

NEW LAKEPOINTE UPDATE

January 2007

President's Corner . . .

The Lakepointe Board of Directors is happy to announce that we have a new member. Christen Guevara was appointed to the Board by unanimous vote on Monday, January 15, 2007. Christen will fill the vacancy left by Joni Peck when she moved to the Richmond, Virginia area. Christen has experience with being on a Board of Directors, as she served on the homeowner's association at her previous home in Colorado. We are pleased to welcome Christen and look forward to having her assistance with community matters.

Plans have been made to repaint yellow curbs as well as parking spaces this spring. Plans are also underway to resurface the tennis/basketball court area as well as replace the wood chips at the playgrounds. As warmer weather approaches, more information concerning the dates will be sent to homeowners.

It is with great sadness that I report the recent loss of an active long-time resident of Lakepointe. Janet Steele passed away in late December. As a resident of Spillway Court since 1981, Janet was an active member of our community and assisted with many projects over her years here. She will be greatly missed by all who knew her!

Kevin Donlea
kdonlea@cox.net

NEW HOMEOWNERS ASSESSMENT COUPON BOOKLETS

Please note that there is a new address to mail your monthly homeowner's payment. The new address is:

Lakepointe Townhomes HOA
Sequoia Management Company
P.O. Box 66061
Phoenix, AZ 85082-6061

There was an error when the monthly assessment coupon books were originally printed. The mistake was in the printing of the bar codes which help the post office route each mailing. New coupon books were printed and have been mailed to each homeowner. The correct booklet's bar code starts with TWO tall bars rather than one. Don't worry if you mailed in January's payment with the wrong coupon. Your payment will still be received; it may just take longer to be sorted. If you have any questions, contact Andy Macleod at Sequoia Management at 703-803-9641.

ANNUAL HOLIDAY DECORATING CONTEST

The judges had a difficult time on December 18 deciding which decorations were the best, but they chose the following as winners of the Lakepointe Holiday Decorating Contest. Each won a \$25 Safeway gift card. Congratulations to all our winners!!

5505 Spillway Court
5608 Stillwater Court
5612 Stillwater Court
5615 Stillwater Court
5604 Rapid Run Court
9974 Whitewater Drive
9980 Whitewater Drive
9773 Highwater Court
9778 Highwater Court
9855 Highwater Court

Thank you to everyone who participated and made our community more festive over the holiday season!

POOL SEASON 2007

Even though it is cold outside now, planning is underway for the 2007 pool season. Several companies submitted contracts for our pool management. These contracts have been reviewed and the Board has decided to make a change. Atlantic Pools has been chosen to serve as our pool management company for the upcoming season.

A change is also being made in how the distribution of the pool passes will be handled. Sequoia Management will issue all pool passes this year. Passes will NOT be distributed on site as they have in the past. In the coming months, property owners will be receiving information which will contain the pool registration form. Owners are to return the application to Sequoia at which point the passes will be printed and mailed directly to you. Please watch your mailboxes for the information and return the forms promptly!!

TIPS FOR WINTERIZING YOUR HOME

Freezing Pipes and Plumbing

Fairfax Water encourages residents to take the following preventative actions to protect home plumbing:

- Locate and mark the main water cutoff valve for your home. This cutoff valve is usually found near where the waterline comes into your house. Damage from running water can be minimized if you can turn off this valve quickly.
- Make sure the waterline to outside faucets is turned off and the line is drained. Consider wrapping or insulating your water pipes, especially those pipes near outside walls, under the house or in the attic. Insulation

supplies are available at local home improvement or hardware stores.

- Eliminate drafts. Check around the home for areas where water supply lines are located in unheated areas and take measures to prevent the flow of cold air in these areas. Look in the basement, crawl space, attic, garage and under kitchen and bathroom cabinets. Both hot and cold water pipes in these areas should be insulated. A hot water supply line can freeze just as a cold water supply line can if water is not running through the pipe and the water temperature becomes cold.
- If a water pipe freezes, never try to thaw it with an open flame or torch. You can use a hair dryer or portable heater, but always be careful of the potential for electric shock in and around standing water.
- If you will be away from your home, keep the thermostat at a reasonable temperature to make sure all areas with water pipes are kept above freezing.
- If you suspect you have a frozen water meter, call Fairfax Water for help. Service crews are available 24 hours a day and will respond as soon as possible. You can reach Fairfax Water's Customer Service Department at 703-698-5800, TTY 711. After hours, the emergency number is 703-698-5613, TTY 711. Additional information can be found at www.fairfaxwater.org.
- If you are vacating your home because you have lost your heat source, locate and turn off your main water cutoff valve. After the valve is turned off, open a faucet on each level of your home to allow for expansion should the undrained water freeze. If you are staying in your home or will be monitoring your home frequently, allow a faucet to drip cold water slowly. At a minimum, the dripping faucet should be the one that is the greatest distance from your main water cutoff valve. Consider allowing a slow drip in areas

that are least protected from the cold (basements, crawl spaces, attics and garages).

Clearing Snow and Debris

Residents and businesses can help alleviate potential flooding and protect the environment this winter season by keeping the openings of storm drains clear of snow and debris. Simple steps include:

- Remove snow and debris, such as leaves, grass clippings, and trash from the outside openings of storm drains.
- Avoid piling snow in front of a storm drain.
- Avoid blowing leaves and cut grass into the street, which may travel to a storm drain in rain and melted snow.
- If a storm drain opening is blocked, residents can remove the debris from the outside opening. At no time, however, should a resident attempt to enter a storm drain to remove debris. Residents can also call Fairfax County Stormwater Management, 703-934-2800, TTY 711, or the Virginia Department of Transportation at 703-383-8368, TTY 711, to report a blocked storm drain...

FRIENDLY REMINDERS...

1. *We all enjoy the holiday decorations, but please remember that the ACC guidelines require that “all seasonal displays must be removed within 30 days after the holiday.”*

2. *Visit our website at www.newlakepointe.net. There is a lot of valuable information there for residents, including important phone numbers, dates, ACC forms, etc.*

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

4. *Trash pickup is on Tuesday and Friday. Recycling pickup is on Tuesday. If you have bulk items you must notify American Disposal Services by calling 703-368-0500. They will give you a date for pickup and let you know if there is a fee for the pickup. If there is a fee, it must be paid before pickup can occur.*

5. *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.*

6. **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.*

COUNTY DOG LICENSES **AND** **LOW COST RABIES VACCINATION** **CLINICS FOR PETS**

Fairfax County requires a dog license for all dogs over the age of four months. A County dog license is required by County Ordinance and can also be an important identification in the event that a pet strays from its owner.

The 2007 Fairfax County dog licenses are now on sale at the Fairfax County Animal Shelter, 4500 West Ox Road, Fairfax, or at the Department of Taxation, 12000 Government Center Parkway, Fairfax. Information

concerning dog licenses is available on line at http://www.fairfaxcounty.gov/dta/dog_licenses.htm .

Proof of a current rabies vaccination is required to purchase a dog license. Cats and ferrets are not required to be licensed in the County and sometimes this important protection against rabies is overlooked for these pets. With rabies being a persistent threat to our unvaccinated pets, Fairfax County is committed to providing a convenient, low-cost option so that all pets and residents in the County will be safe from this disease.

Fairfax Animal Services has planned six low-cost rabies vaccination clinics in 2007 for dogs, cats and ferrets that may be of interest to residents. The rabies vaccination clinics are not intended to replace regular veterinary care, but can be an option for citizens whose pets require an updated vaccine outside of their regular medical care cycle.

The low-cost rabies clinics will be held at the Fairfax County Animal Shelter, 4500 West Ox Road, Fairfax, Virginia (703-830-1100) on January 21, March 11, May 20, July 15, September 16 and November 18 from 12 to 2 p.m. Cost is \$10 per pet. Dogs, cats and ferrets will be vaccinated. Dogs MUST be on leashes. Cats and ferrets MUST be in carriers. No rabies tags will be issued on these dates. 2007 dog licenses will be sold for an additional cost: \$5 for altered (neutered) animals and \$10 for unaltered animals. The reduced cost rabies clinics are sponsored by the Fairfax County Police Department's Animal Services Division and Deepwood Veterinary Clinic.

Board Members:

Kevin Donlea, Pres.	703-764-0192
Craig Ross, Vice Pres.	703-764-5374
Mary Knowles, Sec	703-764-5325
Bob Passut, Treas.	703-250-1932
Ron Randolph, Dir.	703-323-0011
Heather Pedersen, Dir.	703-978-5564
Christen Guevara, Dir	703-865-5726

Property Manager:

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

Andy MacLeod
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

American Disposal Services

703-368-0500