

New Lakepointe Update

June 2005

President's Corner . . .

Summer has FINALLY arrived. The pool is open and being enjoyed by all. Please take a few minutes to review the Lakepointe Pool Rules with your family which are attached to this newsletter. These rules have been put in place in order to make the pool an enjoyable and safe place for every resident of our community.

Plans are underway for a community pool party to be held on Saturday, July 16, from 12 to 3 p.m. (Rain date Sunday, July 17). Please mark your calendars and plan to attend. The Board has also scheduled a Volunteer Pool Party for Saturday, August 6 at 7:30 p.m. Invitations will be mailed in mid-July to all our volunteers. Please plan to attend.

The Board of Directors welcomes John Codd and Ron Randolph as our newly elected Board members. We thank them for their commitment to our community. At our last meeting on Monday, June 20, we elected our new officers for the coming year. They are as follows:

President	Kevin Donlea
Vice President	Craig Ross
Secretary	Joni Whalen
Treasurer	Bob Passut
Director	Ron Randolph
Director	John Codd

The Board is in the process of addressing improvements to the area around the tennis/basketball courts. There are drainage issues that need to be addressed before any new surface or fencing can be installed. Please contact a Board member if you have any suggestions, new ideas or comments on what you would like to see done in this area.

At their monthly meeting on June 20, the Board decided to post a closing time for the basketball/tennis courts as dark. We have been forced to make this change because of complaints of noise and inappropriate behavior by some of those who are using the facility. Police have been called to the area to help deal with the issue, but we will need to have members of the community help to patrol and enforce the closing time. Other options such as locking the courts, new fencing, etc. are being researched. If you have any ideas or suggestions on what you would like to see happen, please contact a Board member. We are open to any and all suggestions!

Have a relaxing and safe summer!

Kevin Donlea
kdonlea@cox.net
9857 Highwater Court

POOL SEASON HAS ARRIVED!

The pool is open and we have had some grueling hot days to enjoy it. Let's hope the summer weather is here to stay.

We apologize to those who have had problems receiving their pool passes. After many calls to our management company, we are hoping all have received their passes. We are aware several families received duplicates of their passes. Please dispose of the extras. If you are still waiting for passes or are new to the neighborhood, please give Sequoia Management a call. The number is 703-803-9641. They will let you know what procedures you need to follow. Remember, dues must be up to date and, if you are a renter, the owner

of the property must sign the application assigning the pool privileges to you. Renters must also provide a copy of their lease along with the application.

We will have a Lakepointe Community Pool Party on Saturday, July 16, from 12 noon to 3 p.m. Please bring a dish to share (salad, dessert, appetizer) and drinks and burgers will be supplied. Bring the family and meet some of your neighbors.

A Volunteer Pool Party will also be held on August 6 at 7:30 p.m. This party is for all the wonderful people who have volunteered in the neighborhood. We thank you for your help.

A copy of the current Pool Rules is attached to this newsletter. Please take time to review these rules with your family.

Hope to see you all at the pool!

Beth Zarfoss

NEW LAKEPOINTE TOWNHOMES ANNUAL MEETING

The annual meeting for the Lakepointe Townhomes Homeowners Association was held on Monday, May 16, at Kings Park Library. Approximately 25 residents were in attendance to elect new Board members for the 2 positions that are up for re-election, review the past year and to give input on plans for the community for the upcoming year.

The election to fill the two vacant Board positions was held. This year we had three individuals running for the two positions. All three candidates spoke to the group before the election was held. Once the ballots and proxies were cast and counted Ron Randolph and John Codd were named to director positions for the upcoming three years. Congratulations to both Ron and John for taking on this task ! Thank you for devoting your time and attention to our community!

This past year the Board has been working closely with our landscaping contractor, Premier Turf and Landscaping, to develop a long term plan for seeding and aeration of the common areas in Lakepointe. The new terraced area across from the bus stop is starting to fill in and has been a nice addition to the property. Some of the plantings that were removed from the previous landscaping were relocated to other areas around the community, particularly around the pool area. The Board, Sequoia and Premier are all continuing to work together to make other improvements around the community, including clean up of wooded areas and trimming back the overgrown areas around the perimeter of the community. Other topics discussed included the status of the basketball/tennis court area and upkeep of the playgrounds.

We thank everyone who took time out of their busy schedules to attend the Annual Meeting and hope for a larger participation by the community at the next Annual Meeting in the spring of 2006.

2005 POOL HOURS

Monday thru Thursday: 11 a.m. to 8 p.m.
Friday, Saturday, Sunday and all Holidays:
11 a.m. to 9 p.m.

TRASH PICKUP

Beginning in late March, AAA Recycling and Trash Removal Services, asked to change our recycling day from Tuesday to Friday. Since that time we have had many occasions where the recyclables have not been picked up at all or picked up in only certain parts of the community. The Board has been actively working with AAA to rectify this situation, but since the pickups have been so erratic, we need the help of the community. If your recyclables or trash has not been picked up, please call AAA directly at 703-818-8222. This will help them to expedite the dispatch of a truck to the community to pick up the items. Unfortunately, since our pickup day is on a Friday, by the time a Board member is notified and can notify Sequoia and AAA, their offices are closed for the weekend and nothing is done until Monday.

BUYING/SELLING A NEW LAKEPOINTE HOME

PROCEDURE FOR ORDERING YOUR HOME'S RESALE DISCLOSURE DOCUMENT PACKAGE

When a homeowner sells their home in the Commonwealth of Virginia, the law mandates that they must provide the purchaser with a Disclosure Packet. This Disclosure Packet must include certain components such as the Declaration of Covenants, Bylaws, Resolutions and Rules and Regulations of the Association. It also must include several statements regarding items like the name of the association, associated fees, insurance information, planned expenditures of the reserve funds, if the sellers dues are paid and if the home/lot has any known architectural violations.

As you can see, there is information in the Disclosure Packet that is specific to each home. They must be individually prepared and, therefore, take some time to produce. However, the statute requires that the Disclosure Package be ready for pick up within 14 days of receipt of a written request and the required \$100 fee. The written request and fee should be mailed/delivered to Sequoia Management.

Once the written request and fee are received by Sequoia Management, the property will be inspected for any architectural violations which must be remedied before sale of the property. If you are in the process of selling your home, please contact Sequoia Management or the ACC to check any outstanding violations and fix the problems before you request your Disclosure Packet. It will help to expedite the process for everyone involved. If you have any questions about the procedure, please contact a Board member or Sequoia Management.

NEIGHBORHOOD WATCH

If you are not already a member of Neighborhood Watch, please consider doing so. It's summer and a time of more activity within the community. We can never have too many volunteers. Contact Rob Soles at 703-754-9452 or vasoles@verizon.net.

FRIENDLY REMINDERS . . .

1. 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.

2. **Fill out ACC application and get approval BEFORE doing any exterior changes to your property.**
3. **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.**
4. **Check out the New Lakepointe Website at www.newlakepointe.net! It contains a wealth of information about the Lakepointe community and activities.**

CALLING ALL VOLUNTEERS !!!!!

We are still in search of a volunteer(s) to work on the New Lakepointe Phone Directory. We need volunteers to work with Sequoia Management to update the current directory. We've had many requests for a new Directory, but no volunteers to actually pull it all together. This is a big task, but would be a great group project for several residents to come together to volunteer in the community. Please contact any Board member for more information.

COX MOVIES UNDER THE MOON

Why: Benefiting Inova Fairfax Hospital for Children and Special Love, Inc.
 When: July 15-23
 Where: On the Campus of George Mason University (Robinson Field)

What: Enjoy dinner from area restaurants, fresh popcorn and movie snacks. A portion of the proceeds will support the charities listed above. Nine nights of **FREE**, family friendly movies, and parking is **FREE**.

Gates and food booths open at 6:30 p.m. Movies begin at 8:30 p.m. (dusk)

- Friday, July 15 – Sound of Music
- Saturday, July 16 – Aviator
- Sunday, July 17 – The Sponge Bob-Square Pants Movie
- Monday, July 18 – West Side Story
- Tuesday, July 19 – Rocky
- Wednesday, July 20 – Harry Potter and the Prisoner of Azkaban
- Thursday, July 21 – Ray
- Friday, July 22 – Ghostbusters
- Saturday, July 23 – Dirty Dancing

For more information, visit www.moviesunderthemoon.com or call the movie information line at 703-323-6333 or Cathy Williams at 703-776-6081.

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
John Codd, Director	703-503-7362

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

Neighborhood Watch: Rob Soles

Pool Liaison: Beth Zarfoss

Newsletter Editor: Linda Donlea

AAA Recycling & Trash Removal Services

703-818-8222

LAKEPOINTE TOWNHOMES HOMEOWNERS ASSOCIATION
POOL RULES

The following rules are for the benefit and protection of all residents and their guests to ensure the safe and sanitary operation of the pool facilities. Your cooperation will afford pleasant relaxation and recreation for everyone concerned.

1. *The use of the pool is limited to residents of Lakepointe Townhomes Homeowners Association, the guests of residents and others approved by the Board of Directors. All individuals wishing to gain entry to the pool must have a valid Pool Pass. A resident or member must accompany guests.*
2. *All persons using the pool do so at their own risk. The Association assumes no responsibility for any accident or injury in connection with such use or for any loss or damage to personal property. Residents are responsible for the actions of their children and guests.*
3. *Persons unable to demonstrate their ability to swim to the lifeguards are not permitted in the deep water.*
4. *Children nine (9) years of age and under must be accompanied by a parent or responsible person at least sixteen (16) years of age (if a babysitter) while in the pool enclosure. Children five (5) years of age and under must not be left unattended at any time within the pool enclosure, including the baby pool, regardless of swimming proficiency*
5. *Young children who are wearing diapers are only allowed in the large pool if a swim diaper is used.*
6. *All persons must take a cleansing shower before entering the pool or after using the toilet.*
7. *Admission shall be refused to all persons having colds, coughs, inflamed eyes, infections or wearing bandages.*
8. *Wearing of street shoes on the pool deck is not permitted.*
9. *Food is permitted in the picnic area of the pool enclosure and must be cleaned up afterwards.*
10. *Drinking of beverages such as water, soda and lemonade is permitted within the pool enclosure, but not in the pool. All such beverages must be consumed from non-breakable containers. This includes baby bottles.*
11. *The drinking of alcoholic beverages is not permitted within the pool enclosure or within the bathhouse. Intoxicated persons will not be admitted at any time.*
12. *No smoking in the pool enclosure is permitted, including the bathhouse and the guards' room.*
13. *No skateboards or roller bladders are allowed on the pool deck.*
14. *No pets are permitted in the pool enclosure, including the bathhouse or guards' room.*
15. *All refuse must be placed in containers provided for this purpose. Residents and their guests are urged to assist in keeping the pool area and bathhouse clean.*
16. *Proper attire (swim suits) must be worn in the pool. No street clothes or cut-offs are permitted to be worn in the pool*
17. *Running, pushing, rough play or profane language will no be permitted in the pool area. Standing or sitting on another person's shoulders is not permitted. The use of kickboards, tubes, water wings, noodles, balls, etc. will be at the discretion of the lifeguard based on the size and character of the crowd using the pool.*
18. *Spouting of water and similar unhygienic actions are not permitted in the pool area.*
19. *Diving is permitted only in designated areas.*
20. *Swimmers using the diving board must not step onto the board until the previous diver has cleared the board.*
21. *Only one bounce on the diving board is permitted.*
22. *Diver must wait until the previous diver is at the ladder before taking their turn.*
23. *No goggles or mask should be worn when going off the diving board.*
24. *Hanging on the diving board is not permitted.*
25. *Children over the age of six (6) are not allowed in the baby pool. Parents or a responsible adult must stay with children in the baby pool area. No guard is on duty in the baby pool enclosure.*
26. *A Ten-minute rest (except for the first hour of the day) will be taken every hour on the hour for children under the age of eighteen (18) years.*
27. *Gum chewing is not permitted.*

28. *Only representatives of the pool management company are allowed in the guard's room at any time, unless being treated for any injury.*
29. *Persons who exhibit disregard of these rules will be asked to leave the pool enclosure.*
30. *Each residence will be issued a pool pass for each resident and two (2) reusable guest passes. The guest passes are to be used only for the season issued. Upon entry to the pool, the pool member (Lakepointe resident) must accompany the guest. Each time a resident and guest enter the pool enclosure, they MUST sign in. The sign in book will be with a lifeguard. EVERYONE MUST SIGN IN! Additional guest passes are available for \$1.00 a day for anyone over the age of one (1) year. Passes may be purchased from the lifeguard.*
31. *Comment and suggestion forms are available from the lifeguard. Complaints concerning the staff, or the operation of the pool should be directed to the Pool Committee Chair, The Management Company or the Board of Directors.*
32. *The pool will operate on the following schedule:*

*May 28 through June 17
Monday through Thursday – 2 to 8 p.m.
Friday – 2 to 9 p.m.
Saturday– 11 a.m. to 9 p.m.
Sunday, - 11 a.m. to 8 p.m.*

*June 18 through September 5
Monday through Thursday – 11 a.m. to 8 p.m.
Friday through Sunday – 11 a.m. to 9 p.m.
Holidays – 11 a.m. to 9 p.m.*

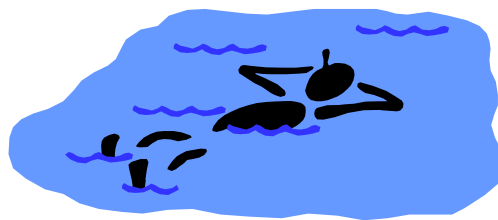
It's time for the Annual New Lakepointe Pool Party!

Saturday, July 16 (July 17 if there is rain)
12 noon-3pm



Please bring a dessert or side dish to share.
Burgers, hot dogs, chips, and drinks
will be provided

Don't forget your POOL PASS! You will need it to gain entrance!



See you poolside!!