



Lafayette Village Community Association

June/July 2009 Newsletter

Lafayette Village Celebrates Earth Day/Arbor Day; Wins County “Friends of Trees” Award

Lafayette Village celebrated Earth Day (April 22nd) and Arbor Day (April 24th) this year with our traditional Great Trash Treasure Hunt, followed by a community cookout and tree planting. Many families came out in the morning to participate in the Great Trash Treasure Hunt, collecting 7 bags of trash while finding many golden coins (the treasure) in the process.

Later, about 20 residents gathered in Trammell Park for a community cookout, featuring hot dogs, chips and sodas. Del. Vivian Watts arrived to participate in the planting of a blooming redbud, a native tree that will grace our community for years to come.

We also learned that the Association received the prestigious 2009 Fairfax County “Friends of Trees” Award, in recognition of its efforts in tree preservation and its aggressive tree planting program. This award reflects the community’s commitment to maintaining and improving our attractive local environment.

Thanks to the many families and adult volunteers who made this day both productive and fun. A special thank you to Jay Jarvis and the Grounds Committee, the LVCA Board and to Vivian Watts for participating.



Del. Watts and Sasha Smith at work



Joaquin Tremols and Del. Watts



Waiting for the picnic

In this issue...

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A note from the president:

Spring is a wonderful time in Lafayette Village. It is refreshing to see so many neighbors beautifying the exterior of their homes in response to the inspection notices sent by our management company in April. Keeping Lafayette Village beautiful makes it a great place to live and improves our property values. We encourage anyone with maintenance questions or who needs more time to complete the work to contact Diane from our management company at (703) 532-5005 or email her at Dtschirhart@kpamgmt.com

-- Joaquin Tremols

Our Community Information...

LVCA Board Members

Joaquin Tremols - President

703-876-0313

tremols@lycos.com

Kathie French – Vice President

703-207-0070

Kfrench22@cox.net

Sean Walsh – Treasurer

im_sean@msn.com

Jay Jarvis - Secretary

703-280-5812

Jay@JCLInsurance.com

Michele Krahn – Member-at-Large

703-573-4180

mokrahn@msn.com

LVCA Committee Chairs

Architectural Control – Vacant

Grounds – Jay Jarvis

703-280-5812

Jay@JCLInsurance.com

Finance – Sean Walsh

im_sean@msn.com

Pool & Recreation – Linda Witham

703-698-7455

linda.l.witham@verizon.com

Communications – Carl Iddings

lvcawebmaster@lafayettevillage.org

Neighborhood Watch – Fred Saah

703-641-0446

fred300@gmail.com

Klingbeil, Powell and Alrutz Inc. (KPA)

Diane Tschirhart

Dtschirhart@kpamgmt.com

Phone: 703-532-5005

Fax: 703-532-5098

6400 Arlington Boulevard, Suite 700

Falls Church, VA 22042-2336

REMINDER

Third Quarter Assessments are due July, 1 2009. If you have outstanding balance, you will receive an invoice from KPA.

LAFAYETTE VILLAGE COMMUNITY EVENTS CALENDAR

Monthly Meetings (Check Website for Details)

Board Meetings - 2nd Monday of month at 7:00 PM at the Mason District Government Building, 6507 Columbia Pike. (June 8 and July 13)

ACC Meetings - 3rd Monday of month at 7:00 PM at the George Mason Library, 7001 Little River Turnpike (June 15 and July 20)

Grounds Meetings – 4th Tuesday of month at 7:00 PM at 7828 Ashley Glen Rd. (June 23 and July 28)

Finance Committee – Next meeting will be held on June 11th at 7:00PM at 3700 Merrimac Trail. Normally held on fourth Thursday of the month.

Neighborhood Watch – Wednesdays after the Board meeting at 7:30 PM at 3721 Yorktown Village Pass (June 10 and July 15)

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

Please check the website for the most current information:

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

What's new on the website???

The Grounds Committee's 2009 erosion control and tree management plans are now on the website at www.lafayettevillage.org/documents. The Documents page also contains the LVCA Articles of Incorporation, the Declaration of Covenants, and the By-Laws in searchable format.

You can also access your KPA Account information from the website home page – click on the “Access my KPA Account” link.

Thanks to all of those that attended the semi-annual LVCA meeting, held on 5/11/09. Our thanks to Delegate Vivian Watts and Fairfax County Chairman Sharon Bulova, who talked about issues facing the state and our county, and answered our many questions. Del. Watts announced that the State has made \$70 million available for landscaping the HOT Lanes project, some of which would be earmarked for Lafayette Village. Chairman Bulova discussed the challenges facing the County's upcoming budget in light of the decrease in property values. Despite an increase in the county tax rate, most homeowners will see an actual decrease in their total property tax bill this year.

Raising Awareness About The Environment...

A Backyard Habitat of Your Own

The Backyard Habitat program was created by the National Wildlife Federation more than 35 years ago to help create healthy and diverse sanctuaries for animals. To be certified, a yard has to provide food, water, shelter, and a place for raising young to beneficial insects or animals--easier than you might think!

Your yard might already have all it needs to qualify, and when you're gardening for wildlife, you don't have to maintain a perfectly-coiffed "yard-scape." When you sign up, you get a year's subscription to National Wildlife magazine, plus the option to create an online scrapbook and a personalized species list that helps you plan and track everything. You can log on to find pictures of your yard's visitors and listen to sound bites of bird songs. Want to post a photo or two? Go for it!

Since we were certified last summer, we've planted native flowers for the pollinators and put up a nesting box on a wrought-iron post--it took less than 5 minutes, and we can watch the House Wrens flit in and out with twigs and listen as they sing on our fence. Last summer, Damselflies and butterflies like Spring Azures and Cabbage Whites lingered on our plants, and this past winter, beautiful woodpeckers and titmouses dropped in to snack on the suet that we'd hung. Our fledgling mourning dove and its parents moved on from their nest a few weeks ago, but we have some great close-up shots to keep.

Habitat loss is a big threat to America's wildlife, but we don't have to make huge changes to save it. By creating and certifying your own habitat, you'll be joining a national network of people helping to protect wildlife, and shift your own relationship with nature into one that's more interactive and flat-out fun. To get the details, log onto:

<http://www.nwf.org/gardenforwildlife/certify.cfm?campaignid=WH09DAAC>

http://www.enature.com/backyardwildlife/nwf_bwh_home.asp

-- Kim and Andy Arnette

Backyard Rain Barrels – Upcoming workshops

Rain barrels can be attached to your downspouts to capture runoff from the roof. By installing a rain barrel at your home you will:

- **Provide your plants with water** they will love! Unlike treated water, which is "softened" with dissolved minerals, rain water is naturally soft.
- **Save money and water!** Instead of water from the tap or faucet, you can use the water you've saved to keep your home landscape happy and growing. You'll also reduce your municipal water bill!
- **Protect the Chesapeake Bay!** Water stored in your rain barrel is water that won't rush off into our streams. Instead, as you use the stored rain water around the home and garden, it will absorb slowly into the ground replenishing groundwater supplies and help moderate stream erosion and the resulting pollution that is impairing the Chesapeake Bay.

You can build your own rain barrel! The Soil and Water Conservation District is sponsoring a series of workshops where you will learn how to install and maintain a rain barrel, and take one home! The next workshops are Saturday morning, June 13th, at 9:30 and 11:30 at Hidden Oaks. Visit <http://www.fairfaxcounty.gov/nvswcd/rainbarrels.htm> for more information and registration.

Proper Disposal of Compact Fluorescent Light Bulbs (CFLs) Also Helps the Environment - Many people have made the switch from using incandescent light bulbs to Compact Fluorescent Light Bulbs (CFLs). Why? CFLs use less electricity, they aid in the prevention of greenhouse gas emissions and reduce the amount of mercury in the environment, and they are recyclable! Using CFLs is easy, but **disposal requires a little more care than incandescent light bulbs**. Since CFLs contain a tiny amount of mercury, homeowners should **not** throw used CFLs into the trash. Instead, **recycle them**. By recycling CFLs, the mercury is removed and recovered for reuse while the balance of the materials are either recycled or disposed of according to federal and state environmental regulations. Home Depot stores accept CFLs for recycling, free of charge. Take the unbroken, expired bulbs to the Returns desk at any store. For more information, call the Fairfax County Division of Solid Waste at 703-324-5230, or visit the Web site at www.fairfaxcounty.gov/dpwes/recycling/mat-light.htm.

Community Updates and Recap...

Grounds Committee

The Grounds Committee has developed its plans for the year and will be working to get everything done. Everyone should continue to see improvements on our grounds over the summer. The full plans can be seen on the website, at www.lafayettevillage.org/Documents/ -- click on the [LVCA Landscaping and Grounds Committee Documents](#) link.

The committee was pleased that last year's tree planting and preservation efforts resulted in the County presenting LVCA with the 2008 Friends of Trees award which now hangs in the Pool House lobby. The award was presented to LVCA President Tremols at the Semiannual meeting on May 11th.

The Northern Virginia Soil and Water Conservation District is working with LVCA to see if a new type of erosion control method will work on the area behind Mt. Airey, Byrds Nest and Butterfield. The method is called, "Rain Garden" and if approved will add to the beauty of the area and help to stop some major erosion at LVCA. We should know the results of the study in the next few months.

Reminder for those using the Pool, while food is not allowed on the pool deck, LVCA has a picnic table on the grassy area behind the pool. Consider it the next time you plan a party for your kids.

The new LVCA Community Garden is sold out for the 2009 season. Residents have been planting all types of vegetables, fruits and flowers. A bench is being added next to the water facet so those working can rest. (See the letter a resident wrote about the garden space on page 9.)

The Grounds Committee awarded a Certificate of Appreciation to committee member Susan Henley, who will be moving from Lafayette Village later this summer to begin a new life with her new husband and family. We appreciate all her hard work and wise advice, and wish her all the best as she takes up residence in Maryland.

Finance Committee

Please contact Sean Walsh at im_sean@msn.com for information about the next Finance Committee meeting.

Neighborhood Watch Committee

Several members of the committee attended neighborhood watch training in early May at the Mason District Police Station. The instructor, Officer Courtney Thibault, instructed us on how to conduct ourselves when out on patrol.

The committee encourages all residents to request a home security check, offered by the Fairfax County Police. A resident recently participated in the security check, and reported the following:



Supervisor Gross presents the "Friends of Trees" Award to President Tremols



LVCA Garden Plots – all plots have been sold for this season.

Community Updates and Recap, continued

I arranged for a Fairfax County Officer to come to our house for a security inspection. The walkthrough and briefing took one hour, was thorough, informative and all in all very useful. The officer focused on the main floor (living room, kitchen, etc) and first floor (basement) of our house. Some of the very good suggestions he made were: secure the sliding glass door and window in the basement, install a timer on all outdoor lighting, and make sure deadbolt lock plates are secured by two 3" number 10 wood screws.

We discussed the things you should do before going on vacation.

- ✓ Let your neighbor know you are going to be away and where you can be reached.
- ✓ Ask a neighbor to pick up your mail, packages and newspapers.
- ✓ Ask a neighbor to mow your lawn in summer or shovel your walk in winter.
- ✓ Ask your neighbor to use your trashcans or set their refuse at the curb in front of your home on trash days.
- ✓ Invite your neighbor to park a car in your driveway to give your home a lived-in look.
- ✓ Make your home look like you're there. Lights turned off and on by timers give your home a "lived in look" while you're away.
- ✓ Plug a radio into a timer set to go on when you're away. Set the radio to an all-talk station, and leave the volume low.

Remember – a thief wants to take the path of least resistance. They hate:

Time – the time it takes them to break in

Light – anything that makes their actions more visible

Noise -- anything that makes their presence more noticeable

In general:

- ✓ Have good locks.
- ✓ Never leave your home unlocked, even for short periods of time.
- ✓ Don't hide a key outside your home.
- ✓ Don't put a name or address tag on your house or car keys.

From the Home Security & Neighborhood Watch Guide

*If you are interested, a qualified, trained Fairfax County Police officer or auxiliary officer will come to your home to inspect the locks, doors, and windows of your home with you. Exterior lighting, landscaping and other security factors affecting the protection of your home from burglary also will be reviewed. The officer will make recommendations for improving your home security. You can arrange for a free inspection at your convenience by calling the **Mason District Station Crime Prevention** section at **703-354-5889**.*

Pool and Recreation Committee

The pool season officially kicked off on May 23, 2009. Be sure to pick up your new passes or your '09 stickers at the pool. Keep in mind each person who comes to the pool will need to have a current pass. If your pass was withheld because of outstanding ACC violations, fines, or late payment of Association dues, you will need to contact KPA to resolve the issue before your passes can be issued.

Architectural Control Committee (ACC)

CITATIONS: The spring inspections have been completed and all citations sent out. Some home owners question certain violations because the exterior work was done many years ago or because the violation has existed for a long time. The violations must still be corrected, even if prior inspections did not cite them.

Reminder: If you have been cited for one or more ACC Guidelines violations, please remember to respond to KPA "in writing" as to when you will correct them. The ACC and KPA realize that some corrections require major work and expense, and may not be completed by the date specified in the

Community Updates and Recap, continued

violation letter. **It is extremely important to contact KPA and inform them of your intentions with the date when the corrections will be completed.** This will avoid follow up correspondence from KPA, a possible hearing and penalties.

HOME OWNER REQUEST FOR EXTERIOR CHANGE

The ACC has tried to communicate with home owners via the LVCA Newsletter the importance of reading ACC Guidelines before having exterior work done on your home. If your exterior work will change the appearance of your home, you must obtain ACC approval by submitting a home owner request **before** proceeding with your work.

The following process for home owner requests is listed below:

- Refer to the ACC Guidelines that were revised June 2008. If you do not have a copy, please contact our management company, KPA, or download them at www.Lafayettevillage.org/docs.
- Complete the Request for Exterior Change Form, also located on the LVCA website at www.Lafayettevillage.org/docs. Include as much information as possible regarding your request, including, for example, pictures, samples, measurements, etc. A copy of the form is on page 10 of this newsletter.
- Mail your request to KPA, 6400 Arlington Blvd., Suite 700, Falls Church, VA 22042
- Your request will be reviewed and responded to by KPA. Requests that “do not fall” within the ACC Guidelines, will be forwarded to the ACC for consideration and action.
- The process should take approximately 30 days. Emergency situations will, of course, be handled immediately by the management company.

Contractor Recommendations:

Painting:

Potts Brothers
703-866-5400
www.pottsbros.inc

Steve Chute
Chelsea Paint and Paper, Inc
License, Bonded and Insured

703-912-1450 Home/571-216-9338 cell

Power/Pressure Washing/Handyman:

Metro Mobile Pressure Washing
Owner: Jake Wright
703-898-7539
MetroMobile10@gmail.com

Window and Glass Repair:

C&C Window & Glass Repair
703-425-6477

Landscaping:

Weiler's Lawn and Landscape
Owner: Will Weiler
703-241-2611
www.weilers-lawn.com

Roofing Repair:

Commonwealth Aluminum and Roofing
703-644-3000

These recommendations have been submitted by Lafayette Village residents, who were pleased with the services provided.

Around Town...

Remodeling? What to do with your old furniture....

Neighbors helping Neighbors! ACCA (Annandale Christian Community for Action) a volunteer driven community organization needs your help in serving needy neighbors seeking assistance with food, rent, utility bills, medical assistance, and furniture. To donate food, please deliver nonperishables to 7200 Columbia Pike in Annandale. To donate furniture, call 703-256-9513 and ACCA will pick up your donated furniture and give you a tax deductible receipt. Mattresses/box springs (single, double, and queen size) sofas, kitchen/dining tables and chairs, chests of drawers/dressers, and microwaves are most requested and needed items.

Mason District Summer Concert Series:

Spotlight by Starlight is a free summer concert series presented by the Friends of Mason District Park. All performances are at the Newton W. Edwards Amphitheatre at Mason District Park, 6621 Columbia Pike in Annandale, on Wednesday, Friday, and Sunday beginning at 7:30 pm. Performances for children on Saturday begin at 10 a.m. Shows are cancelled in the event of rain. For schedules, rain cancellations, and information, call 703-324-SHOW (7469), or visit www.fairfaxcounty.gov/parks/performances.

Farmers Market Returns to Mason District Park - Fresh Produce Available at the Farmers Market at Mason District Park - Find fruits, vegetables, baked goods, plants, cut flowers, honey, eggs, and much more every Thursday morning from 8 to 12 p.m. at the Farmers Market at Mason District Park, 6621 Columbia Pike in Annandale. For a complete schedule of Farmers Markets hosted by the Fairfax County Park Authority, and other activities, visit the Web site at www.fairfaxcounty.gov/parks/farm-mkt.htm, or call 703-324-5390.

The LVCA Swimming Pool has opened!

Pool Rules Reminder

Please review all of the rules that were included with the last newsletter and can be found on the LVCA website.

- Pool Stickers are available at the pool house, if you haven't picked yours up yet.
- If you have not already submitted your registration form, a \$25 late processing fee must accompany your registration.
- Each person entering the pool must have a 2009 pass. There will be no exceptions.
- The lifeguard will collect your pool pass each time you enter and will return it when you leave.
- The lifeguards are expected to enforce all of the rules, so please be respectful.
- Absolutely no food is allowed within the enclosed pool area.
- Make sure your children are aware that they need to get completely out of the pool during the adult-only time.

2009 Pool Hours

Weekdays	11:30 AM - 8:30 PM
Weekends, Holiday	11:00 AM - 8:00 PM
School Days/Weekdays	4:00 PM - 8:30 PM



First swim of the year.

Lafayette Village: Governing Documents

If you remember when you purchased or refinanced your Lafayette Village home, you most likely recall signing document after document. The most important of these documents was Deed of Trust, which established your ownership in the home and the property on which it is sited. Also important, but often overlooked, was a “rider” or attachment to the deed, sometimes called the “Planned Unit Development Rider.” When you signed this document, you agreed to be bound by the documents creating the “Planned Unit Development.” These include (1) the Articles of Incorporation; (2) the Declarations of Covenants, Conditions, and Restrictions; and (3) the Bylaws. You should have been provided copies of these documents shortly after your offer to purchase your house was accepted by the seller.

Articles of Incorporation: This document creates the Lafayette Village Community Association as a “non-stock corporation” incorporated under the provisions of chapter 2 of Title 13.1 of the Code of Virginia. The articles establish this corporation for two main purposes:

- 1) To provide for maintenance, preservation and architectural control of residences, lots and common areas; and
- 2) To enforce the covenants, restrictions, easements, reservations, servitudes, profits, licenses, conditions, agreements and liens provided in the Declaration of Covenants, Conditions and Restrictions.

In addition the articles declare that all property owners of Lafayette Village homes are voting members of the corporation, with each lot holding a single vote to be cast by the owners of the lot and its home. Management of the business affairs of the corporation are vested in a Board of Directors, to be elected in staggered terms at the annual meetings of the corporation.

This means as a property owner, you are a member of the corporation and entitled to a vote in its affairs.

Declarations of Covenants, Conditions, and Restrictions: This document was initially filed with the Land Records Department of Fairfax County in 1979. At the same time, the developers of Lafayette Village filed a “Deed of Dedication and Subdivision,” which created the individual lots on which our homes are situated. By filing these documents concurrently, the developers ensured that the covenants defined in the declaration would “run with the land,” and would forever limit the ownership rights of all future property owners in Lafayette Village. The Deed of Trust and its Rider you signed when you purchased your home thus includes implicitly the Declaration of Covenants.

The Declarations broadly accomplish the following:

- 1) Binds the owners to one another and to the Association for the purposes of maintaining, governing, and funding the Association;
- 2) Establishes protective standards, restrictions, and obligations in areas ranging from architectural control to prohibitions on various activities in order to promote harmonious living;
- 3) Creates the administrative framework for the operation and management of the association;
- 4) Provides the mechanism for financial support of the association through assessments.

It is the role of the Board of Directors to enforce the Declarations. Future articles will examine the Declarations in more detail.

Bylaws: The Bylaws define in detail the how the Association shall be managed. The Bylaws define our annual and semi-annual meetings and how they shall be called and operated. The Bylaws also expand on the role of the Board of Directors, by specifying the board membership and terms of office, how board members are nominated and elected, and how vacancies are filled. In addition, the Bylaws specify how board meetings are to be conducted, what the powers of the Board shall be, and defines the officers of the Association and what their duties are. Finally, the Bylaws define the committees of the Association, and their roles.

All three of these documents are available on the LVCA website, www.lafayettevillage.org/Documents.

Community News...

Basement apartments and renting out rooms is illegal in Lafayette Village:

The Board has received several complaints about home owners creating and renting out basement apartments in their town homes, or renting out rooms to non-family individuals. Renting out rooms or basements is illegal in Lafayette Village because they violate our Covenants. Article VI, Section 5(f) of the Covenants clearly states: "No portion of any dwelling (other than the entire dwelling) shall be leased." Such actions also violate Fairfax County zoning laws.

Upon receiving a complaint of a basement apartment or someone renting out rooms, the Board will investigate the complaint. If rented rooms or a basement apartment are found, the Board will enforce our Covenants. If you are thinking of renting out rooms or creating a basement apartment in your townhouse, you should be aware you will be violating the covenants you agreed to when you purchased your house. You could be fined, lose parking privileges, lose use of the swimming pool, and face other remedies available to the Association. In addition, if you installed a kitchen in the basement with the intent of renting out a basement apartment, you risk losing the investment you made.

Letter to the Editor:

The Lafayette Village Community Garden is a spectacular addition to our neighborhood! I can't thank enough the people who conceived of this brilliant idea and prepared the garden for use - mainly Jay Jarvis and the Grounds Committee. Every time I'm over there, I am awed by the amount of work that went into preparing the area and really excited to see what crops we can produce there. As my own yard is chock full at this point, I haven't had much opportunity to dig in the dirt for a long time and it's one of the happiest activities I can think of. Thank you from the bottom of my heart for this opportunity!

-- Anne Sansbury

LVCA Classifieds...

FOR SALE

'99 DODGE RAM 1500 PICK UP TRUCK

~94,000 miles, V8, quad cab, automatic, 2 wd, \$3300

Call for more information: 703-734-2320

Remember: Advertising in the Lafayette Village Community Newsletter is **free** to homeowners and residents. If you would like to place an ad, please email your ad copy to the Editor at lvcawebmaster@lafayettevillage.org. The next newsletter will be published Saturday, August 1st, with all ads due by Friday, July 24th.

REQUEST FOR EXTERIOR IMPROVEMENT FORM

To: Chair, Architectural Control ACC
Lafayette Village Community Association
c/o KPA, Attn. Diane Tschirhart
6400 Arlington Blvd., Suite 700
Falls Church, VA 22042-2336

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 ACC