

NEW LAKEPOINTE UPDATE



NEWSLETTER

SEPTEMBER 2008

PRESIDENT'S CORNER

Ladies and gentlemen -

As summer winds down and we finish up those outdoor chores, please keep in mind that all exterior work requires an ACC application (found on our website - www.newlakepointe.net). Our new ACC committee: Sabrina Kummerfeldt and Shelley Baxter review each application with the assistance of the board and work with the homeowner to ensure all work is in keeping with our standards.

The board members, ACC, pool, and neighborhood watch volunteers all work very hard for the community. Please keep in mind that we are always looking for assistance to keep our community running. Currently we are seeking a new neighborhood watch lead to organize the calendar and be the primary point of contact. The job is extremely important as it helps keep our community safe. Rob Soles has done an exceptional job in organizing the regular patrols for the last several years and deserves a little time off.

I encourage every resident to become an active participant in the community. Whether you want to be a board member, or just attend the pool party, please keep in touch with your neighbors.

Please contact our management company and a board member whenever you have a concern or suggestion. We take all of your suggestions into consideration!

Thanks,
Jeremy Seitz
President HOA Lakepointe
seitz@newlakepointe.net

MANAGEMENT CORNER

No Soliciting Policy

The Lakepointe Townhomes Homeowners Association has a No Soliciting Policy (clearly signed at the entrance to our community), Resolution 5, which has been in effect since February 17, 1997. As is normal during the summer months, there have been many reports of unwanted solicitation in the neighborhood and here are a few hints on how to handle the situation:

1. Take a pamphlet if they offer one and send it to management – a letter will be sent to the company explaining our policy of no solicitation in the neighborhood;
2. Ask them for their license, all legal solicitors have to be licensed;
3. Call the Fairfax County Office that issues the licenses – (703) 324-2000 - and report the vendor for soliciting in a neighborhood that has no soliciting signs clearly posted at the front entrance.

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BOARD NEWS

New Members on the Architectural Control Committee (ACC)

The Board would like to thank and welcome Sabrina Kummerfeldt, Shellby Baxter, and Chris Pedro as the new members of the Architectural Control Committee. Their time and commitment for serving their community is greatly appreciated.

Window Air Conditioners

Architectural regulations regarding individual air conditioning window units or fans are **permitted if they are installed within the window opening and must not protrude beyond the exterior window frame.**

ACC Guidelines, 3.0 Air Conditioners

Guidelines for Removal of Building Materials

If you have any work done in or around your house, please use your designated parking spot to place dumpsters, storage units, materials, etc. and notify our property manager, Jan Fenton, at Sequoia Management at (703)-803-9641.

Neighborhood Watch Coordinator Needed

Rob Soles, our neighborhood watch coordinator, is looking for volunteers to lead this committee. Being a

neighborhood watch person requires only a few hours of your time, but is a vital element of keeping communities safe in conjunction with the police force. Interested or have questions? Contact the board or Rob Soles at vasoles@verizon.net.

New Lakepointe Newsletter

Do you want to get connected with some of your neighbors? There are many ways to find people with similar needs or interests. If you would like to offer a special service (e.g. babysitting, dog walking, lawn mowing, play groups, home schooling families, walking buddies, tutoring, etc.), why don't you use the **newsletter mailbox** as a means to connect? Via the Lakepointe website, you can forward suggestions, comments and recommendations. Simply go to the HOA website www.newlakepointe.net, go to "Committees" and click on the link next to "newsletter". As a reminder, the newsletter and other community news can be directly sent to your personal inbox by adding your e-mail address to the e-mail distribution list for Lakepointe HOA. Sign up or cancel your subscription any time at www.newlakepointe.net/news, click on "**New Lakepointe E-Mail List**" and enter your e-mail, name and address. Click on "Subscribe" to get your account set up. For questions, go to news@newlakepointe.net.

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FRIENDLY REMINDERS

Pets in the Neighborhood

Fairfax County codes include guidelines for keeping your dogs on a leash, cleaning up pet waste as well as refraining your animals from making frequently and habitually loud and objectionable noises. For further information about the County Codes, please refer to the county's website at

www.fairfaxcounty.gov/police/animals.

South Run recreation Center in Springfield offers a large, clean and well-run **outdoor dog park**, as well as training sessions in canine protocol held behind the field house by qualified dog trainers. For more information, check out the RECenters website at www.fairfaxcounty.gov/parks/rec/srunrec.

Pool Passes for 2009

With the 2008 pool season over, we would like to remind all residents to please **keep the current pool passes in a safe place**. Passes will be reused again next year. A fee will be applied for lost pool passes.

Use of BB Guns in Neighborhood

Recently, the use of BB guns in our neighborhood has been reported. Plastic pellets were found at the swing set, between rows of townhouses, as well as on patios.

Fairfax County Code prohibits the discharge of BB-guns, air pistols, air rifles and pellet guns as

follows:

“... Notwithstanding the provisions of Section 6-1-2, a person may discharge a traditional BB-gun, air pistol, air rifle or pellet gun, (...), on a parcel of land containing at least one acre of land in an area designated for the discharge of firearms or other guns in accordance with Appendix J to the Fairfax County Code. Provided, however, no person shall discharge such BB-gun, air pistol, air rifle, and pellet gun with 100 yards of a public school ground or a public park, and no person shall traverse a public school ground, or a public park while in possession of a BB-gun, air pistol, air rifle or pellet gun. Violation of this Section shall be punishable as a Class 4 misdemeanor.”

Fairfax County Code Section 6-1-2.1

Soil Protection of Common Areas

Several common areas in our community have big bare patches, mainly around the bus stop area. We ask parents to please supervise their children and remind them not to dig up the ground or tear up the grass.

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COMMUNITY CONNECTION

Helping Hands

- ◇ **Fall Clean-up Day: October 18th, 10 am-noon**

Neighborhood cleanups are one-day events that allow residents to pull together and care for their neighborhood.

All New Lakepointe Townhome residents are invited to meet at the bus stop at 10 am. Please bring your own gloves; trash bags will be provided. **Participants will have the chance to win some prizes:** four painted soda bottles will spread throughout the community. Finders of the “golden” trash will receive a **\$25 gift certificate**.

If your child’s scouting group (cub scouts, brownies, American Heritage Girls) would like to earn a merit badge, why not ask their troops to participate?

Royal Lake Dam Improvement and Flood Control

- ◇ Hurricane Hannah blew through our area while the dam construction at Royal Lake was still undergoing. While major damage to the dam as

well as flooding to the Lakepointe townhome community was prevented, Angler Environment is continuing to make **safety improvements to the auxiliary spillway** (the flat grassy surface next to the dam embankment). The project is redirecting the spillway away from the townhome community and is strengthening the spillway with articulated concrete blocks, which will be covered with soil and grass.

Source: E-Bulletin from Sharon Bulova, Braddock District Supervisor



GARDENING TIPS

Fall is an important gardening season when careful preparations can lead to flowers and blossoms in spring.

- ◇ **Grass care** is best done in early fall. Sowing grass seeds is recommended now to help roots get well established before the cold weather arrives. Lawns should be fertilized in late September or early October.
- ◇ Fall’s cool and moist weather is ideal for **planting shrubs and trees**. Remember to remove any synthetic burlap from the root ball before planting (some of the material strongly resembles cotton burlap) once the plant is in place.

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- ◇ Start taking **cuttings** from your annual plants and bring them inside to get them through the winter. Geranium, coleus and fuchsia do very well when stem cuttings are rooted and kept in pots indoors with plenty of light.

Source: Monthly Gardening Tips from the Virginia Cooperative Extension at Virginia Tech

maze!!), Fairyland Castle slides, Baby Farm animals, treetop slide, wooden train, candy hill and free patch pumpkins for everyone.

Admission is \$9/person on weekdays and \$15/person on weekends and Columbus Day.

Hours are 10 am - 7 pm on weekdays and 9 am - 7 pm on weekends. For additional information, check www.coxfarms.com.

- ◇ **Pumpkin Playground, Burke**
October 2nd-November 2nd

Burke nursery has its own smaller version of a fall festival, perfect for the younger crowd. Opening on October 2nd, the pumpkin playground includes pirate ship, pirate camp, pumpkin fort, several slides, western town, money mountain, teepee with Mary Aponte - a Cherokee storyteller, hayrides, farm animals, phone tubes, tumbling tubes, monster truck, iron horse railroad, enchanted castle, etc. Additional activities require extra fee, such as pony rides.

Admission is \$8 per person on weekdays and \$11 for weekends and Columbus Day. Hours are 9 am - 9 pm on weekdays and 10 am - 5 pm on weekends. For more information, please refer to www.pumpkinplayground.com.



FAMILY CORNER

Virginia offers many fall outings for families to celebrate the season. Check out some of our suggestions, and if you would like to share a favourite outing, restaurant, campground etc, why not passing it on via the newsletter?

Fall Outings

- ◇ **Cox Farms, Fall Festival, Centreville**
September 20th -October 31st

The annual festival is opening September 20th and is held on 90 acres of land. **Tickets include:** Giant slides, rope swings, straw tunnels, Pumpkin Patch idol stage, unlimited hayrides, CORNundrun (more than just a corn

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◇ **Ghost Train, Burke Lake, Burke**

October 27 & 28, 10 am - 6 pm

Every year the woods surrounding the traintracks at Burke Lake are turned into a Halloween Forest. Train passengers are dressed up, and receive treats. Kids under 6 should be under adult supervision. Admission \$4 per person, children under 2 ride free.

Fall Activities

◇ **Kings Park Public Library**

- “LunchBunnies” (every second Friday of the month at 12 pm). Bring lunch and enjoy some story time. For babies and children until 5 years with adult..

◇ **Pohick Regional Library,**

- “Tiny Tots” (every first Tuesday of the month at 10:15 am). Very short stories, finger plays and activities. Age 13-17 months with adult.

Home Schooling Families

- ◇ If you are interested in sharing experiences, teaching techniques, etc and would like to connect with other home schooling families in Lakepointe, please call Marcie Concepcion at 703-338-3288.

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Board Members:

Jeremy Seitz, President 703-953-4030
Craig Ross, Director 703-764-5374
Mary Knowles, Secr. 703-764-5325
Bob Passut, Treas. 703-250-1932
Christen Guevara, Dir. 703-865-5726

Pool Liaison:

Beth Zarfoss

Newsletter:

Elke Trick

Online Connections:

Website: www.newlakepointe.net
Listserv: www.newlakepointe.net/news

Property Manager:

Jan Fenton, 703-803-9641
Community Manager,
Sequoia Management Company, Inc.
13998 Parkeast Circle
Chantilly, VA 20151
JANFENTON@aol.com

Architectural Control Committee (ACC):

Sabrina Kummerfeldt 703-323-1040
Shelley Baxter
Chris Petro
Kevin Donlea, BOD Liaison 703-764-0192

Neighborhood Watch: Rob Soles

VOLUNTEERS NEEDED FOR WATCH
COORDINATION