



# NEW LAKEPONTE TOWNHOMES BURKE, VIRGINIA



Community Newsletter  
November 2017

## WELCOME New Residents

The New Lakepointe Board would like to welcome all of our new residents to the neighborhood.

You will find this community to be very **family friendly** and home to caring individuals who give their time to volunteer on the board or organize annual events for all residents.

There are **several annual events** that New Lakepointe volunteers set up: Holiday Decorating Contest, Easter Egg Hunt, Field Day, Pool Party, Clean Up Days and Bus Stop Party for Celebrating Summer Vacation.

If you would like to **become involved in our community**, you may consider helping with the Neighborhood Watch or help organize a community event. Please contact our board members with any suggestions or ideas you may have.

## HOA President's Corner

I would like to take this opportunity to thank **Elke Trick** for the many years she has published our New Lakepointe newsletter. Elke did a tremendous job in keeping our community informed while also keeping the newsletter informative and easy to read. Volunteers like Elke are what make our Lakepointe Community a special place to live. Thank You Elke!

Your Lakepointe Board has been very busy this year – here are some of the accomplishments that have been completed and some that are planned to be completed in just the second half of this year.

### Board Completed Projects

- Created "Good Neighbor" Information 2-sided flyer,
- Painted the pool house inside and out
- Added message center near the bus stop gazebo
- Added park bench to island on Rapid Run
- Painted/touched up the entrance sign
- PSE assessment of underground wiring for street lights
- Orchestrated/completed community-wide tree trimming and removal initiative – 49 trees trimmed/pruned, some trees were removed due to deteriorating condition which could cause personal injury or property damage
- Added 2 Neighborhood Watch volunteers

### Upcoming Board Approved Projects to be Completed by End of 2017

- Paint fence posts, gate frame and fittings at swimming pool
- Replace 2500 feet of underground wiring for street lights – replacing wires that are over 30 years old
- Clear 750 linear feet of brush encroaching on property

Take a few minutes to walk through New Lakepointe and enjoy the beautiful grounds – your Board is very proud of the work we have done.

## LOOKING FORWARD: Upcoming Community Events and News

### Annual Holiday Home Decorating Contest

**Tis the season to outdo your neighbors!**

Judging will be held on **December 18 @ 7:00 pm.**

\$25 Gift Cards will be awarded for 10 best holiday displays.



### Fall Leaf Pick Up

Blade Runners will be picking up leaves the **week of November 13 and the week of December 18.**

December's pick up will be the last pick up for the year.



### Monthly HOA Dues for 2018

**There will be no increase in your monthly HOA dues for 2018.**

Coupon books will be mailed to your home in November.



## HOA COMMITTEE REPORTS

### Landscaping Committee

#### Fall Tree Work Recap

Blade Runners trimmed and pruned nearly 50 trees. They removed and planted a number of new trees throughout the community.



### Community Safety Committee

#### Leave the Light On:

A good way to deter crime is to leave your front porch light on all night. It signals that someone is home and makes it harder for hoodlums to hide among the shadows.

Also, if you see any street lights around the community that are burnt out, let our property manager, Joe Lilli, know as soon as possible so we can replace them for everyone's safety. Contact Joe at: [jlilli@ghacm.com](mailto:jlilli@ghacm.com).

#### Stay Constantly Vigilant:

If you see something, say something. Residents should report any crime or suspicious activity they may see, even if it seems like a small incident.

**To report any suspicious activity, contact the Springfield Police Station at 703-691-2131.**



# WHAT YOU NEED TO KNOW ABOUT

## Home Protection Services

### Dominion Energy Offers Home Repair Protection Programs

Dominion Products and Services offers 11 programs that provide homeowners with financial protection against unexpected home utility repair bills. Coverages under the program start after the company receives the first payment and enrollment in the program exceeds 30 days, as long as the customer makes timely payments. The services run monthly, and customers may cancel at any time.



[dominionenergysolutions.com](http://dominionenergysolutions.com)

## Details of the Protection Programs

**Water line replacement:** covers exterior water lines, minimum \$3.99 monthly; prices higher in Northern Virginia

**Sewer line repair:** covers sewer line repairs, \$5.99 monthly

**Preferred sewer line restoration:** provides professional landscaping of sewer line repairs, \$1.99 monthly and must be enrolled in sewer line repair program

**Preferred water line restoration:** provides professional landscaping for water line repairs, \$1.99 monthly and must be enrolled in water line replacement program

**In-home plumbing repair:** covers internal water lines, \$5.99 monthly, for costs up to \$1,500 a year

**Furnace repair:** covers furnaces, \$4.95 monthly

**Heating and cooling repair:** covers HVAC systems, minimum \$9.95 a month and \$50 service call fee

**In-home gas line repair:** for failed gas lines inside home, \$3.50 monthly

**In-home electric line repair:** covers home electrical system, \$3.99 monthly

**Water heater repair and replacement:** covers home water heater, \$5.95 monthly

**Surge home electronic loss protection:** for appliances and electronics, minimum \$2.95 monthly

# VOLUNTEER OPPORTUNITIES



## WANTED NEIGHBORHOOD WATCH VOLUNTEERS

If you are interested in community safety, consider joining the watch. Those interested should contact Chris Campbell at 703-503-8987 or via email at [clbj5615@cox.net](mailto:clbj5615@cox.net).

## KEEP UP-TO-DATE WITH Community News & Announcements in Real Time

- Add our website to your favorites
- Receive email blasts
- Like us on Facebook
- Check the message board (located at the bus stop gazebo)

### Email Blasts:

Provide your email address to Joe Lilli  
[jlilli@ghacm.com](mailto:jlilli@ghacm.com)

### Website:

[www.newlakepointe.net](http://www.newlakepointe.net)

### Facebook Group Page:

New Lakepointe  
Townhomes



## A MESSAGE FROM OUR PROPERTY MANAGER



### Have a Question or a Concern?

Contact: Joe Lilli, Portfolio Manager  
Gates Hudson Community Management  
[jlilli@ghacm.com](mailto:jlilli@ghacm.com)  
Administrative Assistant: Dayna Goodman  
703-752-8300 x733, [dgoodman@ghacm.com](mailto:dgoodman@ghacm.com)

### New Manager/ New Opportunities

As I visit the property for inspections and to manage improvement projects, I am greeted by the courteous and friendly residents of the Lakepointe community. I appreciate the warm and inviting nature of my welcome to your community. In addition to meeting in person, residents may contact me by email or phone at [jlilli@ghacm.com](mailto:jlilli@ghacm.com) or **703-752-8300 x739** for assistance. I look forward to completing additional projects and community improvements for the community.

### School is Back in Session

Now that school is back in session, I would like to remind everyone to please drive carefully throughout the neighborhood as children will be out early in the morning and in the afternoons coming to and from school. 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.

### 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.

#### COMMUNITY-WIDE PROJECT NEWS:

Power Systems Electric Will Be Installing 2,500 ft. of New Underground Cable in Parts of the Community.

**Work Will Begin in November and Will Take 2 to 3 Weeks to Complete**

## IMPORTANT CONTACTS

### BOARD MEMBERS

President: Kevin Donlea  
703-764-0192  
Vice President: Chris Campbell 703-503-8987  
Treasurer: Bob Passut  
Secretary: Cheryl Soles  
Directors:  
Andre Adams, PhD  
Robert Jackson  
Ceil Wloczewski  
Beth Zarfoss

### PROPERTY MANAGER

Joe Lilli, Portfolio Manager  
[jlilli@ghacm.com](mailto:jlilli@ghacm.com)  
703-752-8300 x739

### ARCHITECTURAL CONTROL COMMITTEE (ACC)

Kevin Donlea, Coordinator  
703-764-0192  
Carmen Sullivan  
Robin Moore

### NEIGHBORHOOD WATCH

Chris Campbell, Coordinator,  
703-503-8987

### POOL LIASION

Beth Zarfoss  
703-978-8270

### COMMUNICATIONS

Ceil Wloczewski  
703-425-5195

### ONLINE CONNECTIONS

**Website:** [newlakepointe.net](http://newlakepointe.net)  
**Facebook:** New Lakepointe Townhomes

## EMERGENCY NUMBERS

**POLICE:** 703-691-2131

**FIRE DEPARTMENT:**  
703-978-9200

**ANIMAL CONTROL:**  
703-385-7924





# NEIGHBORHOOD SERVICES

Do you have a service you would like to have our residents know about? Reach out to the community by contacting Ceil Wloczewski at [ceilwlo@gmail.com](mailto:ceilwlo@gmail.com).

### Baby Sitting

**Katie Campbell**, a New Lakepointe resident, is available to be a babysitter. Please call **703-503-8987** for information on availability.



### Baby Sitting

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



### Jewelry Making Birthday Parties/Girls' Night Out

Need a fresh new birthday party idea? Looking for a fun activity for a ladies' night out? Interested in learning to make jewelry? I've been making and selling my own jewelry creations for over 10 years. And I teach jewelry making as well to both children and adults. I'll teach classes for parties and gal gatherings right in your home. You provide the space. I provide the tools, beads, and other needed supplies to make creative and functional beaded items from bookmarks to bracelets. Costs range between \$15-\$20 per person depending upon ages and projects. Please contact **Sharon Randolph** at directly at **703-929-8686** or by email at: [craftgirl65oh@gmail.com](mailto:craftgirl65oh@gmail.com).

### Pet Sitter

Going out of town over the holidays? Our Lakepointe resident pet sitter, **Audrey Kummerfeldt**, loves to take care of cats and other animals. To find out her availability, please call Henry Kummerfeldt at **703-507-2977**.



### Pet Sitters

**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**.



### Tutoring

Need a tutor for grades K-6? **Sharon Randolph**, a New Lakepointe resident, tutors Language Arts and Math (remedial or enrichment). Sharon was a 5th grade public school teacher for 18 years. And for the past 10 years has been tutoring children in grades K through 6. If interested, please contact Sharon Randolph directly at **703-929-8686** or by email at: [craftgirl65oh@gmail.com](mailto:craftgirl65oh@gmail.com) to find out availability and tutoring fees.



## Do You Have Recipes You'd Like to Share?



If you'd like to submit a recipe (or two), please email [ceilwlo@gmail.com](mailto:ceilwlo@gmail.com). Recipes will appear in future newsletters. Hope you'll join in. We look forward to your recipes!

**PUBLISHER'S NOTE:** Is there a particular area of interest or topic you'd like to read about in our newsletter, send us an email and we'll do our best to include your suggestions. Please send your suggestions to Ceil Wloczewski at [ceilwlo@gmail.com](mailto:ceilwlo@gmail.com).



# “Good Neighbor Top Ten” Information at a Glance

You should have received this 2-sided flyer in the mail in late August. If you would like another copy, please contact Joe Lilli at [jlilli@ghacm.com](mailto:jlilli@ghacm.com). Below is the information that appeared on the front side of the flyer.



## New Lakepointe “Good Neighbor Top Ten” Information at a Glance

Living in a townhome community has its challenges but if everyone follows the rules and guidance established by the neighborhood covenants and the New Lakepointe HOA; we can continue to have the best community in the area. Listed below are some reminders and information all residents need to know and follow to have a thriving community while keeping up property values.

**1. Do not use more than two (2) parking spaces in front of units, including your reserved spot.**

If you need additional parking spaces, use common area parking spaces (entrance to the community, along Lakepointe Drive, at the pool lot or along those streets that have not been assigned No Parking Areas).

**2. Do not place your trash, recycle or yard waste outside before:**

- **Monday night** (for Tuesday morning trash, recycle and yard waste pickup)
- **Thursday night** (for Friday morning trash and yard waste pickup)
- Trash and recycling should be placed on the curb in front of your home, not in common areas.

**3. Clean up your pet’s waste.**

**4. Drive your vehicles slowly (15 mph) and safely through the community.**

**5. Maintain the exterior of your home.**

Be sure to complete/submit ACC Request Form before any work is done.

**6. Maintain your front yard.**

- Keep grass mowed
- Trim bushes and keep trees properly pruned, removing dead branches etc.
- Remove weeds and dead plants
- Move items to backyard (toys, bikes, tools, trash cans, recycle bins, etc.)

**7. When it snows, shovel the sidewalk in front of your unit within 24 hours.**

**8. Report any crime or suspicious activity to Springfield Police Station at (703) 691-2131.**

**9. Volunteer, get involved.**

Ask your HOA board members about any big projects that are underway – projects where an extra set of hands might come in handy.

**10. Stay informed about community news and events.**

- Sign up for email e-blasts by contacting **Joe Lilli** of Gates Hudson Community Management at [jlilli@ghacm.com](mailto:jlilli@ghacm.com)
- Join the New Lakepointe Townhomes **Facebook** group page
- Visit our **website at [www.newlakepointe.net](http://www.newlakepointe.net)**, which allows viewing of the community quarterly newsletter and community bylaws and regulations

