did not give chase. Another incident occurred when a man has been observed walking a dog, looking at houses, and writing information on a notepad.

Residents are urged to look out for potential criminals canvassing our neighborhood, "casing the joint" with criminal acts in mind. If you see suspicious activity, call the police without delay. Also, the police recommend that residents leave their front lights on all night while it is dark. A few pennies worth of electricity could prevent thieves from tampering with your car, or worse!

The Association is looking for a volunteer to be the Chairperson of the Neighborhood Watch committee. Volunteers should contact Joaquin Tremols at (703) 201-5637 or (703) 876-0313.

2ND QUARTER ASSESSMENTS ARE DUE ON APRIL 1, 2006

Additional Parking Available Board Converts Visitor Parking to Reserved Spaces

At the March 13th Board meeting, the Board voted to eliminate visitor parking spaces and convert them to reserved spaces to be leased annually. **Effective May 1, 2006** additional reserved parking spaces in Lafayette Village will be available to rent for a one-year period from May 1, 2006 through April 30, 2007. These spaces are the converted visitor spaces throughout the community that are abused by some residents. All revenue received from this endeavor will be deposited in the Reserve Fund to be used for future improvements that benefit the entire community

There are 21 spaces throughout the community that will become available at a cost of \$510 per year (\$42.50 a month). The available spaces are located on:

- Butterfield Lane/Mt. Airey Lane - 5 spaces
- Butterfield Lane - 1 space
- Byrd's Nest Pass - 14 spaces
- Yorktown Village Pass - 1 space

If you are interested in renting one or more of these spaces you need to:

- complete the request form in this newsletter
- designate the street on which you are interested in renting a space (you may choose more than one)
- include a deposit of \$42.50, per space, payable to LVCA
- mail your request to LMA for receipt by April 7, 2006

Requests will be divided by street or streets selected on the request. On April 10, 2006, a drawing will be held to select those residents who will have the opportunity to rent one or more of the 21 spaces available. Residents will be notified of selection by a letter accompanied by an invoice for the balance due. The balance of the payment for this year, May 2006 through April 2007, will be due and must be paid in full by April 21, 2006. If payment is not received another resident will be selected.

An annual drawing will be held each year in the March/April timeframe for rental of the reserved spaces. Any resident in good standing is eligible to participate. A resident cannot continue to rent a space from year to year but must participate in the annual drawing. Refunds will not be provided. All spaces will be marked as reserved and all LVCA parking rules must be followed while using/renting these spaces.

THE DEED OF COVENANTS AUTHORIZES THE BOARD OF DIRECTORS TO REGULATE CHANGES TO PARKING IN OUR COMMUNITY. ADDITIONALLY, THE LVCA ATTORNEY HAS REVIEWED THIS PLAN AND HAS INDICATED IT IS LEGALLY AN OPTION.

BOARD CONSIDERS DEER MANAGEMENT PLAN

As expressed in the January/February newsletter article, many of the members of the community have expressed great concern about the over-population of deer in the Lafayette Village Community. The deer are over populated throughout Lafayette Village which results in substantial deer damage within our community. A policy needs to be adopted to manage the herd, which will address the community concerns.

The Virginia State Game Warden, as a contact for deer control, referred concerned residents of the community to "Suburban Whitetail Management". Bob Flanagan and David Dye of "Suburban Whitetail Management" visited the community and spoke at the February 13, 2006 general board meeting.

The referenced organization is insured, and there is no charge for their services. Volunteers who are concerned about management and conservation of Virginia wildlife and land primarily staff it. Hunting is only with bow and arrow and primarily from tree blinds with the majority of the harvested deer meat used to feed the hungry and homeless. The purpose of the organization is to manage the deer herd for the benefit of the community and the deer.

After thorough discussion, the board agreed to proceed with deer management in our community. Currently, residents of Merrimac Trail are canvassing homeowners to secure permission for authorized hunting on private property. The deer management process will commence in the near future and notification will be posted on our website and in future newsletters.

Community Parking District Proposed For Lafayette Village Drive

Last fall, the Board asked Supervisor Penny Gross's assistance in creating a traffic-calming program for Lafayette Village Drive. As a result, we have made some modifications at the intersection of Lafayette and Trammell to improve sight lines and have seen increased enforcement of the three-way stop at that intersection. The next stage of this program has started with a proposal to create a Community Parking District (CPD) on Lafayette Village Drive.

What is a Community Parking District?

A community parking district or CPD is a restricted parking district created by the County as a result of a community petition. The CPD restricts parking by boats, trailers, motor homes, campers, any vehicle with three or more axles, vehicles weighing more than 12,000 pounds, buses and other sorts of large commercial vehicles. These parking restrictions are in force 24 hours a day, 7 days a week.

How is a Community Parking District Established?

The Board has taken the first steps by requesting Lafayette Village Drive be considered for a traffic-calming program. The next steps are:

1. Petition drive to obtain signatures from 60% of the households directly affected by the CPD. (Fairfax County Department of Transportation has determined which homes need to be canvassed and has provided petition sheets for us to complete.)
2. Collection of fees from HOA/petitioners. (The County requires a \$10 fee per petition address to be submitted with the petition. For LVCA, the fee may be as much as \$820.)
3. The County Board of Supervisors conducts a public hearing to establish the CPD. At this hearing, all residents can address the council to express their opinion about the CPD.
4. If the Board of Supervisors approves, the CPD is established and signs are installed.

Why do we want a Community Parking District?

A CPD ensures that Lafayette Village Drive remains a residential street with parking restricted to the sorts of vehicles that normally park in a residential neighborhood. The CPD allows us additional level of control over our major neighborhood street. In the past and on occasion, Lafayette Village has seen some large commercial vehicles parking, and a number of trailers parked for extended periods on the street. The CPD will eliminate that sort of parking.

Next Steps:

1. Attend the Board of Directors meeting on April 10th to let us know how you feel about the idea of a community parking district.
2. If you think this is a good idea, volunteer to help with the petition drive. Contact Carl Iddings at 703-206-0170 or at carl_iddings@hotmail.com to volunteer.

LAFAYETTE VILLAGE COMMUNITY EVENTS CALENDAR

Monthly Meetings

Boards Meetings- 2nd Monday --7:00 p.m.– 6507 Columbia Pike- Mason District Government Building

Board Working Sessions – 4th Monday –7:30 p.m. – 3674 Yorktown Village Pass (*contact a board member to confirm location*)

ACC Meetings—3rd Monday evenings

Finance Committee – 4th Thursday – 7:00 p.m. – 3686 Yorktown Village Pass (*call Linda Boone to confirm meeting*)

Upcoming Events

April 22, 2006 **SPRING CLEANUP**

May 6, 2006 **COMMUNITY YARD SALE**

May 27, 2006 **COMMUNITY POOL OPENS!**

Be sure to check the LVC website to confirm times and dates or contact any board member or committee chair-- all homeowners are welcome to join us!

**Mark your calendar
SUPERVISOR PENNY GROSS WILL ATTEND
MAY 10TH SEMI-ANNUAL LVCA
BOARD MEETING**

REMOTE HOUSEHOLD HAZARDOUS WASTE EVENT

A special household hazardous waste collection event will be held at the Mason Government Center on May 6, 2006 from 9 am to 2 pm. During this remote event, homeowners can bring materials for free disposal that should not be included in their regular trash. Items accepted for **FREE** include: used oil, car batteries, automotive fluids, acids, rechargeable batteries, lead based paint, insecticides, herbicides, caustic cleaners, driveway sealers, fluorescent lamps, inks, glues, poisons, stains, and varnishes. Computers may also be brought for recycling at this special event (there is a charge for monitors).

Please help keep our community an environmentally healthy place to live!

GEORGE MASON LIBRARY USED BOOK SALE

Rare and unusual books, children's books and much more!

Thursday, April 27th, 5 p.m. to 9 p.m.

Friday April 28th, 10 a.m. to 6 p.m.

Saturday, April 29th, 10 a.m. to 5 p.m.

Sunday, April 30th, noon to 5 p.m.

COMMITTEE REPORTS

RECREATION COMMITTEE

Spring Yard Sale--Saturday, May 6th

The Board of Directors has approved a community-wide yard sale for Saturday, May 6th! This means that you can hold a yard sale in your front yard that day only. We will advertise and post signs and notices, announcing a ***huge*** yard sale, so the odds are good that someone will buy your treasures!

If you plan to participate in the Community Yard Sale, please let Carl Iddings know at 703-206-0170 or email him at carl_iddings@hotmail.com. Registration fee \$20 –Advertising funds (\$10 return on day of the sale). We want to get a head count of all who will be participating.

Spring Neighborhood Cleanup April 22 see insert

ARCHITECTURAL CONTROL COMMITTEE

2006 Tree Maintenance Plan

The LVCA Board approved the Grounds/ACC Tree Maintenance Plan for 2006 at the March 13 Board Meeting. The 2006 budget allows for \$7,000 to be spent specifically for tree maintenance. The plan will include tree trimming, removal and stump grinding.

The Grounds/ACC will conduct a survey of trees within the community and will identify all trees requiring trimming or removal. The list will then be prioritized. Tree replacement and stump grinding will be evaluated on a case-by-case basis. After the list has been prioritized and locations have been identified, the prioritized list will be available on the LVC website and/or newsletter. As work is performed, a detailed action log will be kept and will identify the location of the tree, what work was performed, and the cost of the service.

The Grounds/ACC's objective is to maximize the use of our available funds. We ask that you be patient while we work through the process. This project will continue until the money is depleted for 2006. In addition, the Board is taking action to secure a long-term tree/grounds maintenance plan for the future.

As a reminder; townhome owners are responsible for the tree maintenance in their front yards as well as their fenced in areas.

POOL COMMITTEE

THINK SUMMER!!!!

Think Backyard furniture—**for FREE!** Yes—it's true that it's just now spring. But that doesn't mean it's too early to start thinking about summer, and enjoying your backyard.

We have all new furniture for the pool for the upcoming season, and would like to make the old furniture available to residents at no charge. If anyone is interested in lounge chairs, tables and chairs, umbrellas, or sand chairs, please call Linda Witham at 703-698-7455, or email at lwitham@verizon.net.

LVCA Pool Registration

Inserted in this newsletter is your LVCA Pool Registration form. Please send completed forms to LMA by May 10, 2006! **The Pool will open May 27, 2006! Once the forms have been received, pool sticker may be picked up at the pool. Your pool pass must be presented each visit to allow entry to the pool area.**

FINANCE COMMITTEE

An Update by the Treasurer on the Financial Situation at LVCA

The 2006 budget is in place and expenditures are being made as planned. However, as the community ages and we have renovations and changes, unanticipated expense items arise that may cause a deviation from the budget plan. I wanted to advise homeowners about some of these that are on the horizon:

➤ Tree management

LVCA is a beautiful community with established trees and bushes. However, as trees mature there is a need to prune and remove overgrown limbs. Several security studies have identified the need to cut back limbs around existing security lights before we add other lighting to the community. Moreover, LVCA has numerous pine trees that are 20-year trees, meaning that they have a shallow root system that sustains them only for about 20 years. Since LVCA was built between 21 and 24 years ago, our pine trees have reached their expected life. We all noticed lots of limbs broken off during the snowstorm in January. Several of the trees have been uprooted and fallen in recent years. Removing trees individually and on an emergency basis is very expensive. The pine trees (near the basketball court) along one of the main entrances to the community are diseased and dying. They should be removed for safety and appearance of the community.

All this being said, the Board of Directors and the ACC are searching for a company to develop a tree management plan for the community. The cost of the study will come from Reserves, but then LVCA will have a 5-year plan for pruning, removing and replacing one of our greatest assets—our trees. The question becomes, how much money will be needed to implement the tree management plan?

➤ Erosion Control

LVCA was built on a hill that had been cut off and most of the trees removed. Earthmoving changes were incorporated into the natural landscape. Over the years, various retaining walls and other measures have been installed to prevent erosion.

After 20 years, natural settling and runoff have created additional erosion areas within the community. In some cases, homeowners have changed their yards and redirected runoff from new hardscapes into common areas exacerbating the natural erosion. Under current guidelines, homeowners may be responsible to repair common areas damaged by runoff from their back yards. Installation of new communications cabling has also contributed to erosion problems. The ACC has worked diligently with the communication companies to rectify any problems their digging has caused. Beyond this, extensive erosion control is needed in several areas of the community. The Board just approved up to \$10,000 to correct significant erosion behind Byrds Nest Pass and Ashley Glen. The Board is also looking for an engineering company to develop a plan with a prioritized list of projects and timeline to address erosion over the next 5 years. The plan and the projects will be expensive. While some money was budgeted for erosion control, once the plan is created, will funds remain in the budget to implement any corrective actions this year?

➤ Streets, gutters and sidewalk repairs

Per the Reserve Study, each year 5% of the streets, gutters and sidewalks should receive crack sealing, patching, and repairs. This has been sufficient in the past, but some streets and sidewalks are showing wear beyond what was projected in the reserve studies. To address these problems, additional street and sidewalk repairs are anticipated in order to extend their usability until the major street repaving and sidewalk replacements are done in 2012. While over \$32,000 is budgeted for these repairs in 2006, bids for the work indicate that may not cover all the work that is needed. Will there be enough money to adequately maintain the streets and sidewalks until 2012?

What can you do about the current financial situation?

- Pay assessments on time. Recently, we have had homeowners who have not paid their assessments or paid them late. Anytime this happens, LVCA loses the time value of that income being in our reserve account earning interest. Further, LVCA incurs additional management company and legal expenses to collect the late assessments.
- Volunteer some time to LVCA. Anytime there is a task to be done within LVCA, either someone volunteers to do the task or LVCA pays to have the work done. Currently, the Board is evaluating a contract to provide bi-weekly cleanup of our common areas. This contract is being considered because some homeowners or guests do not cleanup after their pets or do not deposit trash in the receptacles provided. Either we clean up after ourselves or LVCA will have to pay for the service. Anytime we need light bulbs replaced in security lights or mulch raked at the Tot Lot, LVCA must pay a contractor to do the work if we do not have volunteers within the community.

If you have expertise or an interest in money management or accounting, please participate in the Finance Committee. We meet monthly (4th Thursday at 7:00 pm at Linda Boone's home) for about 6 months of the year during budget preparation. The Committee is always looking for new ideas about how to keep assessments low.

Volunteers with special expertise are needed to help with current projects in the community. For instance, if we had a civil engineer willing to volunteer time to work with the ACC Grounds Committee, possibly we could save the money we will pay for the study of erosion problems. If we had an arborist or landscape architect who could help the ACC, we could save on the tree management plan development. These are only a couple of examples of how specialized expertise of homeowners could help save LVCA the cost of hiring consultants.

- Approve a special assessment? Since there is so much work that is needed in tree management and erosion control, some residents have proposed a special assessment. The special assessment would provide more money now to correct tree, erosion and street problems. LVCA would not have to deplete existing reserves and would therefore be in a better position to handle the major street repaving and sidewalk work that is planned for 2012. Our reserves must have about \$350,000 to absorb major repaving of the streets and replacement of original sidewalks; we currently are scheduled to have about \$290,000 in reserves, provided we continue to raise assessments and make extra deposits to reserves as approved during the last Annual Meeting.

As you know it takes two-thirds of the homeowners to approve a special assessment. While no one wants to have a special assessment, this is one way to fund all the projects currently needed in the community. **Please join us at upcoming Board meetings if you have thoughts about a special assessment.**

The financial position of LVCA is currently strong. The Board plans to keep it that way and just wanted to inform homeowners about the current situations in the community that require creative financial responses. If there are questions or comments about this article, please contact me at linda.boone1@verizon.net. Or 703-698-0338. For ACC matters, please contact Joaquin Tremols at (703) 201-5637 or (703) 876-0313 or tremols@lycos.com.



LAFAYETTE VILLAGE COMMUNITY ASSOCIATION

Hey, Kids.

Join the Fun and Help Clean Up our Community

The Great Trash Treasure Hunt

Saturday, April 22nd - 10:00 a.m.
Meet at Pool House - Rain date: May 13th

Prizes for Trash Collected

Snacks and Sodas

Parents: We can use help with area monitors, and trash separating for recyclables.
Contact: Audrey Liebross at 703-280-5812 (h) or jay@JCLInsurance.com

Trash Collection Reminders:

Remember to place your trash and recyclables on the curb in front of your house. ***Do not place your trash and recyclables by the mail boxes!*** We have received a request from our mail carriers that we don't pile trash up by the mail boxes. If the trash pick up occurs late in the day, the mail carriers find it very difficult to access the mail boxes and deliver our mail if trash bags and cans surround them! And with spring here and the heat of summer not far behind, the trash soon begins to rot and smell! So please help out the mail carriers, get what you're paying for, and save a bit of effort by placing your trash and recyclables in your front yard

Fairfax County Residents Can Expand Their Recycling in 2006

Fairfax County is expanding opportunities for recycling for those residents who receive curbside collection of refuse and recyclables. All Fairfax County residents will now be able to place the following items at the curb for recycling:

- Mixed paper, which is all clean paper without food residue such as newspapers and inserts, magazines and catalogues, envelopes, office paper, junk mail, food boxes such as cereal and cracker boxes, household product boxes, paperback books and phone books.
- All plastic containers with necks that are smaller than the body of the bottle.
- Flattened cardboard – cardboard must be flattened in order for it to be recycled.

TIPS FOR THE GARDENER--SHADE GARDENING

Type of shade, humidity, moisture, reflected heat and air movement all create variations in growing conditions. Most plants recommended for full sun, as well as many shade plants, will perform well in light shade. Those plants recommended for shade usually require shade only during the hottest part of the day.

IDENTIFY TYPE OF SHADE

Light Shade: Dappled patterns of equal sun and shade, or areas that receive only 5 to 6 hours of direct sun. All but a few sunny garden plants will do well here. Many shade plants will do well in light shade if protected from the hottest afternoon sun. Plant hardiness often improves in shaded and protected areas.

Medium Shade: Bright light, some direct sun, high cover of deciduous trees or part shade by structures. Use plants that will tolerate these conditions. A few "sun" plants will adjust and be useful here. All shade plants should thrive in this environment especially if moisture requirements are met.

Heavy Shade: Sun blocked by buildings, structures, evergreens or heavy canopy of trees, with only indirect or reflected light. It is difficult to grow a wide variety of plants in heavy shade. Choose only plants that will tolerate low light. In very good soil, groundcovers work well. Consider accent areas of stone, statuary, container gardens and perhaps an attractive bench.

Shade Created by Deciduous Trees: Plants growing beneath trees compete with tree root systems for water, light and nutrients. Supplement the needs of the smaller plants with water and nutrients.

PROPER PLANTING FOR SHADE

Improve Soil Conditions: The heavy clay soil that predominates in this area is an excellent growing medium

if enough organic matter is incorporated into it to allow air, water and nutrients to move freely through the soil. Add 1/3 soil conditioners to 2/3 existing soil. It is recommended to use Superfine Soil Conditioner, Leaf Gro, or peat moss. Thoroughly work these soil additives into individual planting holes or into beds. Add a combination of these light materials to a depth of 4-6" to form beds under trees.

- **Light:** Trim lower tree branches to allow for increased light and movement of air. Selectively remove some of the trees if the canopy is too dense, leaving only the most desirable. On smaller trees, such as dogwood or Japanese maple, trimming up and thinning out the branches will reveal the structure of the tree and allow plants to thrive beneath them.
- **Water:** Plants often dry out from lack of water in shady areas because large trees use water rapidly, especially in periods of drought. Many small plants will not tolerate dry shade. Supplement by watering deeply. Frequent, light waterings do more damage than good, encouraging roots to grow toward the surface. Check soil moisture on new plantings frequently. Set out empty coffee cans when using sprinklers to measure water or check the depth with a trowel. Apply one or two inches of water to penetrate to a depth of 6-8".
- **Fertilization:** Fertilize more often to compensate for the nutrients used by the trees. Many specialized fertilizers are available.
- **Mulch:** Maintain a 2" to 3" mulch. Mulch conserves moisture, helps prevent weeds, and breaks down into nutrients that improve the condition of the soil. Do not pile mulch around the crown or base of the plants. Shredded hardwood and bark chips are very good mulch materials.
- **Surface Roots:** Established trees in can present a challenge in the form of surface roots, particularly Silver Maple. Prune roots once a year by cutting shovel deep between the tree and the plant approximately 2 or 3 feet from the center of the plant. Adjust the distance for smaller plants. If surface roots are a serious problem, create a rock and stone garden. Use accent pieces such as statuary, a bench, and groupings of container plants. *Rock gardens and such items as statuary and benches may only be used in your back yards.*

This article reprinted from Merrifield Garden Center's website
www.merrifieldgardencenter.com

