



New Lakepointe

Quarterly
Newsletter
January 2015



President' Corner

Dear Residents,

I would like to take the opportunity to welcome our new residents to the neighborhood! You will find New Lakepointe to be very family friendly and home to caring individuals who give their time to volunteer on the board or organize annual events for our community members.

There are several annual events that New Lakepointe volunteers make possible: Holiday Decorating Contest, Easter Egg Hunt, Field Day, Pool Party, Clean Up Days, Bus Stop "End of the School Year Party" and outdoor movie nights.

If you would like to become involved in our community, you may consider helping with the neighborhood watch (see below), help with the community directory or organize a community event. Please contact our board members (listed to the right) with any suggestions or ideas you may have. The monthly board meeting are open to all residents and an annual HOA member meeting is held in April (date to be determined) to address ongoing business matters and accept the new budget and elected board members.

As the New Year has begun, the New Lakepointe Board is planning for improvements to our property for 2015:

Site Improvements

We intend to plant more flowers, trees and bushes throughout Lakepointe to enhance the appeal of our already attractive property. A review of all sidewalks will be done to determine areas that need repair, due to cracks or trip hazards. In addition, plans to resurface the multipurpose sports court are being discussed.

Current Contractors

Our primary contractors, CSI (trash removal), Blade Runners, Inc. (landscaping and snow removal) and GHA (property management) are all performing well and meeting Lakepointe Board expectations, thus eliminating the need for contractor changes in the near future.

BOARD MEMBERS

Kevin Donlea, President	703-764-0192
Chris Campbell, Vice Pres.	703-503-8987
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

PROPERTY MANAGER

Brian Heisler	703-752-8300
Phone	703-752-8300
Fax	703-876-9594
bheisler@ghacm.com	

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

ONLINE CONNECTIONS

www.newlakepointe.net

President's Corner, cont.

In review of 2014, the Board shares the following information:

Winter Road Maintenance

Last year's winter weather kept us busy trying to maximize our snow/road treatment funds while also keeping the roadways safe for our residents to travel on. The moderate temperatures we enjoy in Virginia sometimes make it very difficult to decide if treatment to the roads is necessary or not. Generally, we try to decide on the safer selection of course. So please be patient and remember we are trying to balance fiscal responsibility with an emphasis on driving safety.

Road Surface Treatment Redo

While the treatment applied to Lakepointe's road surfaces this past summer will extend the life of the existing roadway, there was an unfortunate problem with the topical application to the areas of Highwater Ct., Spillway Ct. and the section of Whitewater Dr. that connects these areas. The topical application to these areas was not evenly applied and will need to be redone at the contractor's expense during the spring or summer of 2015. While we realize this will be an inconvenience to our residents in those courts, the surface treatment needs to be completed correctly. Notices will be sent to affected residents well in advance of work, so vehicles can be removed on the approximate 2 days it will take to reapply the surface treatment. As always, your patience is appreciated.

Hopefully this will be a year of happiness and prosperity for all.

Best regards,

Kevin Donlea, HOA President
kevindonleaz@icloud.com

Management Corner

New Lakepointe Community Announcement Email Blasts

I hope everyone had a safe and happy holiday season and is looking forward to 2015. Everyone who has provided me with their email address should now be receiving the **"New Lakepointe Community Announcement" e-mail blasts** which are sent out roughly every 2-3 weeks and contain helpful information for all residents. These email blasts, combined with this newsletter, the Facebook page, and other notices, should be keeping all residents and their tenants updated on all things Lakepointe. If you aren't receiving my emails and would like to, please send me an email at bheisler@ghacm.com and I would be more than happy to add you to the **distribution list**.



Snow Removal

Blade Runners Landscaping will again be handling the snow removal this winter at Lakepointe. The Board of Directors and I will be working with Blade Runners throughout the winter to provide the best snow removal services possible.

Please remember that residents are responsible to clear and/or treat sidewalks in front of their property, so as to make it safe for everyone to walk through the neighborhood.

Please Drive Carefully

You may have seen the yellow signs set up in the neighborhood, worded **"Slow Down. We Live Here. You Live Here"**. This initiative was supported by Braddock District Supervisor Cook and encourages neighborhoods to take the pledge for slowing down and thus reducing residential speeding incidents (<http://www.fairfaxcounty.gov/braddock/newsletter/2014/september/speedingkickoff.htm>).

With the sun still setting in the early evening, I would like to remind everyone to please drive carefully throughout the neighborhood as children will be out early in the morning and afternoons coming to and from school. As a reminder, the **community speed limit is 15mph**.

Please feel free to contact me directly at bheisler@ghacm.com or 703-752-8300 should you have any questions or concerns.

Brian Heisler, CMCA, AMS
Portfolio Manager, GHA Community Manager



Washington, DC 2010 AMO of the Year

Board of Directors' Corner

Congratulations to the Holiday Lights Winners!

Once again, our community put on its festive look for the holiday season. Our board members Kevin Donlea, Beth Zarfoss, Cheryl Soles, Chris Campbell, Robert Jackson and Bob Passut judged the holiday displays and announced the **following winners**: the Letlier family, the Loveless family, the Weinstein family, the Klein family, the Jones family, the Schwartz family, the Marmonti family, the Stewart family, the Loughtan family and the Cavazos family. All winners received a \$25.00 gift card.

New Recycling Regulations

Con-Serv Industries Disposal (CSI), our trash removal contractor announced a couple of **new regulations with regards to the cardboard recycling** for 2015:



RECYCLING NEWS

Due to the overwhelming amounts of cardboard that is being disposed in our county landfills (*Loudoun County landfill and Fairfax County waste-to-energy facility*), CSI is making additional efforts to reverse this process and enhance our communities' recycling efforts and metrics as they want us to do.

- **Beginning February 1st 2015, CSI is asking all residents to set out cardboard on your recycling collection day ONLY. Please do not mix it with the trash**
- Cardboard will **no longer** be accepted on your trash collection days. *This only applies to cardboard that is at the curb, outside of your trash container.*

Reminder: To better assist the collection crews, please break down all cardboard boxes

 **CSI Customer Service**
703-444-3181

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Dredging Project for Lake Royal

Anthony, Vellucci, the Braddock District Representative to the Fairfax County Park Authority Board of Directors shared with our newsletter editor considerations by the **Park Authority to dredge Lake Royal** after the same project at Woodglen Lake is completed. As an adjoining community, we wanted to share some information that the Fairfax Park Authority made public about this upcoming project:

http://www.slideshare.net/fairfaxcounty/royal-lake-dredging-and-restoration-project-update-june-2014?next_slideshow=2. If you have any further questions on the impact of the project to the lake and trail area, contact Anthony Vellucci directly via email at ajvellucci@gmail.com.

Board of Directors' Corner, cont.

Friendly Reminders



Donations of Household Goods

As you are cleaning out your attic or basement, sort out toys and books, consider donating unneeded and functioning household items to local charities, such as **Goodwill** and **Salvation Army**. Used items in good shape can find a new home and do not need to end up in landfills. Bigger items, such as sofas and dressers will be picked up by the charity organization without charge. For donation locations and/or arranging a pickup, go to <http://www.dcgoodwill.org/> (Goodwill) or <http://satruck.org/> (Salvation Army). **The Bethany**

House in Alexandria also accepts donated goods and services. A list of needed items can be found on their website at <http://www.bhmv.org/donate1/>.

Elderly Residents

Please make sure to **check in on elderly neighbors** during times of inclement weather. A helping hand with shoveling snow, running a grocery errand or checking during power outages can go a long way. In addition, Fairfax County offers a wealth of resources for older adults needing help, looking for community engagement or wellness/recreational activities, etc. For more information on services and assistance available, go to <http://www.fairfaxcounty.gov/dfs/olderadultservices/>.



Volunteers Wanted



Community Directory

Our community directory is outdated, and the HOA board is reaching out to find a volunteer who can assist with compiling a current list of residents and contact information. If you can spare a couple of hours and are familiar with a basic word processing program, your time would be highly appreciated. Please contact Beth Zarfoss at 703-978-8270 for more information.



Neighborhood Watch

A group of dedicated neighborhood volunteers helps to keep New Lakepointe safe. Thank you to our new volunteers, your time is highly appreciated. Additional participants are always needed to make sure we have a good size team to take turns. Neighborhood watch is a very easy task and only takes a couple of hours every two months.

If you want to be part of this collaborate effort and effective crime prevention tool, contact **Chris Campbell at 703-503-8987**. Chris coordinates the watch schedule and pairs you with a patrol partner, unless you already know someone who would like to participate together with you. Typically, volunteers drive around the neighborhood on Friday and Saturday evenings and report any suspicious activities.

For more information on this national program, visit <http://www.ncpc.org/topics/home-and-neighborhood-safety/neighborhood-watch>. We ask all of our residents to report any suspicious (non-emergency) activity to the Springfield Police Station at 703-691-2131.

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.

For more information about upcoming classes and fees, contact Marcie at 703-338-3288 or at

Marcie@Artistart.com.

SAT Preparation and Academic Tutoring

Katy Kownacki, a **FCPS teacher**, provides **tutoring services** in your home or hers. She works with students in all subjects and at all grade levels, whether working to **improve study skills and organization, assisting with homework, completing essays or projects, or reviewing for tests and quizzes.**

Mrs. Kownacki also **helps prepare students for the SAT test** – every student she has worked with has improved his or her score by hundreds of points, often with 100+ improvements on individual sections! Please e-mail Mrs. Kownacki at katy@bestpreptutoring.com or call 571-344-3234 for more information. Excellent references are available.



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 has a flexible schedule and has been driving for over two years now, so she is able to provide transportation. 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 Suberné is a New Lakepointe resident and college student offering child sitting services. In addition to evenings, Lilla can also help watch children in the mornings. For availability, please call Lilla directly at 703-909-7976. References available.

Mother's Helper

Katie Campbell, a New Lakepointe resident, is available to be a mother's helper to watch children. Please call 703-503-8987 for information on availability.

Pet Sitting

Planning to go out of town? **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 703-764-5374.





Winter Word Search



Boots
Coat
Freezing
Gloves
Hat
Ice
Ice Fishing

Ice Skating
Mittens
Scarf
Skiing
Sledding
Snow
Snow Ball

Snow Ball Fight
Snow Flake
Snowboarding
Snowman
Toboggan
Winter

GHA Community Management
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