

# ***New Lakepointe Update***

## ***May 2004***

### **President's Corner . . .**

I want to thank all the homeowners who took the time out of their busy schedules to attend our Annual Meeting on April 19. Officer Pagerie from the Fairfax County Police gave a very interesting presentation on community safety in and around Fairfax County. Congratulations to Craig Ross and Joni Peck on being elected to the Board of Directors for the next three years. The other Board members and myself look forward to working with them over the upcoming months in our continued efforts to keep our community a safe and enjoyable place to live.

We will be conducting our annual walk through of the property in the coming weeks. Please take the time to look around your townhome and take care of any ACC violations you may have, make repairs as needed and clean up your yards. The grass is growing very quickly this time of year, so make sure you keep up with the mowing.

The pool will be opening at the end of the month. Work is well underway getting everything ready for opening day on Saturday, May 29. We are confident it will be another fun, safe and warm pool season for everyone to enjoy. We look forward to seeing everyone poolside!

Kevin Donlea  
[kdonlea@cox.net](mailto:kdonlea@cox.net)  
9857 Highwater Court

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### ***LAKEPOINTE HOA ANNUAL MEETING***

Approximately 40 homeowners attended the Annual Lakepointe Homeowner's Association meeting on April 19. The meeting began at 7:20 pm with Officer Pagerie from the Fairfax County Police Department Neighborhood Watch Section. Officer Pagerie gave a very informative session regarding security measures that homeowners should consider. He also covered topics such as gangs in Fairfax County and other Neighborhood Watch issues.

The election to fill two director positions was then held. Craig Ross and Joni Whalen-Peck were elected to serve three-year terms to the Board of

Directors. Bob Passut gave an excellent review of Lakepointe's finances. A copy of the 2004 Lakepointe budget as well as a comparison to the previous three years budgets is included in this newsletter. Numerous questions were answered concerning the cost of snow removal, long-term reserves, pool expenses and how investment options are decided upon.

Plans are being made for upcoming projects in 2004 to include:

1. New reserve water filters for the pool. The old ones are about 20 years old and have a normal life expectancy of 15 years.
2. A new roof is currently being installed on the bus stop.
3. Landscaping the embankment across from the bus stop, to include removing the rotting wooden timbers and replacement of shrubbery.
4. Developing a plan for clean up of common areas and ground cover around mailboxes as well as areas with no grass.
5. A review of the reseeding and aerating programs for common areas.

Throughout the meeting time was given for homeowners questions and concerns. These included a request for a crosswalk across Guinea Road as well as a request for lighting near the mailboxes on Dam View.

The meeting adjourned at 9:25 pm.

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### **2004 POOL SEASON FAST APPROACHING**

The pool will open on Saturday, May 29! Get those swimming suits, goggles and beach balls ready. Applications for pool passes have been mailed to each unit owner in Lakepointe. If you have not received your packet, please contact Sequoia.

All past due assessments must be paid and your account must be current in order to obtain pool passes. If your assessments are not current,

please contact Sequoia in order to make arrangements to pay any past due amount.

Pool registration will be held at the pool house during the following times:

- Saturday, May 22 from Noon to 2:00 p.m.
- Sunday, May 23 from 2:00 p.m. to 4:00 p.m.
- Monday, May 24 from 7:00 p.m. to 9:00 p.m.

No passes will be issued at Lakepointe after the above dates. If you are not able to attend one of these times, send your completed application to Sequoia. Owners who are assigning their pool privileges to their renters for the season must sign the application and forward it to the tenants for completion. The tenants must provide the completed application as well as a copy of the current lease before they will be able to get pool passes.

We look forward to another safe and enjoyable season at the pool!

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**CONGRATULATIONS . . .**

To **Mildred and Bill Drummond** who won the drawing for one month's free homeowners dues at the annual meeting.

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**MEET THE NEW MEMBERS  
OF THE LAKEPOINTE  
BOARD OF DIRECTORS**

**Craig Ross**

Craig, along with his wife, Cathy, and daughter, Rachel, made New Lakepointe their home in the summer of 2001. Craig is an information systems manager for CSC on contract to the General Services Administration of the Federal Government. In his spare time, he is the technical director and live audio engineer for contemporary Christian recording artists Al & Duke Butkovich (ADmusicvision.com). Since arriving in the community, Craig and Cathy have been blessed with their second daughter, Robyn. Both Craig and Cathy enjoy cooking and when they are not in the kitchen, they can most likely be found researching a recipe, or in Craig's case, emulating

the "Iron Chefs." Craig and Cathy coordinated the Annual Easter Egg Hunt this spring and look forward to continuing to serve in additional areas in this wonderful community.

**Joni Peck**

Joni has lived in Lakepointe for almost 12 years. She was an active member of the Neighborhood Watch when she first moved into the community. Joni is married, has two daughters and works full time as a nurse. She enjoys living in the New Lakepointe community and is very happy to serve on the Board to help keep it an enjoyable place to live.

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**INFO FROM THE ARCHITECTURAL  
CONTROL COMMITTEE**

In each newsletter we will highlight one or two sections of the Lakepointe ACC guidelines. At this time we are highlighting information concerning the installation of vinyl siding .

**Vinyl Siding.** The replacement of siding and window capping from the original clapboard to vinyl siding must be approved by the ACC prior to any purchase and/or installation by the homeowner. Color samples of the siding selection(s) must be provided to the ACC with the original request form. Every attempt will be made by the ACC to match the color of the siding and trim with the homeowner's original paint color scheme. NOTE: All white vinyl windows must be capped in the approved trim paint color or new vinyl siding color. White capping around windows is prohibited. White siding is prohibited. Go to our website at [www.newlakepointe.info](http://www.newlakepointe.info) or contact your ACC board members for further details.

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**FRIENDLY REMINDERS . . .**

**Fill out ACC application and get approval BEFORE doing any exterior changes to your property.**

**Please clean up after your pets! Also remember Fairfax County requires pets to be kept on a**

**leash at all times when not confined behind fenced yards.**

**Put trash at the curb in front of your house on Monday & Thursday nights AFTER dark.**

**Spring has arrived and the grass is growing quickly. Keep your lawns mowed and neatly kept.**

**It is a great time to get out and enjoy the nice warm spring weather by taking down all those outdoor Christmas decorations that we enjoyed over the holidays. Stop procrastinating and safely store the lights and decorations away for use next winter.**

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**BETTER LATE THAN NEVER:  
ANNUAL EASTER EGG  
HUNT A SUCCESS**

The calendar was marked, the eggs had been filled...the sky was dark and the ground was a mess. This is what we faced the morning of April 3 as we struggled with whether to march forward with the hunt or put the rain date into effect. Well, after inspection of the playground and surrounding areas, the decision was made to wait a week and hope for clear skies or dry ground...and a week later we got both! It was sunny and a nice breeze was blowing as kids from all over the neighborhood gathered at the tennis courts before being dispatched on the quest for those hidden confections. As the children opened their eggs to see what treats awaited inside, many were surprised and delighted to find a sticker proclaiming they had won a larger prize! It was a wonderful time to make new friends and see the smiles of so many children brighten our neighborhood. Many thanks to Cathy Ross and Mary Knowles for helping to make it a great success! Photos from the hunt can be found on our website at [www.newlakepointe.com](http://www.newlakepointe.com)

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**NEIGHBORHOOD WATCH**

We're always looking for new Watch members. If you are not currently a member, please consider joining us. It is a great way to get to know other

residents as well as a way to keep up to date with what is going on in Lakepointe.

Rob Soles  
Neighborhood Watch Coordinator  
[vasoles@earthlink.net](mailto:vasoles@earthlink.net)

**Board Members:**

Kevin Donlea, President 764-0192  
Bob Passut, Treasurer 250-1932  
Chuck Ruby, Secretary 425-2722  
Ron Randolph, Director 323-0011  
Craig Ross, Director 764-5374  
Joni Peck, Director 978-6099

**Property Manager:**

Sequoia Management  
Craig Courtney, Property Manager  
703-803-9641  
Elizabeth Scarangella, Assistant  
Community Manager  
703-803-3802

**Architectural Control Committee**

Bill Ryan 425-3248  
Ian Stack 425-1174  
Terry Holman 978-5853

Neighborhood Watch: Rob Soles  
Pool Liaison: Beth Zarfoss  
Newsletter Editor: Linda Donlea

**DATES TO REMEMBER**

May 17 – Board Meeting  
7:30 p.m.

June 21 – Board Meeting  
7:30 p.m.

June 21 Deadline for Newsletter  
(Distribution Early July)

Trash Pickup – Tuesday and Friday  
Recyclable Pickup – Tuesday

**LAKEPOINTE TOWNHOMES HOA  
2004 BUDGET**

	<b>2004 BUDGET</b>	<b>2003 ACTUAL</b>	<b>2002 ACTUAL</b>	<b>2001 ACTUAL</b>
<b>INCOME</b>				
Residential Assessments	248,688.00	242,094.00	237,384.00	231,732.00
Late Fees	3,200.00	3,970.00	3,240.00	3,420.00
Interest Income	4,800.00	5,755.56	8,404.43	24,523.61
Other	1,500.00	2,672.00	1,103.50	1,858.23
<b>Total Income</b>	<b>258,188.00</b>	<b>254,491.56</b>	<b>250,131.93</b>	<b>261,533.84</b>
<b>EXPENSES</b>				
Administration	42,137.00	42,685.26	41,775.32	38,206.34
Maintenance & Ops.	67,650.00	76,612.59	58,157.25	52,238.79
• grounds	(41,200.00)	(43,334.04)	(41,459.94)	(35,463.63)
• snow	(8,000.00)	(10,223.75)	(787.50)	(1,490.00)
• electricity	(6,500.00)	(6,109.57)	(6,931.56)	(5,957.27)
• insurance/taxes	(5,450.00)	(5,483.25)	(4,074.61)	(5,673.00)
• general repair	(6,500.00)	(11,461.98)	(4,903.64)	(3,654.89)
Swimming Pool	43,650.00	52,691.77	41,722.99	36,356.46
Trash Removal	35,000.00	35,245.71	32,388.81	32,970.00
Reserves	66,751.00	60,888.46	61,812.64	74,324.36
Programs	3,000.00	3,426.01	2,011.53	2,118.40
<b>Total Expenses</b>	<b>258,188.00</b>	<b>271,549.80</b>	<b>237,868.62</b>	<b>236,214.35</b>
<b>Net Surplus/(Loss)</b>	<b>0</b>	<b>(-17,058.24)</b>	<b>12,263.31*</b>	<b>25,319.49*</b>

Annual Meeting April 19, 2004

\*Transferred to Reserves