Lafayette Village Community Association

December/January 2018-19 Newsletter

LVCA's Martin Luther King community food drive contributions from a previous year.

In this issue…

- ***Holiday Decorations Contest!***
- ***MLK Day activity***
- ***Christmas Tree Collection Schedule***
- ***Changes to the Board***

Community Food Drive for Martin Luther King Day of Service ~ January 20 & 21, 2019

This year to commemorate Martin Luther King's life and legacy, Lafayette Village residents contributed 285 pounds of food to the ACCA Food Pantry, a local food bank. For our upcoming Martin Luther King Day collection on January 20 & 21, 2019, *we challenge the community to contribute more!* We are looking to collect the following types of food:

- Canned meats – ham, chicken, tuna, or beef
- Peanut butter and jelly/jam
- Canned soup, stew, and chili
- Cereal
- Canned vegetables
- Canned fruit
- Coffee and tea
- Macaroni and Cheese
- Boxed meals
- Pasta and sauce
- Corn meal (Masa harina)
- Rice
- Fruit juice
- Beans – dried or canned

Please, no expired foods or partially opened packages of food. Please bring your donations to the Pool House at the following times:

Sunday, January 20, 11:00 a.m. to 2:00 p.m.
Monday, January 21, 10:00 a.m. to 2:00 p.m.

A Board member or volunteer should be present to accept your donations. If no one is around, please leave them in the marked box at the front of the pool house. Again this year, we will donate our food to the ACCA Food Pantry to assist needy residents living in Mason District. To learn more about how ACCA helps Mason District, view a video at https://youtu.be/XiaVuel27ZI.

Deer Management in our Area

You can read about our Board's approval of an agreement with Suburban Whitetail Management on page 9 and you might also be interested to learn that Fairfax County also holds a controlled hunt in Annandale Community Park (Hidden Oaks Nature Center) using police sharpshooters. These hunts will occur up to three times during the hunting season, in the evenings and at night when the park is closed. Police will secure entrances to the park during the hunt. Lafayette Village residents directly abutting the park should have received a letter from Fairfax County explaining the hunt. All venison from these hunts will be donated to Hunters for the Hungry.

Our Community Information….

LVCA Board Members

Donna Jacobson – President
lvca.bod.president@gmail.com

Amy Phipps – Vice President
akp3719@gmail.com

John Alexander – Treasurer
jmalex14@msn.com

Steve Longstreet – Secretary
slongstreet@gmail.com

Bob Rosenbaum – Member-at-Large
bobrosenbaumjr@gmail.com

Committee Chairs

Architectural Control – Angela Cutter
aicutter50@gmail.com

Grounds – Mike Nutbrown
grounds@lafayettevillage.org

Finance – John Alexander
jmalex14@msn.com

Pool & Recreation – Lisa Conoly
lisac_234@hotmail.com

Communications – Donna Jacobson
lvca.bod.president@gmail.com

Neighborhood Watch – Vacant

Sequoia Management Company
Dale Edwards
dedwards@sequoiamgmt.com
Phone: 703-803-9641
Fax: 703-968-0936

Patriot Disposal Services
www.patriotdisposalservices.com
Phone: 703-257-7100

Website Manager
Brittany Dewberry
hello@lafayettevillage.org

Newsletter Editor
Cheryl Ryefield
newsletter@lafayettevillage.org

HOMEOWNER'S REMINDER!
First Quarter Assessments are due January 1, 2019

You will receive your 2019 coupon book in the later part of December. If you do not receive it and are not on an automatic payment plan, please contact Sequoia as soon as possible. Remember that your assessment payment must reach Sequoia by January 15, 2019, or you will be **assessed interest at 8% on your outstanding balance.**

Notice of Changes to Board: As some of you know, October saw some changes to the Board membership. Firstly, Michelle Kloc chose not to run again for President. The Board thanks Michelle for her dedicated leadership over the last year. Replacing Michelle as president is Donna Jacobson. You can read about Donna's background in her **Message from the President**. Secondly, Bob Rosenbaum Jr. was elected to the Board, replacing Pascal Bui-Pho as Member-At-Large. The Board also thanks Pascal for his dedication to the community over the last year.

Here's background information on Bob Rosenbaum, Jr. Bob graduated from the Metropolitan Police Academy and served the public in the police force until September 1994, when he began his career in real estate. He worked in the commercial real estate market in Washington from 1994 through 2004. In 2005 Bob started his mortgage banking career with B. F. Saul Mortgage. Additionally, Bob has been an active owner in our community since 2006 and has served on the Architectural Control Committee since 2011.

LAFAYETTE VILLAGE COMMUNITY EVENTS CALENDAR

Board Meetings – Meetings are typically the second Monday of every month at 7 p.m. at Mason Crest Elementary School, 3705 Crest Dr., Annandale, VA 22003

ACC Meetings – Meetings are held at 3713 Yorktown Village Pass. Date and time is to be determined. If interested in attending contact Angela Cutter at aicutter 50@gmail.com.

Grounds Committee – 4th Monday of the month at 7:30 p.m. at 7920 Brunswick Forest Pass

Finance Committee – Meetings are held at 7900 Peyton Forest Trail. Date and time is to be determined. If interested in attending contact John Alexander at jmalex14@msn.com.

Neighborhood Watch – TBD

Fairfax Federation – 3rd Thursday of month at 7:30 p.m. at Providence Community Center, 3001 Vaden Dr, Fairfax

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

A Note from the President…

Hi Everyone,

Donna Jacobson, President
LVCA Board of Directors

My name is Donna Jacobson and I wanted to take the opportunity to introduce myself, as the new president of the Lafayette Village Community Association. I am a CPA with a Master of Science degree in Accounting and I have worked in both auditing and financial management positions, with my last position being Chief Financial Officer of a computer company. I have been a resident of Lafayette Village since 1989. During that time, I have helped with the Newsletter Committee, the Neighborhood Watch Committee, the Architectural Control Committee and was a member of the Community Garden for a couple of years. I also became involved with the Mason District Council (MDC) in 2017 and I am currently the Association's representative to the MDC.

I look forward to serving all residents of Lafayette Village, homeowners as well as renters. Residents can contact me with their concerns at lvca.bod.president@gmail.com. Also, I invite all residents to attend the Board of Directors
meetings, which are held the second Monday of every month at 7:00 p.m., at Mason Crest Elementary School.

Finally, I would like to mention that Lafayette Village has a new website, www.lafayettevillage.org. The new website was designed and implemented by Brittany Dewberry, one of our residents. Please check it out when you get a chance.

LVCA is holding a contest for the finest holiday decorations in our community!!

How exciting! Lafayette Village Community Association is holding a contest to recognize and show appreciation to individual property owners for an outstanding job of decorating their homes during the holidays for everyone to enjoy.

Judging will take place on **Sunday evening, December 16th**. Be sure to leave your lights on for the judging by a committee composed of residents of Lafayette Village. They will roam the streets appraising the decorations and awarding recognition with a sign posted in the front yard for the first, second and third place winners. Photos of the winning homes will be posted on our fabulous new webpage, on Nextdoor and in our next newsletter!

NOTICE TO TENANTS

If you are renting a home in Lafayette Village, your landlord or property manager should have given you a copy of the summary rules and regulations of Lafayette Village and asked you to sign an acknowledgement that you have received a copy and agree to comply with the Association's rules and regulations. The Association has contacted all absentee homeowners and provided them with the appropriate Tenant Information Disclosure documents. If your landlord or property manager has not given you the acknowledgment to sign, you should contact them. The Association revokes parking privileges of all townhomes whose tenants have not signed the acknowledgement.

You can find the form at https://lafayettevillage.org/wp-content/uploads/2018/01/Tenant-Disclosure-Resolution.pdf.

Committee Updates ….

Finance Committee – John Alexander:

Hello Community,

You should have received a mailing from Sequoia recently with the 2019 Budget. Our budget includes a 3% increase in assessments to cover rising costs in our major contract expenses. If you have set up automatic payments, the new amounts will automatically be withdrawn from your account. The new amounts are $338 per quarter for the attached townhomes and $172 per quarter for the detached homes on Merrimac Trail. I personally recommend everyone set up automatic withdrawal so that you can have peace of mind that your payments will always be on time and for the correct amount. You can find a copy of the form at the end of this newsletter as well as online here: https://lafayettevillage.org/wp-content/uploads/2018/03/Docs/AutomaticDebitFormLVCA.pdf. If you still pay by check, your coupon book will arrive in the latter part of December. Please remember that you do not have to wait for your coupon to submit your check, and that the first assessment is due by January 15.

Reserves and Capital Projects

The community will finish 2018 with approximately $630,000 in Reserves. The capital projects for 2019 include a few projects that have rolled over from 2018, including resurfacing the basketball and multipurpose courts, crack filling and seal coating the streets, and replacement of street lamp bulbs and some fixtures. In addition, the pool will receive a new white coat, i.e. a new coat of plaster, and some combination of new and renovated furniture.

Most of the Reserve funds are in laddered CDs, meaning we have staggered the maturity dates so that every 3-6 months new funds become available. We have $500,000 in CDs and these have earned over $5,000 in interest in 2018. As interest rates rise, we will see this number increase.

Operating Budget and Unappropriated Members Equity

The community will finish the year well within budget. Our income will exceed the budget, mostly due to more favorable interest than budgeted. On the expense side, we should finish a few thousand dollars under in expenses, due to lighter than anticipated snow removal expenses. Annual surpluses/deficits are added/subtracted from 'Unappropriated Members Equity' (UME), a line on the balance sheet. Our auditors recommend that we have approximately 10% of assessments in UME, or $41,000. As of October 31, this line item was slightly more than $37,000.

Have a wonderful holiday season!

Christmas Tree Collection Schedule

- Christmas trees will be collected on Wednesday, January 2nd and Wednesday, January 9th.
- All tinsel and decorations must be removed and trees should ***not*** be placed in plastic bags.

Architectural Control Committee (ACC) – Angela Cutter, Chair

I'd like to start by giving a big thanks to everyone who **didn't** put out their trash over the Thanksgiving holiday weekend! It was so much better than in the past when we've had lots of trash sit out for days because people didn't check the schedule. Thank you to our President, Donna Jacobson, for getting the info out to everyone on the Nextdoor app and Lafayette Village email list. Unfortunately, one corner of Peyton Forest was again a dumping ground by the day after Thanksgiving, with trash scattered all around. I have a feeling this was done by people who were unaware of the schedule change. We'll be contacting everyone in that corner and asking them to stay informed in the future. All residents can sign up for Nextdoor and the Lafayette Village email list – **renters too,** and they're great resources for community information. To receive Lafayette Village emails just send a note requesting to be put on the distribution list to LVCA.bod.president@gmail.com. This list is

used for information that specifically affects our community, including last minute and emergency announcements. (You won't be inundated with emails.) Nextdoor is much more general and is good for questions and recommendations.

Occasionally, Patriot misses a bag of trash. If this happens to you (and you're sure it was out in time), please call them directly to report it and ask when they'll come back. If you call them early enough, they should send a truck out the same day. Also, our revised rules require your trash cans and recycling bins be labelled with your house number. This is to help the ACC (and you) identify containers that get left on the street so please check that yours are now labelled. And, as always, please talk to your neighbors if they aren't following trash rules. With so many houses, and so much trash, we need your help on an ongoing basis.

Gardening season is long past. Please remove all tools, empty plastic pots, etc. from view. And a reminder that bikes, toys and strollers may not be left in front of the townhouses. That means they need to be put away when not being used, especially at night. I know it's a pain, but it's always been the rule and it also discourages thieves.

Freezing temperatures mean it's time to seal up drafty windows, have your furnace checked, clean the chimney so it's ready for wood fires, perhaps stock up on pet friendly ice melt, clean the gutters and turn off the exterior water supply. I always thought our houses had just one shut off for the outside faucets, but apparently some have more than one. (Penny reported she has a second one under the kitchen sink.) After you turn off the water supply, double check that no water is coming out of any exterior faucet, then you'll know you've got all the valves. Another thing you can do is adjust the direction of flow from the furnace to the vents in your house. If you have an HVAC technician already scheduled they can help with this. Or you can experiment with the levers until the flow of warm air is going to the areas where you most want it – typically to a lower level in winter since the heat will rise.

The snow in November was lovely and kids (and teachers) got to enjoy their first snow day of the year, which is always exciting. When it does snow, it's your responsibility to clear your steps and the entire sidewalk in front of your property. (If you live near a mailbox it would also be kind of you to clear that path.) Our grounds contract calls for street plowing and clearing the sidewalks on Lafayette Village Drive enough to make them passable, but other than that it's up to us. People are always looking for help with shoveling. If you have a strong teenager who'd like to make some money, (or that you'd like to prise off the couch on the next snow day), encourage them to post on Nextdoor whenever snow is forecast.

It's also the time of year when the ACC rules governing outside decorations are suspended and the neighborhood is transformed with wonderful holiday lights and ornaments. It really makes it magical for kids and adults and I'm always sad when the decorations come down. But come down they must. Enjoy them from now until the end of January, when normal rules return. (Bah humbug!)

Happy Holidays from the ACC: Penny, Tina, Peter, Frances, Rick, Connie and Angela

Pool and Recreation Committee – Lisa Conoly, Chair

The pool was busy, once again, this season despite a summer challenged by above average amounts of rain. Some highlights of the season:

We had a safe pool season thanks to Atlantic Pool Service and our lifeguard staff that included Jonathan, Lucie, Anna, Matthew and Harvey, and our pool users.

We held two well-attended cookouts, one to kick off the pool season and one to say goodbye to the summer, with the Association providing burgers, hot dogs, chips, condiments and drinks.

This was the third summer we offered instructor-led water fitness classes. This year, classes were offered twice a week, weather permitting. A total of 17 classes were held.

Ready to hibernate for the winter!

Committee Updates, continued ….

We hosted our 4th annual adults-only "Wine & Cheese Mixer". We kept the pool open late for the one night of the summer reserved exclusively for the adults in our community to have a drink with their neighbors in our wonderful patio area. Attendance continues to grow at this event every year.

We held two of our popular "Swim Under the Stars" nights. We turned on the pool lights, turned up the music and kept the pool open late.

On Labor Day, we offered the kids at the pool a surprise snack of chips, juice boxes and bottled water.

Although school was back in session the final week of the pool season, we were able to continue our regular weekday schedule for those whose schedule allowed some quieter pool time.

Nine families took advantage of the opportunity to reserve the pool picnic pad for small parties. This opportunity is available to all residents in good standing.

We continued our Reader's Exchange bookcase. Readers can take a book they'd like to read or leave a book they'd like to share.

Thank you to the many people who volunteered their time and talents to make our events successful. The events wouldn't happen without their contributions. And thank you to everyone who participated in our events and helped make this a safe and enjoyable pool season for all of us.

Remember to save your pool passes for reuse next year so you don't have to pay for replacement passes. Look for the 2019 Pool Pass Application in an upcoming issue of the newsletter.

The pool continues to be a great gathering place for the community. We hope to continue to make improvements and add events to enhance this wonderful resource. If you have comments or suggestions regarding the pool, please email me at lisac_234@hotmail.com.

Communications Committee

Webpage

Have you been to our neighborhood website lately? Lafayette Village has a whole new look!

Last week, we launched our new website, which provides important resources for current residents and shows off our beautiful neighborhood to attract new members to our community.

Here are a few highlights:

- Calendar of neighborhood events
- Pool schedule and rules
- Photos of our neighborhood (Photos submitted for entry in the newsletter will also be added to the website, unless requested otherwise!)
- Important Resources for residents (For example, you'll find the form needed to request a change to the exterior of your home, the direct deposit form for HOA fees, Board of Directors Meeting Meetings, LVCA financial statements, online copies of all of these awesome newsletters and more.)
- Contact information for our management company, Board and Committee Chairs, towing and trash pickup
- A link to Nextdoor, where you can ask your neighbors questions, give recommendations and stay up to date with the latest LVCA news

I could tell you more about the website here, but I suggest you check it out for yourself at www.LafayetteVillage.org! Please email hello@lafayettevillage.org with any feedback or suggestions for the site. Thank you!

Committee Updates, continued ….

Grounds Committee

As tends to happen we're coming to the end of another year with many projects left unfinished. If you're interested in lending a hand on the committee, please send an email to grounds@lafayettevillage.org.

There should be a crew handling our fall tree pruning, removal, and stump removal starting the first week in December. We've had our share of growing pains this first year under contract with Peter's Landscaping and are considering our options within the bounds of the contract to remedy the issues or start fresh with someone new. We've been compiling resident complaints and feeding back through our management company to Peter's to try to make things work the best we can.

We're expecting to re-mulch the playground early next year. It was an especially rainy year and washed a good deal of the mulch out. I don't anticipate much play in those grounds in the coming months, and the budget gets a bit tight at the end of the year.

We've been getting quotes for a number of drainage and erosion issues that have been growing for years. After we get a few more quotes we're looking to do a large number of the projects at once to prevent the issues getting even worse since they certainly aren't getting better over time on their own.

The roads will get an asphalt rejuvenation treatment this spring. This project will be a big deal with parking like it was when the roads were re-paved a few years back. As the project gets closer, many more details will be provided.

We spent a fair amount of time looking into replacement lights for our community lights, but ultimately couldn't come to an agreement on what to do this year. Expect some change to the lighting in the next calendar year.

Stay warm.

Community Ads….

Interior Decorator and Home Organizer: I'm a professional organizer and interior decorator living in Lafayette Village. Let me help you achieve your goals in 2018! We can start as small as a single room to achieve results you will be proud of. If interested, please call me at 703-217-4707 or email me at betty.marie.harmon@gmail.com for more information and to receive an estimate.

Land and Cruise Planners in the neighborhood! Specialized in all cruise lines, land, tour, all-inclusive vacations around the USA, Caribbean, Europe, Asia and Africa – All around the world. Specialized in individual and groups travel, family or high school reunions, meeting and corporate incentive travels, weddings and honeymoons. For your family travel or vacation needs, please email me at pascasie.adedze@cruiseplanners.com or visit passycruisevacation.com or call 703-559-3626 (home) and 217-721-5152 (cell).

Interior Painting: Contact Mark Rhodes, Lafayette Village resident and a skilled interior painter, for free estimates. Call or text Mark at 571-236-5634. Landline is 703-560-8329. Recommendations on the Nextdoor app.

Day Care Provider: Kids First day care for kids 0-11years old. State and County Licensed daycare provider, trained in CPR and First Aid. Lafayette Village location. For more information, please call Maha at 703-347-2876 (9 a.m. – 5 p.m.) or send an email to maha_kidsfirst@yahoo.com.

Bugg Creek Stream Restoration Project Begins …

As President Donna Jacobson mentioned in a recent Nextdoor posting, the County has started phase 2 of the Annandale Community Park Streams Restoration project. In this phase of the project, the County will focus on developing a plan to restore the stream bed of Bugg Creek, the stream that flows between Lafayette Village and Annandale Community Park. Bugg Creek, a tributary to Coon Branch, which then flows into Accotink Creek, is severely eroded, as you can see in this photo. In places, the stream bed has eroded to bedrock, while the entire length of the stream has severely eroded banks. The stream bed has in places dropped 15' below its original bank. And all this eroded soil ends up in Lake Accotink.

If you've walked into the park, crossing the bridge below Mt. Airey Lane, you will have noticed the surveying posts and paint marks on the ground, and have seen the plastic flags nailed into trees. This work is the beginning of the project, defining the limits of the work, and identifying trees that will be affected by the work. The continuation of this phase involves collecting geotechnical information (soil conditions, characteristics, classification, etc.) in the project area. As Donna's posting detailed, to access the geotechnical sampling locations, the County will bring in a drilling rig sometime in early December, accessing the park via Mt. Airey Lane between 3700 and 3701. The geotechnical information collected will enable County staff in the Stormwater Planning Division to develop a detailed plan to restore the stream bed of Bugg Creek.

So, what happens during a stream restoration? While we won't know the specifics until the County develops its plan, other similar projects have included the following:

- Changes to stream geometry: most erosion occurs when the stream contains sharp curves that erode during heavy rain events when the stream fills with water. Bugg Creek could be re-engineered to eliminate these sharp curves and replace them with gentler curves.
- Addition of boulders along stream banks: the use of large stones along the banks of a stream helps to reduce erosion and provides a "magnet" to retain any sediment in the water flow.
- Elevation of the stream bed: the stream bed could be raised to slow the flow of water, particularly during heavy rain events.
- Planting of native trees, bushes, and grasses: these types of projects do remove trees to provide access to the stream bed and its banks. Once the stream has been re-engineered, native trees, bushes, and grasses will be planted to restore the stream's immediate environment.
- Replacement of bridges and trails: since bridges and bankside trails will be affected by the restoration work, they will be replaced as part of the project. For Bugg Creek, we can expect at least two of the bridges connecting Lafayette Village to the park will be replaced.

Stream erosion with a tree desperately holding on to a disappearing bank.

We won't know exactly what will be planned for Bugg Creek until the County has completed its geotechnical survey and analysis. The Association will monitor the County's progress, and request a presentation of its proposed plans when they've begun to take shape. We will notify you when that presentation occurs.

Deer Management in LVCA….

Over-browsed forest with monoculture understory of unpalatable ferns. ~Photo by Charles Smith

Our November 12 Board of Directors meeting included a presentation on deer management by Steve Chiappetta, Fairfax County Coordinator for Suburban Whitetail Management, Inc. (SWM). He described the mission of this all-volunteer, nonprofit organization – to reduce damage to property and the spread of Lyme Disease caused by overpopulation of suburban deer herds by using bow and arrow hunting within strict guidelines – along with many other aspects of deer management. The organization is liability-insured and does not charge for its services. The volunteers -- mainly fire fighters, police, and military – are rigorously vetted, trained and tested before joining SWM to help manage deer populations. All of their activity has to be discreet and is quickly recorded in SWM's vast database. Every arrow bears a code and must be accounted for, along with every deer that is shot, if at all possible. If a hit is not perfect, a deer may be able to run away, reducing the member's "recovery rate." This group achieved a 98% recovery of deer rate this year and even a 100% recovery rate this October.

The hunting is accomplished from elevated stands, portable devices that hunters take to the property and take with them when they leave. The goal is to harvest primarily female deer because they can have 1-3 fawns every single year until they die. Deer are not able to control their own numbers like some other species do. (If there's not enough food around for coyotes, they will abort their young.)

Northern Virginia is a perfect habitat for deer: we have food, cover, water, and space. Deer have few animal predators in Northern Virginia, their main enemy being the automobile. Most deer who get hit by a car actually survive but are crippled and run away to die somewhere else. When there are "surplus" deer, more deer than an area can support ecologically, the deer eat all the understory, hindering forest regeneration and destroying the habitat of songbirds, small mammals, reptiles, amphibians, and insects that live in native shrubs.

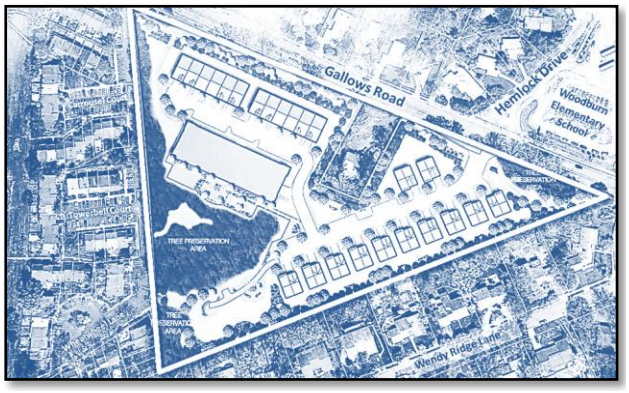
In case anybody has been wondering about doe sterilization, it doesn't really improve some of people's deer concerns. They still spread Lyme disease; they still eat vegetation; they still cross streets unexpectedly. It's also expensive, $1000 per deer locally, and many of those tagged deer are later killed by hunters and cars, so it's wasteful as well. Other methods of deer control have their problems, too. Deer fencing is unsightly, expensive and just not feasible for a whole community. Repellents may harm people, pets, and other creatures, and the deer get used to them anyway. So-called "deer-resistant" plants will be fine food for hungry deer, and for heaven's sake don't plant hostas next to deer habitats. They're deer candy. While it's illegal to feed deer intentionally, make sure you're not unintentionally providing food near your house, because that's bad for the deer as well as for you.

One last question that has come up at committee meetings, other Board meetings, and in general conversation is this: because Lafayette Village abuts Hummer Road Park and the park service has its own deer management program, why can't we just let the park service take care of deer management? Mr. Chiappetta responded by email on November 13 that Hummer Road Park is designated for sharpshooting operations by the Fairfax County Police Department, but those operations yield very few deer and are infrequent, so the deer are not managed well in the park. When asked why the police chose ineffective sharpshooting over bow and arrow hunting for the parks, Mr. Chiappetta did not know for sure, but said that after looking at the square footage of the Hummer Road Park area, it would appear that the area might not be suitable to support archery operations to manage the herd.

As an item of New Business, our newly elected Board of Directors voted to invite Suburban Whitetail Management, Inc., to assist LVCA with deer management again this year.

If you have any questions, please feel free to contact Donna Jacobson, LVCA President, at lvca.bod.president@gmail.com or Steve Chiappetta, Suburban Whitetail Management, at FCC@deerdamage.org.

Proposed Development at Libeau Lane and Gallows Road Woodburn Manor SE#2018-MA-005



As most of you are aware, Christopher Companies is once again proposing a development in the area of Libeau Lane and Gallows Road. The development is being proposed as an Independent Living Facility (ILF), in which one member of each household needs to be 55 years of age or over. This type of development is considered a Special Exception to the Zoning Ordinance and therefore the developer doesn't need to apply for rezoning to accommodate the increased density. The Special Exception for Independent Living Facilities allows for up to 4 times the density stated in the Zoning Ordinance. The 9 acre area is currently zoned as an R-2 area, which allows up to 2 dwelling units per acre. The developer is currently seeking 72 dwelling units for the proposed Woodburn Manor development.

The 72 dwelling units consist of single family detached houses, attached houses and a 5 story condominium building, which will be 50 feet in height. Each house has 2 garage parking spaces and two parking spaces in its driveway. The condominium building has an underground parking garage and 4 stories of living space. Overall, the development has 181 parking spaces, including 10 visitors' parking spaces.

There are a number of concerns associated with this proposed development, which include the following:

1. The proposed site layout is too intensive and contains more units than the geographical area can compatibly accommodate.
2. The proposed amount of open space is insufficient to meet residents' needs and protect natural resources.
3. The increase in density will have a negative impact on traffic on Gallows Road and especially at the intersection of Aston Street and Gallows Road. Also, additional traffic signals in that area have not been deemed necessary. Instead, the developer has offered to donate $200,000 to Fairfax County as a fair share to help mitigate transportation impacts generated by the proposed development.
4. There are concerns about the screening and buffering proposed for the area.
5. There are concerns about the Storm Water Management proposed for the area.

The Staff Report from the Fairfax County Department of Planning and Zoning has been released and can be found at http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdwf/4644002.PDF. The Planning Commission is currently scheduled to hold a public hearing on the proposed development on Wednesday, January 9th at 7:30pm, in the Board Auditorium of the Fairfax County Government Center. The Government Center is located at 12000 Government Center Parkway, Fairfax, VA. If SE 2018-MA-005 is approved by the Planning Commission, it will be brought before the Board of Supervisors for final approval, probably sometime in January 2019.

It is extremely important for residents to write to their County representatives and voice their concerns about the proposed development. The County representatives to write to include the following:

Sharon Bulova, Chairman, Board of Supervisors
chairman@fairfaxcounty.gov

Penny Gross, Mason District Supervisor
mason@fairfaxcounty.gov

Julie Strandlie, Mason District Planning Commissioner
plancom@fairfaxcounty.gov

Winter is Almost Here!

Peter's Landscape, Inc. will again provide snow removal services to Lafayette Village this snow season. The snow removal protocol remains much the same as in previous years:

If winter weather advisory is issued for our area that predicts snow in excess of 2 inches, Peter's will wait to see that we receive at least the predicted amount. In addition, for larger snowstorms, Peter's will pre-position snow removal equipment in our pool parking lot.

When the snow depth reaches two inches, Peter's will begin plowing operations, unless it appears the total snow amount will be considerably more. Once the snow has stopped and our roads are clear, Peter's may apply sand and calcium chloride to our streets to minimize icing.

If we have the dreaded wintry mix – snow, rain, sleet and ice – making the roads treacherous, Peter's will begin to apply a sand and de-icer mixture to our roads. The de-icer used is efficient at melting snow and ice, while being more environmentally friendly than alternatives, including salt.

Merrimac Trail is plowed by contractors who work for VDOT. Merrimac Trail residents can monitor the status of plowing on a VDOT website, www.vdotplows.org.

The Association will continue to give you updates as they're received about snow removal through the LVCA email list and Nextdoor.com.

If you do not already subscribe to the email list, now is a good time to begin – send your email address to lvca.bod.president@gmail.com and request to be added to the mailing. You'll then be assured of getting the latest snow updates this winter, as well as other valuable notices. You'll also receive an invitation to join Lafayette Village on Nextdoor.

These alerts will keep you informed about winter events!

Snow Shoveling:

As a resident of Lafayette Village, you are responsible for shoveling the sidewalks in front of your home, as well as the sidewalk to your front door and your driveway. Peter's will be responsible for clearing the sidewalks on Lafayette Village Drive and Trammell Road next to Association property.

FAIRFAX COUNTY إعادة التدوير في

العبوات والعلب
والكرتون والورق
تتيح إعادة التدوير أحقية التنقل تجميع كل هذه الأشياء في حاوية نفايات واحدة.

الانتباه إلى الاستثناءات
كن حذراً! هناك بعض الأشياء يتعين ألا يتم وضعها في حاوية إعادة التدوير. لا تتخدع بالأشياء التي قد تتم إعادة تدويرها في أماكن أخرى، ولكن ليس على الرصيف (على سبيل المثال: الحقائب البلاستيكية أو الهواتف أو الملابس)

فارغة ونظيفة
إذا كانت علبة الصودا تحتوي على قطرات قليلة، فلا بأس في ذلك. ولكن ينبغي ألا يتم وضع العلبة وهي نصف ممتلئة في حاوية النفايات.

تجميع النفايات غير الصلبة في حاوية النفايات
لا يلزم وضع النفايات القابلة لإعادة التدوير في حقائب بلاستيكية. فذلك يتسبب في جعل معالجتها أكثر صعوبة. لذا، دع النفايات القابلة لإعادة التدوير غير معبأة داخل حاوية النفايات!

يتعين دائمًا وضع هذه النفايات في حاوية إعادة تدوير النفايات

العبوات العلب الكرتون الورق

يتعين دائمًا ألا يتم وضع هذه النفايات في حاوية إعادة تدوير النفايات

الحقائب البلاستيكية الهواتف الحفاضات الطعام

القوم الملابس الكبلات/المصابيح الأغلفة

fairfaxcounty.gov/publicworks/recycling-trash

تعتمد طباعة المنشور على ورق تحتوي نسبة محتواه المعاد تدويره إلى 30%

FAIRFAX COUNTY 回收

容器、罐頭、紙箱及紙張
單一流程的回收可讓您在單一回收筒中收集所有的這些東西。

瞭解禁忌
請小心！在資源回收筒中無法接受某些物品。只要不是在路邊、不要被在別的地方可以回收的物品給搞混了（例如，塑膠袋、電話或是衣服）

清潔和空的
在汽水罐底部若仍然有滴水是被允許的。遺留有半瓶的汽水罐不能放在回收筒中。

在回收筒中不需要裝袋
不需要將回收物品裝在塑膠袋中。因為這將使它更難處理。請讓回收物品在回收筒中不裝袋！

一律將這些放在回收筒中

容器 罐頭 紙箱 紙張

千萬不要將這些放在回收筒中

塑膠袋 電話 尿布 食物

泡沫 衣服 纜線/燈 包裝紙

深入瞭解回收：fairfaxcounty.gov/publicworks/recycling-trash

以 30% 的回收內容紙印刷

FAIRFAX COUNTY RECYCLES

Containers, Cans, Cardboard, & Paper
Single-stream recycling allows you to collect all of these things in a single bin.

Know the No's
Be careful! Certain items are not acceptable in your recycling bin. Don't be fooled by items that may be recycled elsewhere, just not at the curb (for example: plastic bags, phones, or clothes).

Clean & Empty
Drips that remain at the bottom of a soda can are OK. A half-full can of soda is not OK to place in your bin.

Un-bagged in the Bin
No need to collect your recyclables using plastic bags. This makes it harder to process. Let your recyclables run loose in the bin! Recycle plastic bags at the grocery store.

ALWAYS put these in your recycling bin

Bottles, Jugs, & Cartons | Cans | Cardboard | Paper

NEVER put these in your recycling bin

Plastic Bags | Phones | Diapers | Food

Foam | Clothes | Cables/Lights | Wrappers

Learn more about recycling at:
fairfaxcounty.gov/publicworks/recycling

A Fairfax County, VA publication. January 2018

To request reasonable ADA accommodations, call the Solid Waste Management Program at 703-324-5230, TTY 711

FAIRFAX COUNTY 재활용

용기, 캔, 판지, 종이
단일 재활용을 통해 이 모든 것들은 한 통에 모을 수 있습니다.

안되는 것들
주의하십시오! 재활용품 수거함에 넣을 수 없는 품목들이 있습니다. 길가가 아닌 다른 곳에서 재활용될 수 있는 물건들을 주의깊게 살피십시오(예: 비닐봉지, 휴대전화, 의류)

비우기
캔 바닥에 음료가 몇 방울 남아 있는 것은 괜찮습니다. 음료수가 반이나 남아 있는 캔은 수거함에 넣을 수 없습니다.

포장하지 않기
재활용품을 비닐봉지에 모으지 않아도 됩니다. 비닐봉지는 재활용품 처리를 어렵게 합니다. 재활용품을 그냥 수거함에 쏟아 넣으십시오!

항상 재활용품 수거함에 넣어야 하는 것들

용기 | 캔 | 판지 | 종이

절대 재활용품 수거함에 넣지 말아야 할 것들

비닐봉지 | 휴대전화 | 기저귀 | 음식물

스티로폼 | 의류 | 케이블/조명 | 포장재

재활용에 대해 더 알아보기:
fairfaxcounty.gov/publicworks/recycling-trash

Fairfax County, Va., 출판. 2017년 4월

합당한 장애인 시설 요청은, 703-324-5230, TTY 711번으로 고형 쓰레기 관리 프로그램에 문의하십시오.

재생지 30% 함유 종이에 인쇄됨

FAIRFAX COUNTY RECICLA

Recipientes, latas, cartón y papel
El reciclaje single stream (de un solo flujo) permite recolectar todo en un solo cubo de basura.

Conozca lo que no debe hacer
¡Tenga cuidado! Algunos artículos no son adecuados para colocarlos en el recipiente de reciclaje. No se engañe con artículos que pueden reciclarse en cualquier otro lado, pero no en la acera (por ejemplo: bolsas de plástico, teléfonos o ropa)

Limpios y vacíos
Las gotas que quedan en el fondo de una lata de gaseosa están permitidas. No es correcto colocar una lata de gaseosa medio llena en su recipiente.

Artículos sin bolsas en el recipiente
No es necesario reunir sus artículos reciclables en bolsas de plástico. Esto dificulta el proceso. ¡Deje los artículos reciclables sueltos en el recipiente!

SIEMPRE coloque estos artículos en su recipiente de reciclaje

Botellas, frascos y cartones

Latas

Cartón

Papel

NUNCA coloque estos artículos en su recipiente de reciclaje

Bolsas de plástico

Teléfonos

Pañales

Comida

Esponja

Ropa

Cables/focos

Envoltorios

Conozca más acerca del reciclaje en:
fairfaxcounty.gov/publicworks/recycling-trash

Una publicación de Fairfax County, Va. Abril de 2017

Impreso en papel con 30 % de contenido reciclado

FAIRFAX COUNTY TÁI CHẾ TẠI

Thùng chứa, lon, bìa các-tông & Giấy
Tái chế đơn dòng cho phép bạn thu thập tất cả những thứ này trong một thùng rác.

Biết Số điện thoại
Hãy cẩn thận! Một số vật dụng nhất định không được chấp nhận trong thùng rác của bạn. Đừng bị đánh lừa bởi các vật dụng có thể được tái chế ở những nơi khác, chỉ cần không ở lề đường (ví dụ: túi nhựa, điện thoại hoặc quần áo)

Sạch sẽ và Trống rỗng
Những giọt còn lại ở đáy lon sô đa có thể được CHẤP NHẬN. Lon sô đa còn một nửa không được CHẤP NHẬN để cho vào thùng rác của bạn.

Không đóng gói vật dụng trong Thùng rác
Không cần thu gom rác tái chế bằng túi nhựa. Điều này khiến việc xử lý trở nên khó khăn hơn. Hãy để rời rác tái chế của bạn trong thùng rác!

LUÔN đặt các vật dụng sau đây vào thùng rác tái chế của bạn

Chai lọ, thùng và hộp

Lon nhôm

Bìa các-tông

Giấy

KHÔNG BAO GIỜ đặt những vật dụng sau đây vào thùng rác tái chế của bạn

Túi nhựa

Điện thoại

Tã

Thực phẩm

Bọt

Quần áo

Dây cáp/Đèn

Giấy gói

Tìm hiểu thêm về tái chế tại: fairfaxcounty.gov/publicworks/recycling-trash

Ấn phẩm Fairfax County, Va., Tháng 4 năm 2017

In trên giấy có hàm lượng tái chế 30%

Lafayette Village Homeowners Association

AUTHORIZATION AGREEMENT FOR DIRECT PAYMENTS (ACH DEBITS)

PLEASE PRINT ALL INFORMATION

****Instead of completing this form, you may include a voided check and sign and date the form****

I (We) hereby authorize Lafayette Village Homeowners Association, hereinafter called "ASSOCIATION", to initiate debit entries to my (our) { } Checking or { } Savings account (select one) indicated below at the depository financial institution named below, hereinafter called "DEPOSITORY", and to debit the same to such account.

DEPOSITORY NAME: _____ BRANCH: _____

CITY: _____ STATE: _____ ZIP CODE: _____

ROUTING NUMBER: _____ BANK ACCOUNT NUMBER: _____
(Located on the bottom of your check)

This authorization is to remain in full force and effect until ASSOCIATION has received written notification from me (us) of its termination in such time and in such manner as to afford ASSOCIATION and DEPOSITORY a reasonable opportunity to act on it.

NAME(S): _____ LAFAYETTE VILLAGE ACCOUNT NUMBER: _____

ADDRESS: _____

DATE: _____ SIGNED: _____ SIGNED: _____

MAIL the completed form to: **Sequoia Management**
13998 Parkeast Circle
Chantilly, VA 20151-2283