



New Lakepointe

Quarterly
Newsletter
Spring 2015



President' Corner

Dear Residents,

Spring has sprung!! I hope everyone is enjoying the warmer weather and the blooming trees and plants! The New Lakepointe Board has been busy with several projects in preparation of spring.

An update of the year past, election of board members and budget presentation as well as business for the coming year will be presented at the **HOA annual homeowner's meeting on April 20th at 7:00pm (check in starts at 6:30pm) at the Laurel Ridge Elementary School's cafeteria.** The school address is **10110 Commonwealth Blvd, Fairfax, VA 22032.** Your attendance is crucial in order to establish a quorum, which is 1/10 of its membership. A quorum is necessary in order to conduct business, so your attendance is of importance. If you are unable to attend, you may return the proxy to GHA Management, which was sent out along with information on the annual meeting.



Some of the projects the board has been working on are:

Landscape improvements - Beth Zarfoss and Ceil Wloczewski have been putting together a plan to improve our property by planting more flowers, bushes and trees throughout our property. Beth and Ceil have also enlisted the help of Blade Runners, our landscape company, for their input. We plan to have those bids and work completed this spring. Thank you- Beth and Ceil for taking on this project. I know we will all enjoy the fruits of your work!!

Tennis and basketball courts - cracks in surface. Several Board members met with Bishop's Tennis on March 24th. Bishop's representative reviewed our community usage for this area and will be sending a recommendation for Board review and action. Once we receive Bishop's proposal we will be addressing repair or replacement of the surface this summer.

Concrete sidewalk - trip hazards. Board has received a proposal for approximately \$39,000 for sidewalk concrete replacement work and we are reviewing this VERY carefully, Beth and Rick Zarfoss and I have walked the property to review the proposal and we found many areas that we

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 |
|----------------|--------------|

POOL LIAISON

| | |
|--------------|--------------|
| Beth Zarfoss | 703-978-8270 |
|--------------|--------------|

NEWSLETTER

Elke Trick
elke.trick@gmail.com

ONLINE CONNECTIONS

www.newlakepointe.net

President's Corner, cont.

feel are questionable about whether they need to be replaced. The Board will review the scope of work and we plan to have work done sometime this year. Thank you, Beth and Rick, for your time and direction on this project. We are very fortunate to have Rick's help on this as he has many years in the concrete construction business and his input has been invaluable.

New sign at Lakepointe entrance - the Board has just started reviewing the replacement of this sign and have some basic ideas that will be used in discussion as we progress through this process. Thank you, Ceil, for spearheading this project.

Redo of 2014 surface coating on both sides of Spillway Courts, Highwater Courts, and Whitewater Drive leading into these courts - unfortunately the work done in 2014 on these roadways was incorrectly applied by Brothers Paving, and will need to be reapplied in spring/summer 2015. Residents of these areas will need to remove their vehicles while this work is completed. All work is being paid for and completed by Brothers Paving. Residents will be given ample notice by means of a flyer to each resident when work will be scheduled. Your cooperation is appreciated.

More details on these projects will be available at the aforementioned annual New Lakepointe Homeowners meeting on April 20th at Laurel Ridge Elementary in the cafeteria. Registration starts at 6:30pm, meeting is scheduled for 7pm- PLEASE attend.

Remember, the speed limit in our neighborhood is 15mph. With spring season started, children will be playing more outside again, so let's make sure to keep our young residents safe by adhering to the speed limit.

Best regards,

Kevin Donlea, HOA President
kevindonlea2@icloud.com

Management Corner

ACC Inspections

As in years past, community wide **architectural inspections are scheduled to start in April**. During my walk through of the property, I will perform a visual inspection of all homes in New Lakepointe. Please make sure your home and surrounding property is properly maintained up to the New Lakepointe standards to ensure that you will not receive a violation letter. **A copy of the architectural standards is available on our community website**. Some of the community violations noted last year were landscaping maintenance (this includes lawn and ensuring your flower beds are free of weeds or dead plants) and improper trash can storage. These inspections are done to help preserve the appearance and value of the community, so if everyone does their part it will help maintain the curb

Pool Pass Update and Pool Registration

The 2015 pool season is right around the corner. Be on the lookout for pool information in the coming weeks as **all residents are required to register for the 2015 season to gain access to the pool this summer**. New pool passes will be issued this year to all residents in good standing who register. Plastic id cards will be used instead of paper cards so all residents who wish to use the pool this season must register for the new cards. Everyone will receive additional information in the next few weeks but if you have any questions please contact Management.

Email Blast Update

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, please email Management at bheisler@ghacm.com

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®
Senior Portfolio Manager
Office: 703-752-8300 ext 347



Washington, DC 2010 AMO of the Year

Board of Directors' Corner

Community Easter Egg Hunt

This year's Easter egg hunt was a great success again. Our young residents had fun at the playground/tennis court area looking for filled easter eggs and despite the frigid temperatures, we had a great turnout. Thank you to Vicki Clewell and Jamie Sutera for volunteering to organize and set up this annual event. Your time and dedication is much appreciated.

Neighborhood Clean Up Day



Please join us in a neighborhood cleanup effort on April 11 at 9am (see information below). And in an effort to keep our community clean, pick up trash that may have blown out of recycling bins in your court and remind your children, to refrain from leaving trash behind on the playground and court area. A recycling bin on the tennis courts is set up to collect recyclables only (paper, plastic) and is emptied by neighborhood volunteers (other trash items should be disposed of at home). Please no pet waste in the recycling bin either! Our community values the public areas and amenities in our neighborhood, let's all work together to keep them clean and safe.

Support Lake Braddock's All Night Graduation Party – Underclassman parent volunteers especially needed!

The LBSS PTSA will host the All Night Graduation Party (ANGP) for the Lake Braddock Secondary School Class of 2014 on Wednesday, June 14. The ANGP provides a safe, alcohol-free environment for our celebrating seniors. Over 300 parent volunteers are needed to make this graduation party possible. The help of underclassman and junior parents is paramount as the graduation ceremony immediately precedes the party the same night. The All Night Grad Party will be a success with the help of our Freshman, Sophomore, Junior, and even middle school parents.

As a parent of Freshman at Lake Braddock, I have volunteered to chair the ANGP Store. The ANGP Store has prizes broken down into three categories. All attendees choose a gift and have the opportunity to win other prizes as well. With an anticipated 90% attendance rate, you bet I've been doing some shopping! It's been quite a bit of work but I'm having a lot of fun with it as well!

I am in need of volunteers in three areas; Set up (3 pm to 6 pm), monitoring the store until the start of the party (6 pm to 10:30 pm) and second shift (1:30 am to 5:00 am). Underclassman parents are especially needed for set up as Senior parents will be attending graduation!

As you can imagine, it takes a huge budget to hold this event. The PTSA is collecting gently worn shoes (\$1 per pair goes directly to the school)! I will be happy to pick up the shoes if you put them outside your door and email me with your address.

Please contact me if you are interested in volunteering. CLBJ5615@cox.net And if the AGNP Store is not exactly your cup of tea, let me know and I can put you touch with chairs of other committees.

Thanks in advance for your support,

Lynn Campbell

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.



New Lakepointe Kids

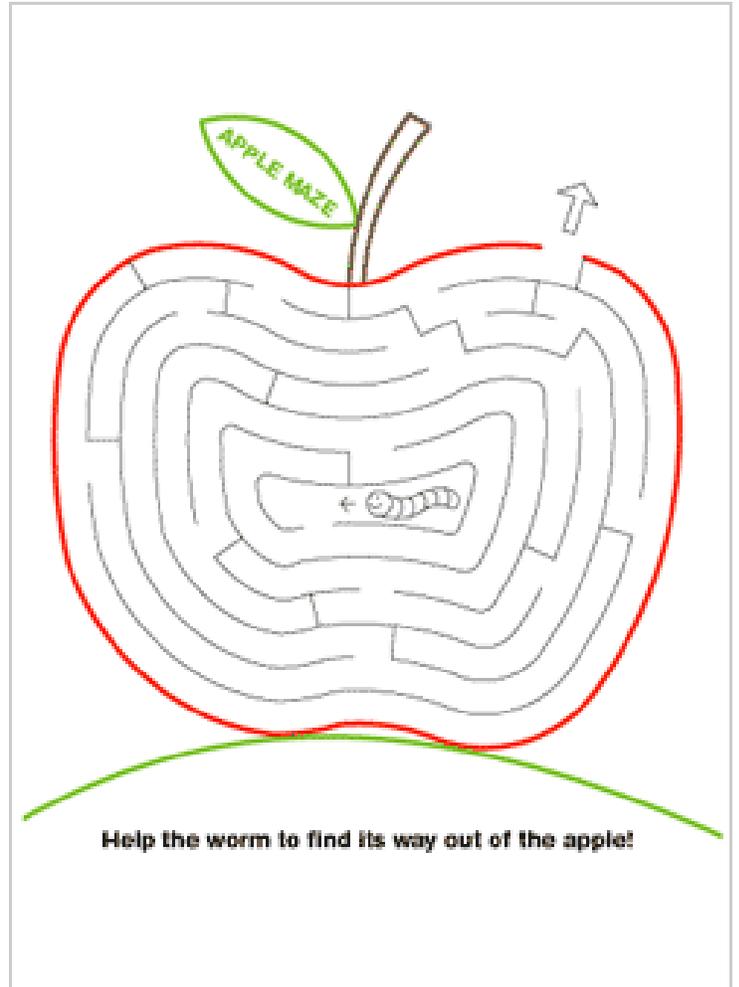
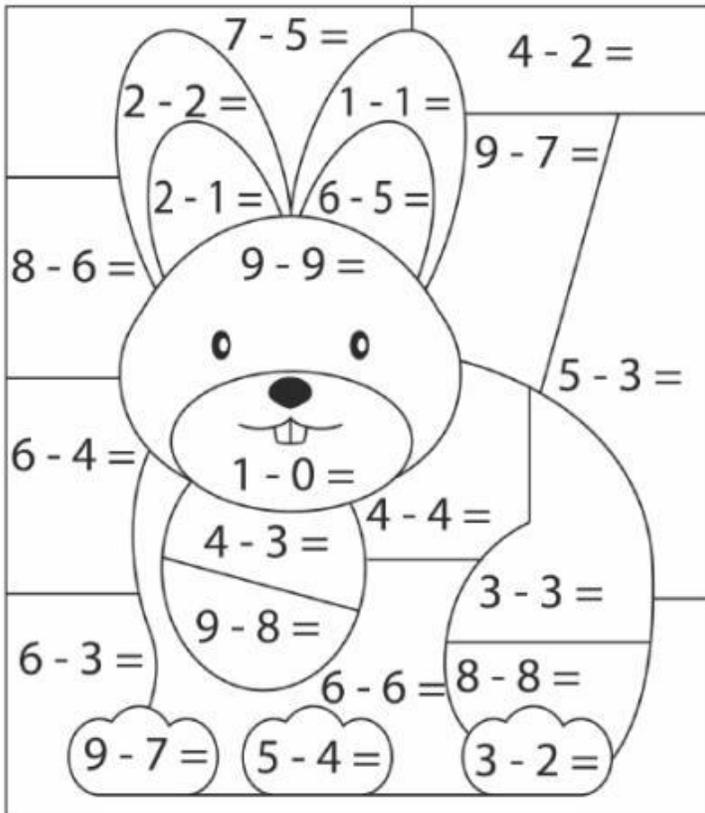
Activity Page



Bunny Maths Facts Colouring

Solve the simple sums and then colour
in the picture using the key on the right!

- 0 gray
- 1 yellow
- 2 blue
- 3 green



Help the worm to find its way out of the apple!

GHA Community Management
3020 Hamaker Court, Suite 300
Fairfax, VA 22031