

# ***New Lakepointe Update***

***April 2005***

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

Spring has finally arrived which means it is time once again for the Annual Lakepointe Homeowner's Association meeting. This year the meeting will be held at the **Kings Park Library at 7:30 p.m. on Monday, May 16.** Because of renovations at many of the area schools, we were forced to change the location of our meeting this year to the Kings Park Library. Two Board positions are up for election and we are actively looking for volunteers to serve on the Board. If interested, please contact Sequoia Management or a Board member to obtain more information.

At our next meeting on April 18, the Board will be reviewing improvements and maintenance items to be completed in the coming weeks. We will be evaluating and making plans for improvements to the tennis/basketball courts as well as getting the pool ready for the opening Memorial Day weekend.

With the arrival of warm weather, it is a perfect time to get out and make improvements and do any necessary maintenance on your property. The ACC has been actively walking Lakepointe and noting violations. They are placing notes on doors to alert homeowners about minor violations. If you find a note on your door, please take the time to remedy the violation. We would all like Lakepointe to look its best.

Don't forget the Annual Meeting on Monday, May 16. We look forward to seeing everyone there!

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

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## **NEW TRASH/RECYCLING PICKUP SCHEDULE**

Our trash company, AAA Recycling & Trash Removal Services has changed our community's schedule for picking up recyclable items. **Beginning the week of March 21, recyclable pickup will be on Fridays. Pickup of trash will continue to be on Tuesday and Friday mornings.** Fliers announcing this change were mailed to each individual unit early in March.

A few reminders about putting out your trash:

1. Do not put your trash out until after dark on the evening before trash pickup, preferably not until the early morning of pickup day, but before 7 a.m.
2. Make sure trash is properly bagged and placed at the curb where it will be seen and picked up by the trash company.
3. If you have large items to be disposed of, you **MUST** call AAA Recycling Trash Removal at 703-818-8222, to make the proper arrangements. There may be an extra charge involved for the pickup depending on what is being disposed of (i.e., appliances).
4. If you see items that have been left out that are not picked up, please contact Sequoia or a Board member to make them aware of the situation. If it can be determined which resident placed the item at the curb, any additional fees will be charged back to the appropriate unit.
5. It is a violation to store trashcans, recycle bins and other refuse in the front yard. All trash receptacles must be stored inside the home or in the rear yard. No exceptions.

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## **NOT MUCH SUN, STILL PLENTY OF FUN!!**

The ground may have been a bit damp and the sky a bit dark for a Saturday afternoon, but the annual Easter Egg Hunt brought bright smiles to many children's faces. We had a great turnout this year and kids from ages 0-10 enjoyed finding eggs containing candy and toys, as well as stickers that could be redeemed for one of several "fabulous prizes".

We'd like to thank all those who brought filled eggs in advance and we really hope you enjoyed spending some time with old friends and hopefully making new ones! Be sure to check out the pictures from the Easter Egg Hunt on the website, [www.newlakepointe.net](http://www.newlakepointe.net)! Special thanks to Sarah and Kelly Boyles, along with Drew Zarfoss for all their help in hiding the eggs and helping out with the event!

**POOL SEASON IS  
FAST APPROACHING**

Saturday, May 28, will be opening day for the pool season! All unit owners were sent information in mid March with information about registration and obtaining pool passes. If you have not received any information, please contact Sequoia. In order to obtain your pool passes for the summer, your account must be current, i.e. all monthly assessments, as well as any past due assessments, must be paid in full. Your account will be checked at registration and no passes will be issued until your account is made current. Any payments must be made through Sequoia. If you have any questions about the status of your account, contact Jessica Azzarano or Samantha Drysdale at Sequoia Management, (703-803-9641).

Registration will be held at the pool house as follows:

- Saturday, May 21 from 2:00 p.m. to 4:00 p.m.**
- Sunday, May 22 from 1:00 p.m. to 3:00 p.m.**
- Monday, May 23 from 6:30 p.m. until 8:30 p.m.**

Please make the necessary arrangements to pick up your passes at the above times. NO pool passes will be issued at Lakepointe after the above dates. If you cannot attend one of the above times, you will need to contact Sequoia directly to make arrangements to get your passes. Board members will not have passes available for you on site.

Get out your swimsuits and sunscreen and join us poolside this summer!

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**DIRECT DEBIT FOR  
HOMEOWNER'S ASSESSMENTS**

Sequoia Management Company is canvassing their communities to determine the level of interest in automatic debit for our monthly homeowner's assessment. If you are interested, please fill out the form below and return it to Sequoia, by fax (703) 968-0936, by e-mail to [jazzarano@sequoiamanagement.com](mailto:jazzarano@sequoiamanagement.com) or drop this note in the envelope with your monthly payment. There is no guarantee of, or commitment to, automatic debit at this time, as we need a minimum of 40 households to participate in order

to make direct debit a reality. Save yourself postage, the mailing hassles and possible late fees. Sign up today!

NEW LAKEPOINTE DIRECT DEBIT

**FROM:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE NUMBER:** \_\_\_\_\_

Yes, I am interested in paying my monthly homeowners assessment through automatic debit.

Please mail to:

Sequoia Management  
13998 Parkeast Circle  
Chantilly, VA 20151  
Attn: Jessica Azzarano

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**SPRING IS IN THE AIR...**

It's time for many homeowners to begin working on the exterior of their townhomes. Be sure to submit any necessary applications for change to Sequoia for approval by the Architectural Control Committee (ACC). Remember, any change to the exterior of your unit requires approval by the ACC prior to the implementation of the change by the homeowner. This includes any changes to the front or rear entrance doors, storm doors, roof shingles, antennas, attic fans, exterior paint, windows, storage sheds, fences, shutters, siding, gutters, downspouts, handrails, address numbers, door knockers, lighting, patios or landscaping. Over the past year the ACC and Board of Directors have worked together to update the community's ACC Guidelines. You can access the updated version at our website, [www.newlakepointe.net](http://www.newlakepointe.net). A blank ACC Change Request Form is attached or can be obtained from the website.

Following is a brief summary of the application process. Homeowners must:

1. Carefully plan their repair, improvement or modification to conform to the ACC guidelines.

2. Complete an ACC Change Request Form including all information requested including dimensions, colors, samples, photos/sketches, type of material being used, timeline, etc.
3. Mail or deliver the completed ACC Change Request Form to Sequoia or an ACC committee member for review.
4. The ACC Committee will review all written applications within 30 days of receipt. Oral applications will not be considered.
5. If approved, Sequoia will forward a letter to the homeowner concerning the approval status. If the request is rejected, the reason will be included in the written decision. An appeal may be filed with the Board of Directors within 30 days of the decision. The Board may sustain, reverse or modify any decision within 30 days.
6. The homeowner should promptly reply to any questions or concerns posed by the ACC in the letter they receive.
7. Once the homeowner receives written notification from the ACC and all concerns (if any) have been addressed and a formal approval letter is received, then work may commence.
8. All repairs/improvements must be completed within sixty (60) days after work begins.
9. An application approval is good for one (1) year from the date of approval. If work does not commence within one year, the homeowner must submit a new ACC Change Request form.

This is a brief explanation of the ACC approval process. For more detailed information, refer to the Lakepointe Architectural Guidelines at the Lakepointe website ([www.newlakepointe.net](http://www.newlakepointe.net)).

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### **NEIGHBORHOOD WATCH**

Recent events in our community as well as throughout the nation have made us aware of the fact that we, as individual citizens, must be very vigilant and aware of what is going on around us in order to protect ourselves, our families and our community. If you observe any illegal or unusual activity within our community, please notify the Fairfax County Police immediately. The phone

number for the West Springfield Station is 703-691-2131. Also, notify a Board member or Rob Soles, our Neighborhood Watch Coordinator, so any necessary information can be passed on to the community and our Neighborhood Watch volunteers promptly. The police need our help in order to do the best job possible. Below are some web sites that individual residents may find helpful in keeping abreast of activities within Fairfax County, as well as within the State of Virginia.

Police Department/Crime Info and Prevention:  
[www.co.fairfax.va.us/ps/police](http://www.co.fairfax.va.us/ps/police)

Registered sex offenders, State of Virginia  
[sex-offender.vsp.state.va.us/Static/Search.htm](http://sex-offender.vsp.state.va.us/Static/Search.htm)

National Center for Missing and Exploited Children  
[www.NCMEC.org](http://www.NCMEC.org)

Fairfax County Police Weekly Crime Reports  
[www.co.fairfax.va.us/ps/police/reports/weekly.pdf](http://www.co.fairfax.va.us/ps/police/reports/weekly.pdf)

If you have not yet signed up to become a Neighborhood Watch volunteer, please contact Rob Soles at 703-754-9452 or [vasoles@verizon.net](mailto:vasoles@verizon.net).

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### **CALLING ALL VOLUNTEERS !!!!!**

The New Lakepointe community is looking for a few good volunteers in the following areas:

**2005 New Lakepointe Phone Directory.** A volunteer is needed to work with Sequoia Management to solicit, collect and publish a new 2005 New Lakepointe phone directory. Contact Sequoia Management or any Board Member for information.

**New Lakepointe Spring Cleanup.** In the past, a formal spring cleanup of the community was always held. Unfortunately, over the past few years because of a lack of volunteers, participation has been minimal--at best. Spring is a busy time, especially Saturdays. Spring sports, an abundance of school activities, graduations, etc., quickly fill up the calendar. Finding a time for a formal "spring cleanup" that will fit into everyone's schedule has been very difficult. This year we are asking each homeowner, at a time convenient for them, to take a look at the common areas around their townhome and pick up any debris or trash. When

you are out for a walk, take along a trash bag and pick up any debris that you see along your route. If you see any large items that need to be taken care of, please contact Sequoia so arrangements can be made. It takes the entire community working together to keep New Lakepointe looking its best.

**Volunteer/Service Hours.** There are many students who have service hours that they need to complete before the end of the school year. Look around your community for service hour opportunities that you can easily fit into your schedule. If you would like to help in Lakepointe, please give a Board member a call. There are always opportunities available ranging from picking up debris on the property to writing a newsletter article. The planting around our New Lakepointe sign at the entrance was designed and planted by a teenage resident as a Girl Scout project. Use your imagination! Complete your service hour requirement and help your community all at the same time!!

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## **OPEN LETTER**

### **To those parking along OUR Lakepointe Drive entrance**

Over the past year, there has been considerable increase in vandalism, dumping of contractor trash and littering along the entrance of New Lakepointe. The most recent incident involving the spilling and spreading of paint on the pavement further highlights a lack of responsibility on the part of the car/truck owners to preserve the decorum of our community.

While this parking privilege exists today, if this abuse continues, the New Lakepointe community will have to consider a more permanent solution to eliminate this abuse.

To those parking on the New Lakepointe entrance...be responsible...be vigilante. Secure your vehicles, trucks and cargo!

All observed violations will be reported to Fairfax County Police and may be subject to ticketing and towing.

Bill Ryan

## **FRIENDLY REMINDERS...**

- 1. *It's raining. It's pouring!! With the arrival of springtime rains remember to keep all downspouts and gutters clear of debris to prevent flooding in your basement or your neighbor's basement.***
- 2. *PLEASE do not park by yellow curbs. These have been designated as NO PARKING AREAS that are to be kept open to ensure emergency vehicles will have ready access in case of fire or other emergencies. You will be towed if your vehicle is found to be illegally parked.***
- 3. *Fill out ACC application and get approval BEFORE doing any exterior changes to your property.***
- 4. *Please clean up after your pets! Also Fairfax County requires pets to be kept on a leash at all times when not confined behind fenced yards.***
- 5. *Check out the New Lakepointe Website! It contains a wealth of information about the Lakepointe community and activities.***

### **2005 POOL HOURS**

#### **May 28 through June 17**

Monday thru Thursday: 2 – 8 p.m.

Friday: 2 – 9 p.m.

Saturday: 11 a.m. – 9 p.m.

Sunday: 11 a.m. – 8 p.m.

#### **June 17 through September 5**

Monday thru Thursday: 11 a.m. to 8 p.m.

Friday, Saturday, Sunday and all Holidays:  
11 a.m. to 9 p.m.

**Board Members:**

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

**Property Manager:**

Sequoia Management Company, Inc.  
Craig Courtney, PCAM®  
Community Manager  
703-803-9641

Jessica Azzarano, CMCA®  
Assistant Community Manager  
703-803-9641

**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

AAA Recycling & Trash Removal  
Services - 703-818-8222

***DON'T FORGET . . .***

**LAKEPOINTE HOMEOWNER'S  
ASSOCIATION  
ANNUAL MEETING**

**MONDAY, MAY 16**

**7:30 P.M.**

**KINGS PARK LIBRARY**

**LAKEPOINTE TOWNHOMES HOMEOWNERS ASSOCIATION**

**2005 POOL PASS APPLICATION**

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**NAME OF OWNER:** \_\_\_\_\_

**ADDRESS OF OWNER:** \_\_\_\_\_

**NAME OF RESIDENT:** \_\_\_\_\_

**LAKEPOINTE ADDRESS:** \_\_\_\_\_

**HOME PHONE:** \_\_\_\_\_

**EMERGENCY CONTACT NAME:** \_\_\_\_\_

**EMERGENCY CONTACT PHONE:** \_\_\_\_\_

**NAME OF RESIDENTS WHO WILL USE THE POOL:**

**DATE OF BIRTH:**

- |    |       |       |
|----|-------|-------|
| 1. | _____ | _____ |
| 2. | _____ | _____ |
| 3. | _____ | _____ |
| 4. | _____ | _____ |
| 5. | _____ | _____ |
| 6. | _____ | _____ |
| 7. | _____ | _____ |
| 8. | _____ | _____ |

**I have read the pool rules and regulations and agree to comply with these rules and agree to review the rules with members of my family. I further understand that all pool passes are the property of Lakepointe Townhomes Homeowners Association and pool privileges may be revoked for violating the pool rules or nonpayment of assessments. I further agree that I, my family, and guests will be responsible and liable for our intentional and unintentional acts while using the pool/pool area, and that we will use the pool/pool area at our own risk.**

**POOL PRIVILEGES ASSIGNED TO RENTERS:**       **YES**       **NO**

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

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For Office Use Only

Assessments Current: \_\_\_\_\_ Date of Issuance: \_\_\_\_\_ Lease on File: \_\_\_\_\_