



Lafayette Village News

November/December 2005

Board sets work session schedule:

The LVCA Board of Directors has agreed to schedule monthly work sessions on the fourth Monday of each month. The Board will use these work sessions to set the agenda for each upcoming Board Meeting (the regular Board Meetings are still on the second Monday of each month, at the Mason District Government Building at 6507 Columbia Pike), to manage our ongoing projects, and to begin long-term planning for future Association projects. These work sessions are **not** for taking votes, making decisions, or committing Association resources (spending money) - those are actions that can only happen at our regular Board meetings.

Like all Association meetings, our work sessions are open to any interested Association member. Our next meeting will



Tot-Lot Fence Repaired

The Board of Directors recently arranged for 30 feet of the Tot Lot fence to be replaced. The original fence fabric had been so stretched and deformed by children climbing on it that it could no longer be repaired effectively or remain attached to the fence rails and posts.

The new fencing has been installed and it looks great! We want this fencing to last as long as possible. If your children play at the Tot Lot, we ask you to please stop them from climbing on the fence. The fencing fabric is not designed for climbing. If you see other children climbing on the fence, please ask them to stop.

The Tot-Lot is a community resource, funded by your HOA dues. This last repair cost the Association \$450. When the Association has to pay expenses like this one, it comes out of the Association Dues that you and every resident pay. If we all work together to look after our common resources, we can avoid these sorts of costs in the future.

LVCA ARCHITECTURAL CONTROL COMMITTEE MISSION STATEMENT

THE ACC MISSION IS TO PRESERVE THE PROPERTY VALUES OF THE LAFAYETTE VILLAGE COMMUNITY, AND TO ENFORCE OUR ASSOCIATION RULES AND GUIDELINES AS WRITTEN AND SET FORTH IN THE LVCA BYLAWS.

UPDATE ON ASSOCIATION ASSESSMENTS

Most homeowners in Lafayette Village pay their Association assessments on time. During the past few years a number of homeowners in Lafayette Village have failed to pay their assessments timely resulting in administrative and legal costs to the Association. In 2005, LVCA paid our management company and attorneys over \$3000 simply to prepare administrative reminders and demand letters or take legal collection actions. This Association money could have been used for other purposes that would have benefited all homeowners.

The Board of Directors is currently trying to reduce administrative costs overall so that money is available to fund:

- * additional contributions to the reserve fund for replacement of large capital items and infrastructure that are aging throughout the community (asphalt, pool, sidewalks, pool house, etc.)
- * erosion control and tree management initiatives.

The Board asks homeowners' cooperation in paying your assessments on time.

A new Collection Resolution was heard at the November 14, 2005 Board of Directors' meeting. The full text of the resolution is on the LVCA website.

Homeowners are encouraged to have their quarterly assessments paid through an automatic debit from their bank account. Forms to establish this are available by contacting Loudoun Management Associates or downloading from <http://www.lafayettevillage.org/>. This way, homeowners are assured their assessments will never be

Highlights of the Resolution include a system of progressive measures designed to collect the assessments:

1. Due and Late Date - the Due Date for quarterly assessments is the 1st day of the first month of the quarter. The Late Date for quarterly assessments is the **15th day of the month**. Payment must be **received** by the Management Company on or before the 15th of the month.
2. Late Fee Charge- a late fee of \$10 will be charged on the 16th of the month.
3. Delinquent Date -Any assessment not paid within thirty (30) days after the Due Date will be delinquent and the LVCA Board of Directors may declare **the entire balance of any annual general assessment or special assessment due and payable in full**.
4. Interest Charge - interest can be charged at the rate of 8% per annum on any unpaid assessments after 30 days from the Due Date until payment in full is received.
5. Notice to Mortgage Company - the LVCA Board of Directors may authorize the Management Company to notify the first mortgage company of the delinquency after 60 days from the Due Date. This notification may result in penalties and other actions by the mortgage company.
6. Referral to LVCA Attorney – the LVCA Board will refer the case to the LVCA attorney for placement of a lien on the property. Pursuant to Article V, Section 6 of the Declaration, the delinquent Owner becomes responsible for "... reasonable attorneys' fees of not less than twenty percent (20%) of the sum claimed." Counsel, at the direction of the Board, will initiate appropriate legal action to collect the unpaid assessments, including legal suit or the initiation of a foreclosure on the lien.
7. Bad Check - a \$50.00 returned check charge will be assessed by LVCA against the Owner responsible for the check; this is in addition to any returned check fees charged by the bank.

The Board wants to work with homeowners if circumstances arise that prevent the homeowner from paying the quarterly assessment. The homeowner should contact the Board or come to an Executive Meeting to discuss the situation. On a case-by-case basis, the Board **MAY** extend the time for payment of assessments or develop an alternative payment plan. Simply knowing that a homeowner intends to pay the assessment will alleviate the Association paying for administrative actions and attorneys' fees.

Please, if a homeowner has a financial problem that prevents full payment of the assessment, contact a Board member and discuss an alternate payment arrangement.

Linda Boone
Treasurer, LVCA

HELP LVCA AND YOUR COMMUNITY BY PAYING YOUR ASSESSMENTS ON TIME!

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GROUNDS/ACC NEWS

The Grounds/Architectural Control Committee's plan is to keep the community informed about issues that relate to Lafayette Village Community via the LVCA Newsletter. The articles will range from gardening/household tips to issues concerning the common areas.

We are in the process of coordinating our own contractor list. If you have experienced excellent, reliable service from a contractor, please share it with the community. The contractor list will include the following:

- Painters
- Roofing Companies
- Siding Companies
- Electricians
- Plumbers
- Paving Companies
- Etc.

Please e-mail your recommendations to the Grounds/ACC at hmwalden@mindspring.com. Make sure you include the company name, address and telephone number of the contractor. Also, if there is a particular individual from the company you were happy with, include his/her name too.

We plan to publish and update this list of contractors on the LVCA website.

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COMMON AREA - TREE REMOVAL/EROSION PROGRAM

The Grounds/ACC goal is to revitalize the common area. In doing so, a priority list is being developed to identify areas that are a safety/liability issue.

For budget reasons, these programs will be implemented over a period of time. In 2006 the plan is to inventory the trees and areas that need work, develop a schedule for doing the work based upon priority and budget.

The erosion problems will follow the same strategy—a prioritized list will be developed, a plan of work established (perhaps using a professional resource), and then the work will be started to the degree that the budget will allow.

Lafayette Village Drive "in front of the basketball court" was recently cleaned out by Tyson Tree Service. There is much more removal to be done. Our budget will not allow us to complete this clean up at this time.

At our last ACC meeting two members volunteered to clean out the rest of this area. However, we need many, many more volunteers to take on this huge project. PLEASE, PLEASE, PLEASE let us know if you can help. Please contact the ACC Chair, Hattie Walden, at hmwalden@mindspring.com. Come out and make a difference!

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PRIVATE PROPERTY - TREE SERVICE

Boyer's Tree Service asked that the Grounds/ACC publish this information in our Newsletter. The following information was re-typed from faxed correspondence from Boyer's Tree Service.

"DON'T WAIT FOR SPRING TO LOOK UP"

The leaves are beginning to change and the focus is on anything but how overgrown things are becoming. However, now is the ideal time to address these issues. Lafayette Village is a well established community with lots of vegetation. While creating a lovely setting, the trees are in serious need of attention. The ACC is in the process of completing a comprehensive plan of action for future maintenance; however, many of the trees are homeowner's responsibility. It is cost effective to address this while they are dormant and there is less volume. Bradford Pears, in particular, are notorious for splitting up and becoming an eyesore. With a bit of maintenance, this can be avoided. The idea is to keep trees away from the roof and fascia board. In addition to structural damage, ants and rodents have access. An ounce of prevention goes a long way. Your homes are a major investment and with that in mind, it is also the responsibility of individuals to present a well maintained community.

Boyer's Tree Service would like to introduce ourselves to the community of Lafayette Village. Over the years, some of you have allowed us to trim your trees and we thank you. Russell and I have been in business since the early 1980's and have worked for Lafayette Village for 20

years. Ours is a small, family run tree and landscaping company. Over the years we have remained small with the conviction that our service is personal and hands on, allowing an excellent quality of work at reasonable prices. We specialize in maintaining small communities and most of our customers prefer working with us on an hourly basis. This gives the opportunity to become familiar with our work. Rates are \$160 per hour for a bucket truck, trucks and chipper, men and equipment or \$130 per hour when the bucket truck is not in use. A list of references from other communities, as well as individuals is available upon request.

We look forward to serving Lafayette Village Community in the future and welcome any questions or requests for free estimates. Please contact us at 703 830 8768 -- Connie & Russell Boyers

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MORE GROUNDS/ACC NEWS

Lafayette Village Community fall inspections are near completion. During the inspection period many homeowners were cited for erosion, particularly around the front steps, and build up of moss/dirt on steps, brick and siding.

Correcting these problems will definitely spruce up our community. However, the ACC and the Board of Directors recognize that correcting these problems can be expensive. Looking to help homeowners save some money, at the November 14th meeting, the Board instructed LMA, our new management company, to obtain group discounts to fix these problems.

It is the homeowner's responsibility to coordinate the effort with their neighbors through the suppliers. Homeowners are free to find other suppliers should they wish.

Erosion problems: Springfield Nursery is offering a 10% discount if five or more homeowners have work done. The cost could range from \$200-\$400, depending on how bad the erosion is and what materials are needed. Call 703 914-1225 and ask for Cindi Serentinos.

Power Washing: Cope Exterior is offering a 20% discount for two or more power washing jobs scheduled the same day. 25% for five or more jobs scheduled the same day.

Normal charges are \$100 per side of house for siding including the outside of gutters. Brick assessed case by case.

Sidewalks and landing to the front door will be included if the house is being power washed at the same time. If the sidewalks and landing are done independently, the minimum charge applies at \$50. Call 571-214-1918 and ask for Chris.

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SPRING INSPECTIONS for 2005

Our former management company, Armstrong Management Services, conducted the Spring inspections earlier this year. To those homeowners that were cited for violations that were incorrect, we apologize. Please disregard any erroneous correspondence you may have received relating to the Spring inspection.

Our new management company, Loudoun Management Associates (LMA), is conducting our Fall inspections and is developing baseline information on all homes in our community. LMA is sending violation notices on behalf of the ACC and the Board - the notices will be dated from November and December of this year.

If you experienced any inconvenience during the Spring inspection process, again, please accept our apology.

LVCA Grounds/ACC

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News From Supervisor Penny Gross

Mason District
6507 Columbia Pike
Annandale, VA 22003

Tel. 703-256-7717, Fax 703-354-8419

Email: mason@fairfaxcounty.gov

Holiday Town Gathering -- Supervisor Penny Gross invites you to the 10th Annual Mason District HolidayTown Gathering, a celebration of the holiday season, on Thursday, December 1, at the Mason District Governmental Center at 7:30 p.m. The J.E.B. Stuart High School Jazz Band will entertain; there will be a few speeches, door prizes, and refreshments.

Pedestrian Safety -- Now that daylight savings time is over, it gets dark early. When you walk around your neighborhood, at night, please be sure to wear light color clothing and reflectors to ensure that motorists can easily see you in the dark.

Vehicle Decal Enforcement starts Nov. 16th -- Your county decal must be displayed on your car windshield by midnight Nov. 15th. For further information contact the Department of Tax Administration at 703-222-8234 or visit their Web site: www.fairfaxcounty.gov/living/taxes/

Mason District Area Plans Review Process Underway - The submission window for the South County Area Plans Review (APR) closed on September 21, 2005. More than 40 nominations were submitted for Mason District, so the APR Task Force will be busy! The task force meets on the first Tuesday of each month at the Mason Governmental Center at 7:30 PM. APR Task Force meetings welcome public participation and input. Individual nominations have not yet been scheduled to come before the task force, but scheduling should be complete early in November. Please call the Supervisor's Office at 703-256-7717 if you have questions about the APR process or task force.

Annandale Decoration & Holiday Lighting Ceremony – The Annandale Chamber of Commerce will be decorating downtown Annandale on Saturday, December 3rd at 8 am in Toll House Park. Volunteers needed and welcomed!

The Annandale Chamber's Holiday Lighting Ceremony will take place on Tuesday, December 6 at 5 pm at Toll House Park. Come join us after at Ossian Hall (behind the Annandale Fire Station) for their 5th Annual Holiday Dinner Dance from 6-10 pm. The Chamber will host a dinner with music provided by the Annandale Jazz Ambassadors and the Chapel Square Combo (part of VA Music Adventure). Tickets are \$40/person and \$75/couple. The Chamber is helping the Virginia Music Adventure raise funds for an overseas trip so \$25/ticket is tax-deductible. For more information and tickets, contact the Chamber office (703) 256-7232 or email them at info@annandalechamber.com.

Belvedere Craft Market – Support Belvedere Elementary School PTA's educational programs by visiting the Craft Market on Saturday, December 3, 2005 from 9 am to 4 pm at the school, 6540 Columbia Pike, Annandale. Seventy artisans will demonstrate their trade, provide information on their business, and offer unique handcrafted items for sale. The market will include art, jewelry, floral arrangements, decorative painting, furniture, woodturning, stained glass, candles, fabric arts, soap & bath products, clothing, pottery, holiday decoration, and children's items. Belvedere ES serves a diverse student population from Annandale & Falls Church. It is a Success-by-Eight school, with multi-age educational groupings, runs an Early Childhood Educational Program, and houses one of Fairfax County's gifted and talented centers. Admission is free; for further info., please contact Dee Dee Payne, at 703-942-5113, or by email deedepayne@cox.net.

Senior Navigator: A valuable around the clock connection to Health, Disability, and Aging Resources in Virginia – This Web-based tool is an excellent resource to obtain information about services available for family members who are elderly or have a disability. Fairfax County partnered with this information service to provide you up-to-date health and aging information and resources for senior citizens, adults with disabilities, and caregivers in Virginia. By visiting www.fairfaxcounty.gov/seniors or www.seniornavigator.org, you can have access to nearly 19,000 public and private services in Virginia, hundreds of informative articles about health and aging, and an "Ask the Expert" feature that allows specialists in various disciplines to provide confidential answers to your questions. For anyone who does not have access to a computer or Internet connection at home, SeniorNavigator Centers are available at libraries, community centers, and senior centers throughout the county, where trained staff will help you find needed support services.

Surviving the Holidays -- The holiday season can be very busy for most of us and sometimes we tend to overlook basic fire safety when we are caught up with all the activities and fun around us. Protect yourself and your family by having a fire safe holiday season. If you decorate for Christmas with a live tree, remember that there are fire hazards. When you have a live tree:

- 1) Keep the tree base immersed in water,
- 2) Do not permit smoking near the tree and use flame retardant decorations and paper,
- 3) Use only lights that are U.L. approved and inspect lights for frayed or cracked wiring, broken plugs, and defective sockets,
- 4) Unplug lights at night and when leaving the home,
- 5) Remove the tree soon after the holidays - before the needles dry out.

When using open-flame candles:

- 1) Never leave candles unattended,
- 2) Do not burn candles near windows or doorways,
- 3) Place candles in glass or ceramic containers,
- 4) Never leave candles burning when children or pets are present,
- 5) Place candles on a flat, sturdy non-combustible surface,
- 6) Keep all combustible materials away from open flames.

For those who smoke or who have family or friends that do, make sure that ashes and lit cigarettes don't fall onto chairs, gifts, or wrapping paper. Don't empty cigarette ashtrays into the trash. Remember to inspect all your home fire safety devices to ensure that they

are prepared for the holidays. Clean and test your smoke alarm and make sure that your portable fire extinguisher is pressurized and that access to it is not blocked. For more information on holiday season fire safety and other topics on fire safety and prevention, visit www.fairfaxcounty.gov/ps/fr/educate/educate.htm or call the Fairfax County Fire and Rescue Department at 703-246-2126.

Holiday Toys Drive for hospitalized children -- Starbucks at Barcroft Plaza, 6365 Columbia Pike in Falls Church, is co-sponsoring a holiday toy drive with the Starlight Children’s Foundation. Needed gifts: hand-held games (include batteries), DVDs and CDs (rated G or PG), books for children and teens, dolls, craft kits, make-up kits, and nail polish. **Hospitals ask that you do not donate stuffed plush toys.** Please deliver your new, unwrapped gift to Starbucks by December 25, 2005. For more information go to www.starbucks.com.

Receive News and Updates by E-Mail: To receive information and updates about Mason District by e-mail, please send your e-mail address to mason@fairfaxcounty.gov.

For district calendar of public meetings and other information, go to the Mason District Web site at: www.fairfaxcounty.gov/gov/bos/md/homepage.htm.

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LVCA BOARD AND COMMITTEE MEETINGS SCHEDULE			
MEETING	SCHEDULE	UPCOMING DATES	LOCATION
Board Meeting	Second Monday of each month	December 12, 2005 January 9, 2006	Mason District Government Center, 6507 Columbia Pike, Annandale, VA 22003
ACC	Third Monday of	January 16, 2006	Chair Hattie Walden’s residence

	each month except December		7880 Hampton Village Pass, Annandale, VA 22003
Finance Committee	Third Thursday of each month	December 15, 2005 January 19, 2006	Chair Linda Boone's residence 3685 Yorktown Village Pass, please call in advance to confirm the meeting at 703-698-0338.
Board Working Session	Fourth Monday of each month	January 23, 2006	Carl Idding's residence at 3674 Yorktown Village Pass. please call in advance to confirm the meeting at at 703-206-0170
Pool & Recreation	To be announced	To be announced	To be announced
Newsletter & Website	To be announced	To be announced	To be announced

CONTACTS:

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