

NEW LAKEPOINTE UPDATE

February 2006

President's Corner . . .

I hope everyone made it safely through our weekend snowstorm. The snow is a strong reminder that Mother Nature is still in charge! Remember that you are responsible to remove the snow and ice from the sidewalk in front of your home within 24 hours of accumulation.

The Board has been busy reviewing bids for trash removal. With our inconsistent service from AAA and their proposal to raise their fee from \$12 to \$17 per unit, we unanimously agreed it was time for a change. American Disposal Services will begin our trash collection beginning March 1. Please call Craig Courtney at Sequoia if you have any questions or concerns with our new trash service.

Everyone will be receiving a new Lakepointe Directory. A huge thank you to Mary Knowles for all the time and effort she has put into publishing this directory. Good job Mary!!

Plans are underway for the Lakepointe Homeowners Association Annual Meeting to be held in April. Watch your mailboxes for the date and final information.

We are actively looking for a couple of community-minded individuals to serve on the Board of Directors. If you are interested in helping guide the services and programs of our community, please contact a Board member. Our next Board meeting will be held on Monday, February 20 at 7:30 p.m. at 9857 Highwater Court.

Enjoy the snow while it lasts...

Kevin Donlea
kdonlea@cox.net
9857 Highwater Court

NEW TRASH SERVICE **FOR LAKEPOINTE** **BEGINNING MARCH 1**

Because of continuing issues with our current trash service (AAA Recycling & Trash Removal Services) as well as their proposal for a significant increase in the cost of their service, the Board has unanimously agreed to terminate the contract with AAA effective the end of February. After receiving proposals/bids from three other contractors, the contract for trash pickup for our community was awarded to American Disposal Services effective March 1, 2006.

All homeowners should have received a notice from Sequoia Management this past week outlining the changes. If you are a homeowner who is renting your unit, PLEASE notify your renters of the above changes.

Important dates to remember:

FRIDAY, FEBRUARY 24 - American Disposal Services will be distributing NEW recycling bins to each town home in Lakepointe.

MONDAY, FEBRUARY 27 - AAA will be picking up their old recycling bins. Please place your empty AAA recycling bin at the curb by 8 a.m. on Monday, February 27.

PLEASE NOTE:

***TRASH PICKUP DAYS WILL NOT CHANGE.
TRASH WILL CONTINUE TO BE PICKED UP ON
TUESDAY AND FRIDAY.***

***RECYCLABLES WILL BE PICKED UP ON
TUESDAYS.***

**ARCHITECTURAL CONTROL
COMMITTEE UPDATES**

Over the past 10 months the Board of Directors, the Architectural Control Committee and Sequoia Management have been working very hard with homeowners in identifying, addressing and resolving homeowner violations. To this date a large number of homeowners have made great strides in addressing and fixing these issues. Thank you!

We have completed approximately 60 re-inspections of homes to close and/or qualify outstanding violations. For those homeowners who have yet to address these violations (even though three notices have been sent over the past 90 days), the Board and ACC will be requesting the homeowners presence at the March 20th homeowners association hearing to explain why they have not addressed the noted violation(s). The Board will also explain the legal steps that will be initiated if the homeowner fails to present an acceptable solution to the violation.

The ACC will be performing its spring walk-through inspections the weekend of March 18. Please save everyone the added paperwork and effort of addressing new violations by reviewing your property prior to this date and addressing any violations you may have.

**REMEMBER
ACC GUIDELINES PROHIBIT:**

- Storage of all shovels, brooms and sleds outside the home. Please remove and store inside.
- Holiday decorations 30 days past the holiday. Please remove any remaining outside holiday lights and decorations as soon as possible!!
- Storage of trash cans in front of homes. Trash cans and recycling bins are required to be stored either in your town home or in your fenced back yard.

**HOLIDAY DECORATING
CONTEST**

GRAND PRIZE WINNER:

(Winner of \$50 Best Buy Gift Certificate)
5613 Stillwater

OTHER WINNERS:

(Winners of \$25 Safeway Gift Certificates)
5501 Swift Current
5505 Swift Current
5623 Stillwater
5625 Stillwater
9974 Whitewater
9922 Whitewater
9942 Whitewater
9814 Spillway
9777 Highwater
9773 Highwater

***CONGRATULATIONS TO ALL OUR WINNERS
AND THANK YOU TO EVERYONE WHO
PARTICIPATED!***

NO PARKING LANES

There has been an increase in the number of vehicles parking in no parking lanes designated by yellow curbs. The yellow curbs 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. Increased monitoring of these areas is being done with owners of offending vehicles being notified and towing of the illegally parked vehicles continuing. Please do not park in these areas!

FRIENDLY REMINDERS...

1. Visit our website at www.newlakepointe.net. There is a lot of valuable information there for residents, including important phone numbers, dates, etc.
2. Keep all downspouts and gutters clear of debris to prevent basement flooding.
3. Work together with your neighbors to make sure our community mailboxes are free and clear of all snow and ice to help ensure our mail carrier can safely and promptly deliver our mail.
4. Be cautious about leaving idling cars unattended (to warm up on these cold mornings). It is an invitation for car thieves.
5. Fill out ACC application and get approval **BEFORE** doing any exterior changes to your property.
6. 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.

Board Members:

Kevin Donlea, Pres.	703-764-0192
Craig Ross, Vice Pres.	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