



Lafayette Village Community Association

October/November 2014 Newsletter

LVCA Annual Meeting:

Please join your neighbors and fellow homeowners on **Monday, October 6th** for the Lafayette Village Community Association annual meeting. Association members will have the opportunity to elect one homeowner to serve a three year term on our Board of Directors. Details of the meeting are found at the bottom of this page. All homeowners should have received a notice of the Annual Meeting, along with an agenda and proxy form. These forms are also available on the Association website. Members will be asked to approve the minutes from last year's Annual Meeting – find them on the website at <http://www.lafayettevillage.org/minutes/20131007LVCAAnnualMeetingMinutesDRAFT.pdf>.

The Board is pleased to announce that Bruce McFarlane from Fairfax County's Office of Emergency Management will speak to us about emergency planning, both as individuals and as a community. You may not have realized it, but power outages, such as the 4-day outage we suffered through two years ago, constitute an emergency, one that we can plan for. The OEM representative will help us understand why we need a plan, how to be our own heroes, and how to go about formulating one that will help us weather emergencies such as a lengthy power outage.

If you cannot attend the Annual Meeting, please be sure to fill out your proxy vote and give it to a board member or someone who will be attending the meeting. You will find a copy of the proxy on the website at www.lafayettevillage.org/docs/2014proxy.pdf. Once completed, call or email a board member to have your proxy form collected.



LVCA is participating in National Preparedness Month a bit late – at our Annual Meeting!

RAFFLE! RAFFLE! - WIN YOUR NEXT ASSOCIATION DUES PAYMENT

Homeowners attending the LVCA Annual Meeting **in person** will be entered into a raffle. The next quarterly association dues payment will be waived for the winner. Come to the Annual Meeting and you could be the winner!

In this issue...

- *LVCA meeting schedules*
- *Committee updates/annual reports*
- *Draft HOA Fees collections policy*
- *Leaf Collection Schedule*
- *Around Town updates*
- *Draft 2015 Budget*

All residents are encouraged to attend the Annual Meeting

When: Monday, October 6, 2014

Time: 7:00pm

Where: Mason District Government Center
6507 Columbia Pike, Annandale, VA

Note that only homeowners in good standing can vote on issues that come before the membership.

Our Community Information...

LVCA Board Members

Carl Iddings – President

202-957-1194

President@lafayettevillage.com

John Alexander – Vice President

703-208-9614

jmalex14@msn.com

J. Gaston – Secretary

571-262-1207

lvca.secretary@yahoo.com

Jim Franklin - Treasurer

703-205-9087

jim@prodigycapitalconsulting.com

Jay Jarvis – Member-at-Large

571-235-5420

jay@jarvislandscaping.com

LVCA Committee Chairs

Architectural Control – Angela Cutter

aicutter50@gmail.com

Grounds – Jay Jarvis

571-235-5420

jay@jarvislandscaping.com

Finance – Jim Franklin

703-205-9087

jim@prodigycapitalconsulting.com

Pool & Recreation – Lisa Conoly

703-698-7455

lisac_234@hotmail.com

Communications – Carl Iddings

lvcawebmaster@lafayettevillage.org

Neighborhood Watch – Doug Stewart

703-965-3242

stewart8668@cox.net

Sequoia Management Company

Dale Edwards

dedwards@sequoiamgmt.com

Phone: 703-803-9641

Fax: 703-968-0936

Patriot Disposal Services

Phone: 703-257-7100

Dominion Towing

Phone: 703-339-2400

REMINDER:

**Fourth Quarter Assessments were due October 1, 2014.
Payments received after October 15th are late and subject
to a late fee.**

LAFAYETTE VILLAGE COMMUNITY EVENTS CALENDAR

Monthly Meetings (Check Website for Details)

Board Meetings – 2nd Monday of month at 7:00 PM at the Woodburn Elementary School library, 3401 Hemlock Drive at Gallows Road (October 20, November 10)

ACC Committee - 3rd Thursday of month at 7:00 PM at 3711 Yorktown Village Pass (October 16 and November 20)

Grounds Committee – 4th Thursday of month at 7:15 PM at location TBD. (October 23; November meeting TBD – check website)

Finance Committee – 3rd Tuesday of month at 7:00pm at 3733 Yorktown Village Pass (October 21 and November 18)

Neighborhood Watch – TBD.

Fairfax Federation – 3rd Thursday of month at 7:30PM at Mason District Government Center (October 16 and November 20)

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

Fall Leaf Collection Schedule:

Townhomes: Blade Runners has not yet released its fall leaf collection schedule. However, we can expect leaf collection will occur, weather permitting, in late October, mid-November, and mid-December. Actual dates will be posted on the website and sent to the LVCA mailing list. If you are concerned about leaf dust being blown onto your vehicle, please move them before leaf cleanup starts.

Merrimac Trail: Homeowners on Merrimac Trail are responsible for their own leaf cleanup. Please remember that **it's a violation LVCA rules to dispose of your leaves in the common areas behind your homes.** Leaves should be bagged and left for Patriot Disposal to collect on Mondays, or your yard service should dispose of them properly.

No Trash Collection on Thanksgiving Day

There will be **NO** trash collection on Thanksgiving Day, November 27. Instead, Patriot Disposal will collect our trash on Saturday, November 29. Should this change, an LVCA email announcement will be sent to all who have subscribed to the list.

Remember do not put your trash out on Thanksgiving Day. Instead, put it out on Saturday, November 29.

A note from the President:

As you recognized from the front page of this newsletter, our Annual Meeting will be held this Monday, October 6. Please plan on attending – our association is made stronger by the active participation of **all our homeowners**. We have an election to fill an expiring Board seat, so please come, make your voice heard and cast your ballot for the Board member candidate of your choice.



Lights on for Safety: Now for my annual reminder: with the fall season upon us, and the days getting shorter, I want to encourage you to keep your **houselights on at night for safety and visibility**. It's dark at night on our community streets, even with our streetlights. You can make our neighborhood brighter by turning your outside house light on at dusk and off at dawn. If you use a compact fluorescent or LED bulb, your costs will be just pennies a day, and for the year, less than a couple of Grande Pumpkin Spice Lattes at Starbucks! This is an easy way to make the community safer, and make your own walks at night more pleasant! This advice is especially important for Merrimac Trail homeowners, since you have no streetlights on your street. The original Merrimac Trail residents agreed amongst themselves that they would always keep their houselights on at night, since those would be the only source of light for the street. So, everyone – do yourself and your neighbors a favor, and keep lights on for safety!

Jay Jarvis and a Board vacancy: Next, as many of you know, Jay Jarvis, a two-time past president of the Association and the current Member-at-Large, has submitted his resignation from the Board, effective when a replacement has been named. Jay and his wife are both retired and plan to spend more time traveling about the country, especially around Palm Springs. I want to thank Jay for his tireless and unstinting devotion to Lafayette, both by his service on the Board and by his chairing and membership on our Grounds Committee. Many of the physical improvements in our community resulted from his vision and his energy in bringing these visions to reality. Thank you, Jay!

However, that leaves a void on the Board. If you would like to contribute to the future of our community and help guide it forward, consider volunteering for this board seat. While active experience in the community helps, the primary attribute of a good board member is a commitment to Lafayette Village as a wonderful place to live, raise children and make friends. With such a commitment, Board members will invariably exercise good judgment when making decisions affecting the community's future. If you have such a commitment, please send an email expressing your interest in serving on the Board to me at president@lafayettevillage.org.

New Collections Policy: On pages 9 and 10 of the newsletter, you will find a detailed summary of a delinquent HOA fees collection policy the Board will consider at its October meeting. Nearly all homeowners in Lafayette Village are diligent about paying their homeowner's fees to the Association, and the Board appreciates your diligence in meeting your financial obligations. However, there are a handful of owners who for whatever reason are consistently delinquent in making payments. This is not fair to all the homeowners who pay on time. While the Board works hard at collecting these delinquent fees (and we do a pretty good job of it), recent changes to the laws governing HOAs and several recent court cases have made it clear that we need to update and clarify our collections procedures. The result is a proposed new collections policy, explained elsewhere in this newsletter. I urge you to read the summary and if you have questions or concerns, to attend the Annual Meeting or the next Board meeting (Monday, October 20) to share your thoughts with the Board and your fellow homeowners.

Visitors Parking Enforcement: Finally, responding to many resident complaints about the visitor parking spaces constantly being taken by other residents, we have stepped up enforcement of the visitor parking regulations. You can find those regulations on the website at http://www.lafayettevillage.org/docs/LVCA_Parking_Regulations_2012-04-09.pdf. If you receive a parking violation notice, please take that as a warning not to park in a visitor's space again. If your vehicle is found parking in a visitor's spot after it had been issued a warning, it will be towed at your expense. If a visitor of yours receives a parking violation notice, please call the number written on the ticket and explain that the vehicle ticketed belongs to a visitor. It's unfortunate that visitor vehicles are ticketed, but the Association has no way of knowing which vehicles belong to residents and which to visitors. Please note that visitors also have parking restrictions, even in visitor spots. For instance, visitor parking is limited to two consecutive days and jumping from one spot to another is a no-no.

Finally, parking in marked "No Parking" zones is prohibited at all times. Such vehicles will be towed without warning.

Committee Annual Reports for 2014...

Finance Committee – Jim Franklin, Chair

LVCA's financial position is healthy, and our reserves are more than sufficient to continue the infrastructure maintenance and improvements required over the coming year. This year we have been able to make several capital improvements to the property, and will continue to set aside reserve funds to sustain our community.

The only dark spot in our financial condition is the continued delinquency of some homeowner assessment payments. This involves a great deal of effort on our part to collect the dues as the community assessments are the lifeblood of the association. The board is considering revisions to the Association's collection policy at its October meeting. You can read a summary explanation of the proposed new collections policy on pages 9 and 10 of this newsletter.

The draft 2015 Budget appears on pages 14 to 16 in this newsletter. This budget recommends maintaining current HOA assessments at \$328 per quarter for town homes, and \$167 per quarter for the detached homes on Merrimac Trail. This budget anticipates a modest surplus in 2015, which if it materializes, will be added to our community improvement fund or reserves, as the Board sees fit. If you have comments on the budget, please attend the Annual Meeting on Monday to share them with the community. The Board will review and possibly recommend changes to the draft budget at its October meeting and will adopt the budget as modified at its November meeting. The adopted budget will be printed in the December/January newsletter.

We will see you at the annual meeting on October 6th, and our next committee meeting is scheduled for Tuesday evening, October 21st, at 7:00 pm EDT. We meet at 3733 Yorktown Village Pass, and you are always invited to attend.

Communications Committee – Carl Iddings, Chair

This Report summarizes the activities of the LVCA Communications committee for the period from the last annual meeting through October 1, 2014.

- **Newsletter**
 - Since the last annual meeting, edited and distributed six newsletters (December, February, April, June, August and October) and one mini-newsletter for the paving project, all totaling 83 pages.
 - The cost of printing these six newsletters was roughly \$2400, spread across two fiscal years.
 - The newsletter printed numerous articles written by residents, committee reports written by the chairs of the various committees, contractor recommendations, and advertisements submitted by residents. It included photos submitted by residents.
- **Website**
 - Updated regularly with meeting schedules, contact information, and various LVCA documents, such as Board minutes, LVCA Newsletters, the annual budget, etc.
 - The cost of hosting the website is \$130 per year.
- **Mailing list**
 - Approximately 74 announcements sent to LVCA mailing list. These announcements address general LVCA news and announcements of possible interest to our residents. During the winter months, snow announcements provide updates about the status of snow removal.
 - Approximately 273 separate email addresses are on the LVCA mailing list.

The Communications Committee has a number of volunteer distributors, the folks who distribute the newsletter door-to-door. During the past year, these included Kathie French, Mike Loudon, Christie Prucker, Tina Snapp, Linda Boone, DJ Terreri, Nathan Garcia, Shane Williams, Greg Johnson, and Larry Dunham. A special thanks goes out to these individuals.

The next newsletter will be available November 29, 2014. Submissions are due by November 25th.

Committee Annual Reports for 2014, continued...

Neighborhood Watch Committee – Doug Stewart, Chair

This year has seen a spike in crime in our community. While our neighborhood continues to be relatively crime free, 14 incidents were reported to Police since October 2013 (see chart below). This is an increase from last year, when only 6 incidents were reported.

In August we celebrated the National Night Out. We had approximately 50 residents show up at the playground for snow cones, glow lights, and informative safety brochures. There was a moon bounce for the children. Deputy Commander Tony Matos visited our celebration, introduced himself to the attendees, and listened to their concerns about policing and crime in our community.



Residents talking with the Deputy Commander Tony Matos at our National Night Out celebration.

Below is a breakdown of the incidents reported by Lafayette Village residents to the Fairfax County Police from October 2013 through September 2014. You can see we had a significant increase in overall crime reported this past year. In particular, there was a spike in drug offense violations, many of which were reported from Peyton Forest Trail.

Report type	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Total
Noise Violation												1	1
Larceny							1					2	3
Assault					1								1
Recovered Stolen Vehicle										1	1		2
Drug Offense					1	1	2	1			1	1	7
Total													14

We are fortunate to live in a neighborhood that remains free from most serious crime. We urge everyone to keep your outside lights on in the front and back at night, especially as the fall season brings shorter and shorter days. Studies have shown that well-lit neighborhoods have less crime. In addition, with the uptick in reported incidents, we need more volunteers for the Neighborhood Watch. If you are interested in taking a positive step against crime, contact Doug Stewart at stewart8668@cox.net to volunteer.

Architectural Control Committee (ACC) – Angela Cutter, Chair

Last month the article was rather lengthy, so this time it's a short one.

It's great weather and many of our neighbors have been busy weeding, trimming and planting to help make our community look fresh and well maintained. But if you're planning on major landscaping, please contact the ACC before committing to expensive services. The LVCA regulations prohibit any edging along the sidewalk – bricks, rocks, etc. Exceptions may be made if erosion or drainage cannot be corrected in other ways. And if an exception is given, the edging must be made of simple landscape timbers.

There also seems to be an ivy infestation going on! Ivy can damage siding and bricks, so take care to keep it controlled, or remove it altogether. The same goes for Virginia Creeper. It is pretty, but it's also really aggressive and spreads quickly to neighboring yards.

Check out the guidelines on the website ([http://www.lafayettevillage.org/docs/Revised ACC Guidelines January 2013.pdf](http://www.lafayettevillage.org/docs/Revised_ACC_Guidelines_January_2013.pdf)) and if in doubt about the "legality" of any exterior work you have planned, or if you have questions about a violation notice, contact the ACC. It can save you money and much aggravation in the long run.

Committee Annual Reports for 2013, continued...

Grounds Committee – Mike Nutbrown, Acting Chair

The Ground Committee is responsible for the beautification of the neighborhood (including tree planting, tree maintenance, erosion control, maintaining trash cans and benches), for the community garden, for the trash and landscaping contracts and for replacing and installing lights and mailboxes. The committee has continued to work actively on a variety of projects to enhance the appearance of the community while addressing normal maintenance requirements.

The past year has brought some very big improvements to the community:

- **Our streets have been repaved** and many of our sidewalk problems corrected. Minor sidewalk “trip hazards” are soon to be addressed by “Concrete Jack”. Residents had the option to receive a reduced rate on concrete work they needed done. A number of residents took advantage of this offer. The biggest of the areas to be corrected is the steps leading down to our basketball court.
- This past Fall, **VDOT finally completed repairs** of our stormwater catchment basins, many of which had been damaged during snow removal in 2010.
- The pool area received a new **picnic pad** where residents can safely enjoy refreshments or have small parties near the pool. This project significantly expanded the poolside space while adding a drinking fountain and new outdoor lighting.
- **Dead, damaged, and otherwise “problem trees”** have been removed with others still on the list. After removing a record number of pines, about 50 trees and shrubs including Crape Myrtles, Maples, Arborvitaes, Sycamore, Cedars, and Azaleas were planted throughout the community in the spring.
- The old, faded and deteriorating **reserved parking signs** at the entrance to each community street have been replaced with updated, styled signs that blend the requirements of new County Codes - to be in effect early next year – with the Colonial style of our community.
- A **dog run** in the meadows behind Peyton Forest Trail was constructed to give some of our four-legged friends a place to run around outside and socialize with their canine friends. Water is available for the tail-waggers in a rain barrel next to the shelter. There is a screen covering the barrel to ensure mosquitoes do not breed in the barrel and a spout at the bottom of the barrel and drinking bowl for your furry friend’s convenience
- **We continue to address erosion issues** in various areas around the community, including the installation of a new retaining wall behind some homes on Yorktown Village Pass, allowing those residents to walk behind their homes without sliding down the hill.
- There are **new footbridges** in the community, several on the pathway between Byrds Nest Pass and Merrimac Trail and one at the end of Newport Glen over the new rock swale leading into the trail through the woods. These will help walkers navigate some of our many trails safely.
- Our **community garden** is enjoying a new, taller deer fence and **the garden was expanded** to accommodate more residents this year.
- We held our annual **Arbor/Earth Day celebration** this year in April. Residents kicked off the event cleaning up trash around the neighborhood and hunting for dollar coins. After the trash was collected and separated from recycling, we had a cook-out at Trammel Park with a moon bounce for the kids and our annual tree planting. This year the tree of choice was the Eastern Red Cedar which was planted along the edge of Trammel Park.
- **Several hundred tulip bulbs** were planted last fall on the large hill on Lafayette Village Drive between Hancock Forest and Hampton Village and residents enjoyed the colorful springtime display.



Committee Annual Reports for 2013, continued...

As the work of the grounds committee is never complete, we are always looking for more volunteers to join the committee and help improve and beautify our neighborhood. Our next major project will be to create a more comprehensive tree maintenance plan for the community. This will help us move forward and plan changes to the grounds over a longer time period. If you would like to help us on this and other projects, email president@lafayettevillage.org expressing your interest.

Pool and Recreation Committee – Lisa Conoly, Chair

This summer was one of the busiest ever at the pool led by a great lifeguard staff that included Anna, Lenka, Simona and Willem. Highlights of the season included:

- Building a new patio area where eating is finally allowed at the pool.
- Purchasing tables, chairs and umbrellas for the new patio.
- Unveiling a space, the new pool picnic pad, where residents can hold small parties.
- Holding two community cookouts in the pool parking lot with the Association providing burgers, hot dogs, chips, condiments and water.
- Celebrating the summer with two "Swim Under the Stars" nights where we kept the pool open late and turned up the music.



Residents enjoying the new pool picnic pad

The opening weekend cookout was the best attended pool event ever!

Next season we are planning to host more cookouts and "Swim Under the Stars" nights. The pool has become a great gathering place and we hope to continue to make improvements and add events to enhance this community resource. Thank you to everyone who helped make this a safe and successful pool season. If you have comments or suggestions, email me at lisac_234@hotmail.com.

Community Ads and Notices.....

Day Care Provider: Kids First day care for kids 0-11years old. Licensed daycare provider, trained in CPR and First Aid. Lafayette Village location. For more information, please call Maha at 703-347-2876 (9am-5pm) or email Maha_tayar@yahoo.com.

Mark Rhodes, Interior Painting: We had Mark Rhodes come to paint in our townhouse. We got his name from this newsletter and would like to compliment him on such a neat, professional and pleasant-to-work-with job he did. We would recommend him to anyone who wants a referral. Mark is also a Lafayette Village resident.

Mark Rhodes: 703-560-8329

The Griffin Academy Preschool Open House: The Griffin Academy Preschool will hold an **open house on Friday, October 17 from 9:30 to 11:00am**. The Preschool for three and four year olds features rolling admissions, full or part-time enrollment including extended care and focuses on age-appropriate academics, play, enrichment and field trips. The school is located in the Saint Albans Church, 6800 Columbia Pike, and is affiliated with the Westminster School on Gallows Road.

More details at www.thegriffinacademy.com/ or call 703-265-2035.

More Community Ads and Notices.....

City of Fairfax Fall Festival – Saturday, October 11, 10:00am to 5:00pm: Free admission to the Fairfax Fall Festival, with music (three stages!), rides, crafts and art vendors, gourmet food vendors, and the Fairfax Old Town merchants. Located in Fairfax Old Town, centering on Main Street and Courthouse Road. Satellite parking at Fairfax High School and George Mason University, with shuttle buses running from 9:30 to 5:30 from these locations.

As an added feature, for the first time in 60 years, the Historic Fairfax Courthouse will display George and Martha Washington's wills from 10:00am to 3:00pm. A special program about these documents starts at 1:00pm.

Election Information: Election Day is Tuesday, November 4....

What you'll be voting for: Election Day is soon approaching. On Tuesday, November 4, we will be voting for our chosen candidates for U. S. Senate and U. S. House of Representatives. These seats are currently held by Senator Mark Warner and Congressman Gerry Connolly, both of whom are running for reelection. Also on the ballot are two referenda. The first referendum amends the state constitution to allow the General Assembly to provide property tax relief to the surviving spouse of a member of the Armed Forces of the United States killed in action. The second authorizes Fairfax County to issue transportation bonds in the amount up to \$100 million to fund spot road improvements, pedestrian improvements and bicycling improvements. (See <http://www.fairfaxcounty.gov/bond/> for more details.)

Where you will vote: All residents of Lafayette Village reside in Hummer Precinct, and vote at the Packard Center at 4022 Hummer Road. The polling site will be open from 6:00am to 7:00pm on Tuesday, November 4. You can also vote by absentee ballot or vote early, if for some reason, you will be unable to reach our polling site during polling hours. You can find out more about absentee voting at <http://www.fairfaxcounty.gov/elections/absentee.htm>.

Early voting: If you know you won't be able to vote at our Packard Center polling place on Election Day, you can still vote in person at the Mason District Government Center, 6507 Columbia Pike. You can vote Saturdays from 9:00am to 5:00pm, and starting October 14, you can vote Monday through Friday between 3:30pm and 7:00pm. You will need a photo ID in order to vote.

New photo ID requirements: Starting with this election, **you will need to show an acceptable photo ID** before you will be allowed to vote. These photo IDs are acceptable:

- Valid Virginia driver's license, even if it has your old address.
- Military photo ID.
- Federal, Virginia, or local government-issued ID, including a passport.
- Employer-issued photo ID.
- Virginia college or university student photo ID.
- Tribal enrollment or other tribal ID.

For voting purposes, an expired ID remains valid for 12 months after its expiration date.

If you don't have a photo ID when you come to vote, you will be required to vote a provisional ballot. In order for it to count, you will then have until noon on the Friday after the election (Nov. 7) to deliver a copy of acceptable photo ID identification to the Fairfax County Electoral Board at the Office of Elections in the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax.

Register to vote or verify your voter registration: If you are a new resident of Lafayette Village and want to register to vote, or you need to update your voter registration (name change, address change, for instance), you have until October 14, 2014 to do so. You can register or update your information online at <https://www.vote.virginia.gov/>. Once you've registered, you will receive a new voter registration card in the mail before the November election. You can verify your registration information at that same website, <https://www.vote.virginia.gov/> and make any necessary changes then.



New voting machines will be used to record your paper ballot in the upcoming election.

Proposed Delinquent HOA Fee Collection Policy....

LVCA has a collections policy that specifies how the Association will address late payments of HOA fees. Since that policy was last updated in 2005, changes to the Virginia state code as well as a number of recent court cases have resulted in the need to update our collections policy to address these changes.

The Board directed our attorney to draft a new collections policy resolution, which you can read on the website at www.lafayettevillage.org/docs/2014CollectionsPolicyDraft.pdf. Here is a summary of the proposed new policy:

- The annual HOA Fees Assessment will continue to be payable in quarterly installments on January 1, April 1, July 1, and October 1. These are the **due dates**.
- As a courtesy, the Association provides owners a 15-day grace period before a payment is considered late.
- If a payment is made **after the grace period** (16 days or later after the due date), the Association will impose interest from the due date at 8% per annum, as allowed by our covenants.
- If a payment is **60 days late**, a late fee of 5% of the installment will be imposed. (Currently, this late fee would be \$16.40 for townhome owners and \$8.20 for detached home owners.)
- If a homeowner has not paid two (2) full installments of his or her HOA fees:
 - The remainder of the fiscal years payments will be due in full, including all interest payments and late fees.
 - The homeowner's account will be forwarded to the Association's attorneys for legal action, which could include:
 - A lawsuit against the homeowner personally for the balance due, including all interest, late fees, and attorneys' fees; and
 - A memorandum of lien for the total amount due, filed against the property.
 - If two installments have not been paid by the beginning of the Association's fiscal year (January 1 of each year), the entire assessment for that year will be due.

In addition, if a homeowner has two or more overdue payments, HOA privileges may be suspended, including the right to vote in Association elections, the privilege to use assigned parking spaces, and the use of the community swimming pool during pool season. Under the proposed collections resolution, the Association will follow these procedures when suspending privileges:

- An owner will not be allowed to vote in HOA elections if the owner has failed to pay any portion of an assessment at the time of the election. (This doesn't include payments still within a grace period)
- If the owner is 60 days or more late in making a payment, privileges such as the use of the pool or assigned parking spaces will be revoked after the following steps have occurred:
 - The owner will be sent a notice of reasonable opportunity to "cure" or remit all late payments.
 - If the owner fails to pay by the deadline provided in the notice, the owner will be given a hearing before the Board of Directors. The hearing notice will be sent by certified and regular mail at least 14 days prior to the hearing. At the hearing, the owner can present arguments why privileges should not be revoked. The Association will send the owner a notice of the hearing results within 7 days of the hearing.
- If parking privileges are revoked, the LVCA's contract towing service (currently Dominion Towing) will be notified to begin towing any vehicles parked in the parking spaces assigned to the owner.

The Board will consider this new collections policy at its October meeting, scheduled for Monday, October 20, 2014 at 7:00pm in the Woodburn Elementary School library. If you have any comments or concerns about this new policy, please attend and let your Board hear your opinions. And for a tabular summary of the proposed delinquent dues collection process, see page 10 of this newsletter.

Daylight Savings Time ends Sunday, November 2nd

Don't forget – when you turn your clocks back one hour on November 2nd, also change the batteries in your smoke alarms and carbon monoxide detectors throughout your home.

DELINQUENT HOA FEE COLLECTION ACTIONS....

DELINQUENT HOA FEE COLLECTION ACTIONS			
No.	Occurrence	Action	Timing
1	Owner payment past due	Grace period begins	Immediately
2	Grace period expires	8.00% annual interest on balance begins	>15 Day delinquency
3	Delinquency > 60-Days	5.00% of debt penalty imposed (one time)	>60-Day delinquency
4	Formal Delinquency Notice	At 60-Day delinquency Registered mail notice provided in writing	>60-Day delinquency
5	Continued delinquency	Hearing held for homeowner to respond and show cause why privileges should not be suspended	>60-Day delinquency
6	Post-hearing privilege susp.	Parking, pool, voting privileges suspended	Post-hearing
7	Two installments unpaid	a. Remainder of annual fees due	Immediately
		b. Turnover to attorneys for collection	Immediately
		c. Possible court action	Immediately
		d. Possible lien on property	Immediately
		e. Two installments late at end of year: Full annual payment due	Immediately
		f. Loss of HOA voting privileges	Immediately
8	Towing ordered	Contract towing service notified of any parking privilege suspension	After parking privileges suspended

Upcoming Events at Hidden Oaks....

October 11 Saturday: Live Owl and Hawk Fest

(3-Adult), 2-3:15 p.m. Children must be accompanied by a registered adult. Meet birds of prey presented by wildlife rehabilitator and artist Lois Auer. Explore how these birds' adaptations enable them to be agile hunters. Find out which species live in Fairfax County and what is inside of an owl pellet. \$7/person.

October 18 Saturday: Fear-less Fest is Back!

(4-Adult) from 7-9 p.m. Join a naturalist for a night hike, meet costumed creatures including a black widow spider, skunk, owl and a dead tree who explain why they have scary reputations. Investigate real animal skulls, owl pellets and make crafts. Call early- this one fills up fast! \$7/person.

November 16 Sunday: American Indian Foods Tasting & Tea

(4-Adult, 2-3:30 p.m. Taste the flavors enjoyed by woodland American Indians in the 1600s while sitting communally around the 'fire'. Listen to oral stories about local animals and enjoy traditional games. Make a game to take home. \$15/person.

November 16, Sunday: Flying Squirrels: Gliding in Tonight

(4-Adult), 5:45-6:45 p.m. Join the naturalist calling in these amazing gliders of the night and look for flying squirrels at roosting boxes near the nature center. Learn how you can encourage flying squirrels to visit your yard. Children must be accompanied by a registered adult. \$6/person.

All programs take place at Hidden Oaks Nature Center, 7701 Royce St., Annandale, VA. 703-941-1065. Preregistration is required for these programs. You can preregister at www.fairfaxcounty.gov/parks/hiddenoaks; click the "Public Programs" link.

Community News...

Notes from the Garden:



Garden crops and flowers

Most gardeners have seen cucumbers and zucchini the size of baseball bats, but this year I saw okra the size of baseball bats! Unfortunately, I did not figure out what to do with very large okra, other than laugh!

As slow as we were getting started this year, due to really strange weather, eventually lots of crops came in and flourished. Sweet potatoes were particularly successful, and I just learned that you're supposed to treat them a certain way in order to make them last throughout the winter. Good to know, because some people got large buckets full of sweet potatoes.

An interesting crop this year was corn. Some gardeners got lots of delicious corn. Others got a little bit of delicious corn. And at least one gardener got corn that didn't even taste good. Our string beans were generally late, but once they started producing, they have just kept going strong. Dill is once again popping up all over some plots, a welcome volunteer most of the time, but easy enough to pull up anywhere it's not wanted.

We have managed to clean up some piles of weeds outside the garden, which improves the look of the whole area, and our new deer fence has provided perfect protection against small and large hungry creatures. Our bee and butterfly garden has definitely attracted bees and butterflies, or are they moths? It turns out that some of us don't actually know a butterfly from a moth...yet. That's the next course of study.

Election season upon us!

With the U. S. Senate and Congressional elections looming, you may be tempted to put out a political sign to support your chosen candidate. Our ACC Guidelines allow you to display one sign pertaining to the current political season. You must remove the sign immediately following the election.

Solving Drainage and Erosion Problems: A Guide for Homeowners: As homeowners, we do not want a drainage or erosion problem to affect our homes or landscapes. To help you troubleshoot and solve these problems, the Northern Virginia Soil and Water Conservation District (NVSWCD) has created an online drainage and erosion guide for homeowners. It is intended for use by homeowners on **small-scale home projects**. Larger projects may require permits or hiring a contractor. For more information and to access the guide, visit www.fairfaxcounty.gov/nvswcd/drainageproblem. If you have doubts about the scale of your project, please contact the NVSWCD at 703-324-1460, or send an e-mail using the Web site form.

Deer Hunting in Lafayette Village – An Update: Anyone who walks or runs throughout our neighborhood in the early morning or at night has noticed that we have an increasing number of deer living in our midst, eating our plantings and destroying young trees and other desirable vegetation in our woods and parks. Many years ago, the Board invited Suburban Whitetail Management of Northern Virginia to perform **controlled bow-and-arrow hunts** on our property in an effort to better control the deer population. In the past two years, since October 1, 2012, hunters from Suburban Whitetail Management have conducted 33 hunts over 82 hours. Hunters have seen 92 deer from their hunt stations, and have shot at and killed 7 deer. We do not allow hunting on our property during fawning season. The deer are removed from our property and butchered elsewhere. The venison is donated to local food banks.

Around Town...

Annandale Fall Festival and Parade: Saturday, October 25th

It's Bigger and Better than Ever: Family Fun in the Heart of Annandale!

The **Annual Annandale Parade** will be held along Columbia Pike, stepping off at 10 a.m. and featuring clowns, storybook characters, marching bands, and beautifully costumed international dancers. This 64-year-old tradition is sponsored by the Annandale Chamber of Commerce.

Annandale Fall Festival: After the parade, enjoy the Fall Festival and the Taste of Annandale at the Safeway parking lot at 7414 Little River Turnpike, featuring international cuisines, live jazz, pop, and country western entertainment. One hundred vendors will be on-site from 10 a.m. until 5 p.m. with children's books & toys, fashion accessories & jewelry, pet products, and exquisite crafts for your holiday shopping. The **Kids Zone** will feature puppet & magic shows, face painting, and a Toddler Play area. Older kids will enjoy the Obstacle Course & Bungee Jump, along with interactive & inflatable games.

Mark your calendars. This will be a day of Family Fun not to be missed. For more information, visit www.annandalechamber.com, or email festival@annandalechamber.com.

Green Spring Gardens Class: Inviting Native Pollinators. On Saturday, Nov 1st, at 2:00 pm. Green Spring Gardens offers this one hour class exploring the relationship between plants and pollinators. It covers major threats to native pollinators and explains what gardeners can do to encourage pollinators in their gardens. The fee for this class is \$15. If you would like more information, or would like to register for the class, you can call 703-642-5173 or visit <http://www.fairfaxcounty.gov/parks/greenspring/>.

Fire Prevention Week Open House: In an effort to prevent home fires before they start, the Fairfax County Fire and Rescue Department will host Fire Prevention Week Open House, Saturday, October 11, 2014, 10 a.m. - 4 p.m. at all stations throughout the county. The theme for Fire Prevention Week is "Working Smoke Alarms Save Lives. Test Yours Every Month!"

Firefighters and paramedics will have displays and activities emphasizing fire and life safety, including preventing fires and fire injuries, especially in the home, and hands-only CPR demonstrations. Residents are encouraged to visit a nearby fire and rescue station to participate in the activities and learn more about fire safety.

Do You Have a Family Member or Loved One Who Needs a Photo ID to Vote on Nov. 4? - The Office of Elections is encouraging caregivers and family members of older adults or people with disabilities to make sure their loved one has a photo ID to vote in the Nov. 4 election. Absentee **by mail voters do not need photo ID**, but Virginia now requires everyone to provide acceptable photo ID in order to vote in person on Election Day or at absentee voting locations. [Acceptable ID](#) includes a valid Virginia driver's license, Department of Motor Vehicles (DMV) ID card, U.S. passport, military ID or other government-issued ID. If you know someone who does not have a photo ID, they may apply for a free card from the Office of Elections at the [Government Center](#) or at several [locations countywide](#). To find out more, call the Fairfax County Office of Elections at 703-222-0776 (TTY 711). Information is also online at www.fairfaxcounty.gov/elections.

Shredding Event at Mason District Government Center: The Fairfax County Solid Waste Management Program will hold a secure document shredding event at the Mason District Government Center, 6507 Columbia Pike, on Saturday, October 18 from 8:00am until noon. You can bring up to five packing boxes containing personal material of a sensitive nature such as tax documents, financial records, etc. **Documents from businesses will not be accepted.**



Reminder: Trash Collection Guidelines.....

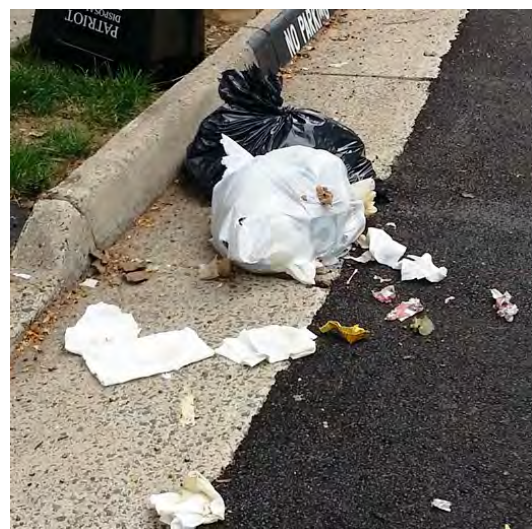
For those new to Lafayette Village and as a reminder to long-term residents, here are the guidelines for our trash collection service:

- **Patriot Disposal Services is the company providing our trash collection service.** Their phone number is 703-257-7100 and their website is <http://www.patriotdisposalservices.com/index.html>.
- **Trash is collected every Monday and Thursday.** You can place your trash cans or plastic bags of trash in front of your house after 6:00pm the evening before trash is collected. You will need to bring in your trash can Monday or Thursday evenings.
- **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.

How Not to Put your Trash out in Plastic Bags

Many of us like the convenience of using plastic bags to put our trash out for collection. However, as the photo to the right shows, using a thin white plastic kitchen bag just invites neighborhood critters to chow down on your trash. This trash bag could have been slashed open by any of a number of wild animals – foxes, crows, rats, even inquisitive dogs. Patriot will not clean up a mess like this, leaving the trash to blow about the neighborhood!

If you put your trash out in a heavy duty yard waste bag, like the black bag to the rear of flimsy white plastic bag, animals will most likely leave your trash alone, and you won't have a mess to clean up.



LVCA Draft 2015 Budget

Lafayette Village Community Association

2015 BUDGET (WORKING DRAFT)

Working with our management company, the Finance Committee has prepared the following budget for the fiscal year starting January 1, 2015. This DRAFT budget assumes that HOA fees will remain unchanged in 2015 - \$328 per quarter for town homes and \$167 per quarter for detached homes on Merrimac Trail. This budget increases our reserve funds contribution to \$80,000, per the recommendation of our reserve study. This is a working draft and will be changed over the next several weeks prior to being considered and approved by the board.

LINE ITEM	2013 (Actual)	2014 (Projected)	2015		
			Budget	%	Difference
HOA OPERATING BUDGET					
<i>Revenue</i>					
Single Family Assessments	\$ 14,028	\$ 14,028	\$ 14,028	3.5%	\$ -
Townhome Assessments	\$ 385,728	\$ 385,728	\$ 385,728	96.1%	\$ -
Pool Passes	\$ -	\$ -	\$ -	0.0%	\$ -
Late Fees	\$ 1,500	\$ 1,500	\$ 1,000	0.2%	\$ (500)
Interest-Reserves	\$ 500	\$ 500	\$ 250	0.1%	\$ (250)
Miscellaneous Income	\$ 300	\$ 300	\$ 300	0.1%	\$ -
Hot Lanes Grant	\$ 5,000	\$ -	\$ -	0.0%	\$ -
Garden Plot Income	\$ 250	\$ 250	\$ 250	0.1%	\$ -
NEPP Grant	\$ 4,000	\$ -	\$ -	0.0%	\$ -
Total Revenue	\$ 411,306	\$ 402,306	\$ 401,556	100%	\$ (750)
<i>Administrative Expenses</i>					
Miscellaneous Administrative	\$ 3,000	\$ 3,000	\$ 2,500		\$ (500)
Community Events	\$ 1,500	\$ 1,500	\$ 1,500		\$ -
Management Fees	\$ 39,936	\$ 41,533	\$ 43,200		\$ 1,667
Website/Newsletter	\$ 2,500	\$ 2,500	\$ 2,000		\$ (500)
Legal Fees	\$ 12,000	\$ 10,000	\$ 10,000		\$ -
Audit/Tax Preparation	\$ 4,100	\$ 4,100	\$ 4,100		\$ -
Reserve Study/Professional Fees	\$ 3,000	\$ -	\$ -		\$ -
Bad Debts	\$ 8,000	\$ 4,000	\$ 4,000		\$ -
Neighborhood Watch	\$ 500	\$ 500	\$ 500		\$ -
Meeting Support	\$ 2,700	\$ 2,200	\$ 2,500		\$ 300
Total Administrative Expenses	\$ 77,236	\$ 69,333	\$ 70,300	18.1%	\$ 967
<i>Contract & Maintenance Expenses:</i>					
Trash Removal	\$ 46,544	\$ 46,544	\$ 47,118		\$ 574
Grounds Maintenance & Repair	\$ 20,000	\$ 20,000	\$ 20,000		\$ -

LVCA Draft 2015 Budget

LINE ITEM	2013 (Actual)	2014 (Projected)	2015		
			Budget	%	Difference
Landscaping Contract	\$ 72,000	\$ 73,500	\$ 75,000		\$ 1,500
Tree Maintenance	\$ 20,000	\$ 20,000	\$ 20,000		\$ -
Emergency Tree Fund	\$ 7,000	\$ 5,000	\$ 5,000		\$ -
Snow Removal/Spring Sweep	\$ 10,000	\$ 10,000	\$ 10,000		\$ -
Garden Expense	\$ 250	\$ 250	\$ 250		\$ -
Tot Lot Maintenance	\$ 500	\$ 500	\$ 500		\$ -
General Maintenance	\$ 2,000	\$ 2,000	\$ 1,500		\$ (500)
Contingency	\$ 2,700	\$ -	\$ -		\$ -
Mailboxes	\$ -	\$ -	\$ -		\$ -
Lights	\$ -	\$ -	\$ -		\$ -
Total Contract & Maintenance Expenses	\$ 180,994	\$ 177,794	\$ 179,368	46.3%	\$ 1,574
Pool Expenses					
Pool Contract	\$ 34,000	\$ 40,000	\$ 31,595		\$ (8,405)
Pool Telephone	\$ 350	\$ 350	\$ 350		\$ -
Pool Electricity	\$ 3,000	\$ 3,000	\$ 3,000		\$ -
Pool Water	\$ 1,500	\$ 1,500	\$ 1,500		\$ -
Pool Gas	\$ 225	\$ 225	\$ 200		\$ (25)
Pool Supplies	\$ 3,000	\$ 1,500	\$ 1,000		\$ (500)
Pool Maintenance	\$ 4,500	\$ 4,500	\$ 4,000		\$ (500)
Total Pool Expenses	\$ 46,575	\$ 51,075	\$ 41,645	10.7%	\$ (9,430)
Utility Expenses					
Street Light Electricity	\$ 5,200	\$ 5,000	\$ 5,000		\$ -
Total Utility Expenses	\$ 5,200	\$ 5,000	\$ 5,000	1.3%	\$ -
Fixed Expenses					
Taxes & Licenses	\$ 2,800	\$ 2,800	\$ 2,800		\$ -
Insurance	\$ 5,000	\$ 8,100	\$ 8,500		\$ 400
Total Fixed Expenses	\$ 7,800	\$ 10,900	\$ 11,300	2.9%	\$ 400
Special Projects					
NEPP Grant Expenses	\$ 4,000	\$ -	\$ -		\$ -
Hot Lanes Grant Expenses	\$ 5,000	\$ -	\$ -		\$ -
Total Special Projects	\$ 9,000	\$ -	\$ -	0.0%	\$ -
Replacement Reserve Contributions					
Replacement Reserve Contribution	\$ 72,000	\$ 80,000	\$ 80,000		\$ -

LVCA Draft 2015 Budget

LINE ITEM	2013 (Actual)	2014 (Projected)	2015		
			Budget	%	Difference
<i>Total Replacement Reserve Contributions</i>	\$ 72,000	\$ 80,000	\$ 80,000	20.6%	\$ -
Total Operating Expenses	\$ 398,805	\$ 394,102	\$ 387,613	100%	\$ (6,489)
Surplus / (Deficit)	\$ 12,501	\$ 8,204	\$ 13,943	3.5%	
CAPITAL RESERVE BUDGET					
Reserve Fund Balance (BOY)			\$ 494,992		
Planned Reserve Fund Projects (Per Study)					
Property Site Elements					
Light Poles, Benches & Fixtures			\$ 1,200		
Retaining Walls, etc.			\$ 21,548		
Pool Elements					
Fence			\$ 8,214		
Other (Held-Over/Contingency)			\$ 10,000		
Total Planned Projects			\$ 40,962		
Reserve Fund Balance (EOY)			\$ 454,030		
Reserve Study Requirement			\$ 452,824		

The Replacement Reserve Fund is managed in accordance with the Reserve Study published in December, 2012. The Study recommends annual contributions from the operating budget to sustain the infrastructure and capital property in the community. The project outlined above are in line with recommended improvements and maintenance within the study, and the board will approve this capital reserve budget as a part of the annual budget process.