



# New Lakepointe

Quarterly  
Newsletter  
Fall 2015



## President' Corner

Dear Residents,

BRRRRUUURRRR- I think Mother Nature has abruptly shifted gears and challenging us to prepare for winter... We should all take time to evaluate our storm windows, water lines and gutters/roofing before the temperature drops below freezing and the flakes start flying ..... Fortunately we are prepared once again for that eventuality.

I have noticed the recently renovated basketball and tennis courts are utilized quite often AND it appears that residents and their guests are taking advantage of the recycle bin down there as well. I am continually encouraged by the positive interactions I see between the New Lakepointe residents and wish to thank our Board Members again for their diligent efforts in keeping our community safe, our financial picture sound and our property values up. Please remember they VOLUNTEER their time on behalf of us all.

I'd also like to pass along heartfelt thanks to the additional Neighborhood Watch volunteers who have come forward in recent weeks. We have had sporadic issues with theft from vehicles and I encourage all to LOCK YOUR VEHICLES.

My family and I are looking forward to once again seeing the kids in their costumes out Trick or Treating .... Happy Halloween! Stay warm and enjoy the upcoming Holidays!

Best regards,

Chris Campbell,  
HOA President

### BOARD MEMBERS

Chris Campbell, President	703-503-8987
Kevin Donlea, Vice Pres.	703-764-0192
Bob Passut, Treasurer	703-250-1932
Cheryl Soles, Secretary	703-764-9452
Ceil Wloczewski, Director	703-425-5195
Beth Zarfoss, Director	703-978-8270
Robert Jackson, Director	703-609-9631
Gage Cole, Director	

### PROPERTY MANAGER

Brian Heisler	703-752-8300
Phone	703-752-8300
Fax	703-876-9594
<a href="mailto:bheisler@ghacm.com">bheisler@ghacm.com</a>	

### ARCHITECTURAL CONTROL COMMITTEE (ACC)

Chris Petro	571-218-5413
Carmen Sullivan	
Kevin Donlea, BOD Liaison	703-764-0192

### NEIGHBORHOOD WATCH

Chris Campbell	703-503-8987
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### POOL LIAISON

Beth Zarfoss	703-978-8270
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### NEWSLETTER

Elke Trick  
[elke.trick@gmail.com](mailto:elke.trick@gmail.com)

### ONLINE CONNECTIONS

[www.newlakepo](http://www.newlakepo)

# Management Corner

## GHA Community Management is now Gates Hudson Community Management

I am pleased to announce that GHACM is now Gates Hudson Community Management. You can visit our newly redesigned website at [www.gateshudson.com](http://www.gateshudson.com) for additional information.

## School is Back in Session and Community Speed Limit

Please remember to be patient with the school busses and accommodate children in the crosswalks on their way to and from the bus stop. A reminder to all our residents and novice drivers, that the community speed limit is 15mph. Also, with a few more weeks of daylight left before we move the clocks, be on the lookout for children playing around the neighborhood in the evenings.

## Another Successful Pool Season

I want to personally thank all of the residents and guests of New Lakepointe for a successful 2015 pool season. The pool staff had very few problems throughout the summer and informed me that all of the patrons were courteous to both the staff and other guests at the pool.

## Trash Pickup and Disposal

Please remember to refrain from placing trash out by the street until the night before scheduled pickup days. Trash pickup is on Tuesday's and Friday's, and recycling pickup is on Tuesday's. Homeowners should contact CSI Disposal at 703-444-3181 to schedule a bulk pickup (items weighing more than 50 lbs.). Homeowners seen repeatedly placing trash out prior to trash pickup days will be addressed by Management.

## Email Blast Update and Facebook Site

New Lakepointe is utilizing email blasts more and more to notify residents of upcoming events or work. If you currently aren't receiving the e-blasts and would like to, we encourage you to please email Management at [bheisler@ghacm.com](mailto:bheisler@ghacm.com). In addition, the community has a Facebook site "New Lakepointe Townhomes" through which important information can be passed in more frequent intervals and timely fashion.



Please feel free to contact me directly at [bheisler@ghacm.com](mailto:bheisler@ghacm.com) or 703-752-8300, extension 347, should you have any questions or concerns.

*Brian Heisler, CMCA®, AMS®  
Senior Portfolio Manager  
Gates Hudson Community Management*



# Board of Directors' Corner

## Trees

The evaluation of the maturing trees within the community continues and those identified as in need of trimming/removal will be addressed. Please contact the board if there are any trees of concern in your court.

## Fairfax County Archery Program (Deer Management)

You may have seen signs at Lake Royal and along the VRE trail about the county's archery program. Archery is the primary deer management tool used in Fairfax County to help manage high density deer herds. Archery has been shown to be a safe and effective deer management tool to control deer populations on public lands in Fairfax County and other high-density jurisdictions.



Qualified bowhunters with superior skill, ethics, and experience are able to efficiently and discreetly hunt deer in areas where firearm use is restricted or prohibited, or not an effective or sustainable deer management tool. Authorized archery hunting activity in Fairfax County Park Authority and Northern Virginia Regional Park Authority properties is closely monitored by the Fairfax County Police Department with the assistance from the Park Authorities.

Since Virginia began tracking hunting injuries in 1959, no bystanders have been injured by an archer hunting deer anywhere in the Commonwealth. **Dates: September 12, 2015- February 20, 2016.** Archery Groups are permitted to conduct deer management at their assigned site Monday through Saturday during the Archery Program Season. Legal hunting hours in Virginia are 30 minutes prior to sunrise until 30 minutes after sunset. Sunday hunting is not allowed in the parks.

For more information go to:  
<http://www.fairfaxcounty.gov/living/wildlife/archery/archery-program.htm>

## Friendly Reminders



## Lights On!

A good way to deter break ins and vandalisms to your home is to make sure your front porch light stays on all night, even when you are out of town. Not only does it signal that someone is home, it also makes it harder for vandals to hide among the shadows. An easy solution is purchasing an inexpensive timer that automatically turns the lights on. For your information, vandalism should be reported via the county's non-emergency number at 703-691-2131.

To keep our community safe for all residents, please contact our community manager, Brian Heisler, at 703-752-8300 if you see any burnt out street lights around the community. Brian will arrange for those lights to be fixed.



## Winterizing Your Home

This is the season, when we recommend that homeowners/renters clear the gutters, disconnect water hoses and turn off the water supply in the house to outside spigots, in order to prevent outside pipes from bursting during the coming winter months.

## Tennis Court/Ball Court Use

Our newly resurfaced tennis/basketball courts look great and we would like to remind residents to refrain from using bicycles or skateboards on that area, so that the court surface will stay nice for years.

## Community Directory

The board of directors is still in need for a volunteer who can compile an updated community directory (the current one is from 2006). Please contact any of the board members listed on the front page if you would like to give a few hours of your time to assist with this task.

## Welcome New Residents!

The board would like to welcome new residents to our neighborhood. Our many volunteers create events throughout the year to engage people of all ages and foster a strong community spirit. The proximity to Lake Royal and the trail along the VRE allows for an active lifestyle. If you would like to become more involved, please do not hesitate to contact any of the board members. Monthly meetings are open to all residents and create a forum to bring in new ideas.

# Community Connection

## Art Lessons



One of our Lakepointe residents, Marcie Concepcione, is an artist who teaches various **art lessons for children** grade 2-8 out of her townhouse: Marcie's own artworks are displayed in several collections. She has over 16 years of

teaching experience and earned her B.S. and M.S. in Art Education. You can see her artwork at [www.artistart.com](http://www.artistart.com).

For more information about upcoming classes and fees, contact Marcie at 703-338-3288 or at [Marcie@Artistart.com](mailto:Marcie@Artistart.com).



## Babysitting/Nanny and Pet Sitting

**Casey Mattis**, is a New Lakepointe resident and college student who has been taking care of children and pet sitting for over 6

years in our community. Casey is able to provide transportation as needed. Feel free to contact her for your child/ pet care services! References are available. For questions, please call Casey at 571-882-0625 or 703-307-6578.

**Lilla Subertné** is a New Lakepointe resident and college student offering child sitting services, including transportation as needed. For availability, please call Lilla directly at 703-909-7976. References available.

**Katie Campbell**, a high school student and New Lakepointe resident, is available for babysitting. Please call Katie at 703-673-6810 for information on availability and/or references.

## Pet Sitting

Planning to go out of town over the weekend or upcoming holidays? Here are some helpers to take care of your pets right in our neighborhood:



**Audrey Kummerfeldt** loves to take care of cats and other animals. To find out her availability, please call Henry Kummerfeldt at 703-323-1040

**Rachel and Robyn Ross** are a great help to many of our families who own pets. Rachel and Robyn like to take dogs for a walk, feed fish and take care of cats. If you need to be away from home and are looking for a reliable pet sitter, please call Cathy or Craig Ross at 703-74-5374.



# New Lakepointe Kids Activity Page

## Paper Strip Pumpkin Craft

### What you will need:

- Orange and green construction paper
- Toilet paper roll
- Scotch tape
- Scissors

### How to make your Paper Strip Pumpkin Craft:

1. Cut the toilet paper roll in half. Cut a strip of orange construction paper that will wrap around the toilet paper roll completely and tape the paper into place.
2. Cut the orange construction paper vertically into strips that are approximately 1 inch wide. You will need 8 to 10 strips. Cut approximately 1 inch off of the length of each strip.
3. Work with one end of the toilet paper roll at a time. Stick a piece of scotch tape onto the end of one of the paper strips and tape it inside an end of the toilet paper roll. Repeat with three more pieces of paper, so you have strips at 12, 3, 6, and 9 o'clock.



4. Once you have the initial 4 strips down, add another 4 strips of paper so that they overlap the initial 4 diagonally (at 2, 5, 8, and 10 o'clock). See the picture at left.

5. Now you need to tape the other end of each strip into the other end of the toilet paper roll. Do this just as you did before, only starting with the second set of strips first.
6. Once you have all of the orange strips of paper taped into place, cut a leaf out of green paper and tape it into the hole to complete your pumpkin.

