

NEW LAKEPOINTE UPDATE

December 2005

President's Corner . . .

The holidays are just around the corner along with much cooler weather. Please take the time to winterize your residence and yard to prevent any damage from the ice and snow that will inevitably come. Premier Landscaping will once again be providing our community with snow removal this winter.

All owners should have recently received a notification from Sequoia Management about the approval of the 2006 budget along with the amount of the 2006 monthly assessments. The dues for 2006 will increase to \$70.00 per month. Copies of the budget were sent out with the notification letters. If anyone has any questions about the Lakepointe budget for 2006, please contact any Board member.

I am saddened to report that John Codd submitted his resignation from the Board of Directors at our last Board meeting. We want to thank John for all the time and effort he gave to the community over the past few months and wish him and his family well. Please contact a Board member or Sequoia Management if you would be interested in becoming a Director. We will be actively looking for someone to fill John's shoes in the coming weeks.

As in years past, we will hold our annual judging for our Holiday Decorating Contest the end of December. The Board has decided to make some changes in the rules for the contest this year. Please review the new guidelines elsewhere in this newsletter. The judging will take place on December 27. We encourage everyone to participate and make our community a very festive place to be for the holiday season.

We wish everyone a very safe, joyful and healthy holiday season!!

Kevin Donlea
kdonlea@cox.net

NOTICE:
THERE WILL BE NO CHANGE
IN TRASH PICKUP DURING
THE HOLIDAYS

NEW LAKEPOINTE DIRECTORY

The information sheets have been sent out and are due back by December 1st. Every Lakepointe resident should have received one. If there are no changes, you do not need to return the form.

If you have updates, please send it back to Sequoia Management (13998 Parkeast Circle, Chantilly, VA 20151) or Mary Knowles (5610 Stillwater Court). If you did not receive one or have any questions about the directory, please contact Mary Knowles, 703-764-5325.
Thanks for your cooperation.

HOLIDAY DECORATING CONTEST

It's time to begin preparing for the annual Lakepointe Holiday Decorating Contest. Judging will take place on December 27 at 7:30 p.m. In the past, the community was divided into 12 areas with a winner chosen from each area. This year The Board has decided not to divide the community into 12 separate areas. While judging the decorating contest the past few years, it became evident that some areas of the community had a very high participation rate with several homes vying for the top spot and other areas where it was difficult to find anyone with any decorations. This year the contest has been restructured so that there will be ONE GRAND PRIZE winner chosen from the entire community who will receive a \$50 gift certificate to Best Buy. In addition, we will be giving away \$25 Safeway gift certificates to TEN other lucky winners who are judged to be the best decorated in Lakepointe.

We look forward to everyone participating and bringing the holiday spirit to Lakepointe. Get those lights hung and don't forget to have them turned on for the judging on Tuesday, December 27, starting at 7:30 p.m. Good luck to everyone!!

2006 HOMEOWNER'S **ASSESSMENTS**

The monthly assessments for 2006 will be \$70. This new amount will be assessed for payments starting with January 2006. You should be receiving new payment coupons before the end of

the year. If you do not receive your coupon book, please contact Sequoia Management.

**POOL CHANGES FOR
2006 SUMMER SEASON**

The Board of Directors recently received a letter from the Fairfax County Department of Health notifying the community that the County was in the process of evaluating all existing diving wells at public facilities in order to ensure safety. The letter stated, "On September 1, 2005, I visited the referenced facility to obtain measurements of the diving well and the make and model of the diving board. The measurements revealed that the diving well for the existing 0.68 meter recreational diving board does not comply with the Fairfax County Code. Therefore, the 0.68 meter recreational diving board must be removed prior to the opening for the 2006 season. " Upon further discussions with the County, we have discovered that the only options regarding the diving board are to remove the board completely or to dig out the pool in order to make the diving well deeper and wider. The Board and Sequoia have looked into the feasibility of digging out the area to make it larger, but the cost is prohibitive and not financially prudent at this point in time. We are investigating other options for our pool area to make it more enjoyable for everyone. If anyone in the community has any suggestions, please contact a Board member. They will greatly appreciate everyone's input!

REMOVAL OF NO PARKING SIGNS

Within the next few weeks, all "No Parking" signs will be removed from Lakepointe—NO, THIS DOES NOT MEAN PARKING WILL BE ALLOWED AT YELLOW CURBS. The signs are in very bad condition and need to be replaced. Upon researching the current Fairfax County requirements, the Board discovered that as long as there is ONE sign at the entrance to the community notifying the public that parking at yellow curbs may be subject to towing, a sign at each individual spot is not required. Taking into consideration the very high cost to replace all the signs, the Board agreed to place one new sign at the entrance as required and remove the signs that are in disrepair.

Vehicles parked at yellow curbs will continue to be monitored and towing enforced. If your vehicle is towed, call 703-691-2131 to get more information about your vehicle.

FRIENDLY REMINDERS . . .

- 1. Remove snow and ice from the sidewalks near your town home within 24 hours of accumulation.**
- 2. Turn off all exterior water spouts from the inside shut off valve and drain the pipe from the outside spout to prevent indoor pipe freezing and potential basement flooding.**
- 3. Remove leaves and other debris from your gutters and downspouts so they won't clog with ice and rain as the weather gets colder.**
- 4. Store your hoses and lawn furniture to protect them from the winter weather.**
- 5. Work together with your neighbors to make sure our community mailboxes are free and clear of all snow and ice. This will help ensure that our mail carrier can safely and promptly deliver our mail.**
- 6. We all enjoy the holiday decorations over the holidays, but please remember the ACC guidelines (paragraph 4.2) stipulate that "all seasonal displays must be removed within 30 days after the holiday."**
- 7. PLEASE do not park by yellow curbs. These have been designated as NO PARKING AREAS that are to be kept open so emergency vehicles will have ready access in case of fire or other emergencies. Towing of vehicles illegally parked will be enforced.**
- 8. PLEASE park any commercial vehicles along Lakepointe Drive at the entrance to New Lakepointe. The bylaws prohibit parking of commercial vehicles within the community itself.**
- 9. Check out the New Lakepointe Website at www.newlakepointe.net! It contains a wealth of information about the Lakepointe community and activities.**

Board Members:

Kevin Donlea, President	703-764-0192
Craig Ross, Vice President	703-764-5374
Joni Peck, Secretary	703-978-6099
Bob Passut, Treasurer	703-250-1932
Chuck Ruby, Director	703-425-2722
Ron Randolph, Director	703-323-0011

Property Manager:

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

Jen Darwin
Assistant Community Manager
703-803-9641

Architectural Control Committee:

Bill Ryan	703-425-3248
Ian Stack	703-425-1174
Terry Holman	703-978-5853

Neighborhood Watch: Rob Soles

Pool Liaison: Beth Zarfoss

Newsletter: Linda Donlea