



# New Lakepointe

Quarterly Newsletter  
Spring 2017



## President' Corner

As we celebrate the 40<sup>th</sup> anniversary of New Lakepointe, the New Lakepointe HOA Board of Directors board would like to share a year in review, sharing our commitment to serve our neighborhood:

Dear New Lakepointe Residents,

We are turning 40! Our wonderful community was established in 1977. Over the years we have strived to be a friendly, family-oriented vibrant and thriving community.

In March 2016 we welcomed our new Property Manager, Esther Haley, with Gates Hudson Community Management. You can reach Esther at: 3020 Hamaker Court, Suite 300, Fairfax, Virginia 22031. Phone: 703-752-8300 x739. Fax: 703-876-9594. Email: [ehaley@ghacm.com](mailto:ehaley@ghacm.com).

The past 12 months have been busy ones. We are happy to report a summary of just some of the highlights.

**HOA Monthly Dues:** We kicked off the year by happily reporting that HOA monthly dues remained stable for the third consecutive year.

**Contracts:** We negotiated and renewed services contracts with Blade Runners for landscaping and snow removal and CSI for trash and recycling pick up.

### Communications:

**Community-Wide Survey:** This was the first survey conducted for residents. We received a nearly 10% response rate. Many of you submitted good ideas that the Board has already implemented and we are still considering many of your ideas.

**Email Blasts:** If you want to receive up-to-date real time community news, sign up with Esther to be added to the distribution list to receive notifications to your email address. Over 40 email blasts were sent out over the past year to residents on our distribution list. These same notifications are also posted on the New Lakepointe Townhomes group page on Facebook.

### 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	703-258-9479

### PROPERTY MANAGER

Esther Haley	703-752-8300
Fax	703-876-9594
<a href="mailto:EHaley@ghacm.com">EHaley@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	
<a href="mailto:elke.trick@gmail.com">elke.trick@gmail.com</a>	

### ONLINE CONNECTIONS

<a href="http://www.newlakepointe.net">www.newlakepointe.net</a>
Facebook: New Lakepointe Townhomes

# President's Corner, continued

**Quarterly Newsletter:** A big thank you to Elke Trick for her ongoing work in creating our quarterly newsletter. You can find current and past issues posted on the New Lakepointe website: [www.newlakepointe.net](http://www.newlakepointe.net).

**Website:** Our community website has been recently updated. You can find all sorts of valuable information here. Just go to [www.newlakepointe.net](http://www.newlakepointe.net).

## Community-Wide Events:

**Annual Easter Egg Hunt:** Thanks to the efforts of Vicki Clewell and Jamie Sutura, our youngsters enjoyed a great morning of fun, prizes and refreshments last year. Go to page 6 of this newsletter to find some more information in this year's Easter egg hunt scheduled for April 8<sup>th</sup>.

**Annual Spring Clean Up:** Despite a little rain last spring, over 30 of you turned out and joined in to pick up trash and debris throughout the community to "Help Clean Our Little Corner of the World." Participants enjoyed coffee, juice and doughnuts. A drawing for gift cards was held and children received certificates to acknowledge their community service.

## Annual Pool Party & Bar-B-Que:

We had a great turn out. Thanks to Robert Jackson, Elliott Schwartz, and Caroline Gilbert for coordinating the games for the kids. Also, thanks to Rick Zarfoss, Rob Soles and Kevin Donlea for doing the grilling.

## Family Movie Nights:

Families enjoyed movie nights over the summer months. Thanks to Ed and Caroline Gilbert and Chris and Jenny French for coordinating these enjoyable nights under the stars.

**Annual Holiday Decorating Contest:** Thanks to all of you who decorated your homes to help brighten up the holiday season! Gift cards were awarded to:

Smith family, Qin family, Bush family, Edwards family, Mahoney family, Connors family, Pazmino family, Barr family, Duke family and Moore family.

## Common Areas:

**Landscaping Enhancements:** Phase 2 of our landscaping improvements was completed in May. Some trees were replaced, and beds of grasses and perennials were added to beautify the community.

## Improved Site Line at Intersection of Lakepointe Drive and Guinea Road:

Coordinated with VDOT to remove overgrown vegetation and brush along Guinea Road.

**Tree Trimming:** In the fall a huge tree care initiative was conducted and completed. Nineteen trees were taken down and another 20 trees were trimmed and pruned. A separate special effort was needed to the island on Swift Current Court. Here, an arborist determined that the 10 trees had reached their life expectancy and they were removed. The island was re-landscaped with four new Sourwood trees and two beds of grasses and perennials.

**Site Map:** To assist the snow removal crews, a map was created plotting the locations of all fire hydrants, mailboxes, storm drains and stop signs. The map will ensure that the crews will avoid piling up snow in these locations. Happily, we only had to use it once!

**Curb and Crosswalk Painting:** Curbs and crosswalks were recently repainted.

## Amenities:

**Resurfaced Tennis and Basketball Courts:** The courts were resurfaced and new basketball and tennis court nets were installed.

## Tot Lots:

The goal for any good playground is for it to be unique, attractive, functional and above all safe. Protective surfacing under and around all playground equipment is the most critical safety factor in any playground environment. The tot lots were power washed and mulch was refreshed.

**Pickle Ball Court:** Lines were added to the tennis court to create a new surface for pickle ball enthusiasts. Did you know that pickle ball is the fastest growing sport in America?

## Gazebo at the School Bus Stop:

Due to an unfortunate accident, the gazebo at the school bus stop will have to be replaced with a new aesthetically improved structure this year. More information on the construction dates will be announced.

## Volunteerism:

**Neighborhood Watch:** We are happy to report that our volunteer patrol increased by two new members. If there are other residents interested in joining Neighborhood Watch, please contact Chris Campbell at 703-503-8987. We want to extend our thanks to all Neighborhood Watch members for looking out for the safety of our residents.

**Architectural Control Committee:** Thanks to Chris Petro and Carmen Sullivan who volunteer their time to this very important initiative led by Kevin Donlea at 703-764-0192. As an aging community, it is essential to maintain the architectural integrity and aesthetic continuity of the 300+ homes in our community. All ACC requests are required to be submitted to Esther Haley.

## Plan for Improving the Intersection at Lakepointe Drive and Guinea Road:

The Board met twice with representatives from Fairfax County Supervisor John C. Cook's office to review plan to revamp the intersection at Lakepointe Drive and Guinea Road. The plan includes: 1) adding sidewalks, on both sides of Lakepointe Drive, from the end of our property line up to Guinea Road; 2) adding a crosswalk on Guinea Road; 3) upgrading lighting at the intersection; 4) installing new bus stops; and 5) installing new safety signs. The work is scheduled to begin in the fall of 2018. You can view the plan at our upcoming HOA Annual Meeting on April 17.

## Braddock Road Multimodal Study

Board member attended community meeting to learn of proposed changes for Braddock Road. You can learn more at our upcoming HOA Annual Meeting.

All of us on the HOA Board look forward to another year of serving the best interests and greater good of our community.

Thank you,

Chris Campbell  
President New Lakepointe HOA

# Management Corner

Dear New Lakepointe Residents,

Thank you to all of you who have emailed inquiring about the gazebo construction. The Board has contracted KT Enterprises and we are awaiting permit approval from Fairfax County. As we learn more, we will update via community email.

Spring inspections will begin in the next few weeks. This is a time when thorough inspections occur throughout the community to ensure proper exterior maintenance as well as lawn maintenance.

Information regarding our annual meeting which will be on Monday, April 17<sup>th</sup> will be coming via US Mail. I look forward to seeing you all there!

**Esther Haley, CMCA®**

Portfolio Manager | **Gates Hudson Community Management**

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# Board of Directors' Corner

Annual HOA Meeting, April 17<sup>th</sup>

## HOA ANNUAL MEETING



The 2017 annual meeting is scheduled for **April 17<sup>th</sup>, 2017 at the Laurel Ridge Elementary School beginning at 7 p.m.** Official notice of the meeting will be mailed to all residents in the coming weeks. **If you are unable to attend the meeting**, please send in your completed proxy to ensure we have quorum and the

meeting can be held.

## ACC Inspections

As in years past, community wide architectural inspections are scheduled to start in April. During the walk through of the property, a visual inspection of all homes

in New Lakepointe will be performed. 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 at [www.newlakepointe.net](http://www.newlakepointe.net). Some common issues are noted to the right.

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 appeal of all homes in New Lakepointe.

## Fertilizing and Turf Treatment in Common Areas

Our landscaping contractor Blade Runners will be adding fresh mulch to common area flower beds, fertilizing trees, plants and shrubs as well as treating turf throughout the common grass areas of our community. Dates for these community-wide projects are planned for April, May and June and will be posted on a sign at the entrance of New Lakepointe.

## ANNUAL SPRING INSPECTION

This year's inspection will take place in early April. Following is a short list of some common issues we will be looking for:

- ✓ Yard maintenance (grass cut, all beds weeded and shrubbery trimmed)
- ✓ Home needs touch up painting or power washing
- ✓ Missing shutters
- ✓ Leaning or damaged fences
- ✓ Toys/bikes, tools, trash cans/recycling bins stored in front yard



## Curb Painting

The yellow curbs throughout the neighborhood will receive a fresh coat of paint in April. Dates will be announced by management.

## Friendly Reminders

### Fairfax County's "Pooper Scooper" Regulation

What's Required? Dog owners must pick up waste deposited by their pets on other' property or public property, a so-called "pooper scooper" regulation. Pet owners per this county's animal regulation, may, for example, incur penalties of up to \$250 in fines. In addition, in courtesy to all our neighbors, please do not let your dog urinate on lawns, which burns the grass and leaves the owner with having to patch the area.



How to report violations: Citizens may report infractions of this regulation to the **Fairfax County Police Department's Animal Services Division** at [703-691-2131](tel:703-691-2131). So please be a responsible pet owner and keep our neighborhood clean for everyone's enjoyment.

### Spring/Cleaning Donations of Household Goods



As you are cleaning out your attic or basement, sort out toys, furniture 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, excl. mattresses, 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/>.

# Board of Directors' Corner

## E-cycling is the Law



**Electronics that require specific recycling rules are:** computers and peripherals (e.g., printers, scanners, ZIP drives, keyboards), phones, cameras, televisions, fax machines, portable gaming devices, video equipment, audio equipment, etc. Virginia law requires any manufacturer that sells (or offers for sale) more than 500 units of computer equipment

in the state to provide an opportunity for customers to return or recycle their equipment at no charge.

### Specific Types of Electronics:

- ✓ **Computers and Televisions:** Beginning July 1, 2014, these materials will be accepted at the e-cycling stations at the I-66 Transfer Station and I-95 Landfill Complex.
- ✓ **Rechargeable Batteries:** Accepted at the Household Hazardous Waste disposal sites at both the I-66 Transfer Station and I-95 Landfill Complex and at various government office drop-off locations.
- ✓ **Cell Phones:** Beginning July 1, 2014, cell phones will be accepted at the e-cycling stations at both the I-66 Transfer Station and I-95 Landfill Complex. Cell phones are also accepted at various government office drop-off locations.

Electronic products are made from metal, plastics, and glass - all of which require energy to mine and manufacture. Reusing and recycling these materials conserves natural resources. In addition, many electronics contain lead, mercury, beryllium and cadmium. If improperly disposed of, these contaminants may be released into the environment. When possible, electronics are refurbished and/or resold. In some cases, electronics are disassembled, sorted by material (metals, plastics, glass, etc.) and sold on the recyclables market. Hazardous components, such as leaded glass in certain computer monitors or TVs, are removed and sent for proper recovery and recycling in a permitted hazardous waste facility. For more information on properly recycling electronics, visit the official county website at <http://www.fairfaxcounty.gov/dpwes/recycling/mat-comp.htm>.

## Home Protection Plans through Virginia Dominion Power

With our neighborhood celebrating its 40<sup>th</sup> anniversary this year, we would like to remind residents of the various home protection plans that the power company Virginia Dominion Power offers for unforeseen issues, such as main water pipe leak, sewage back up, etc. For a small monthly fee added to your electricity bill you can add these plans to your home protection.

Many of our residents have benefitted from the water line repair and sidewalk restoration add on plan. Aging pipes can break and cause expensive repairs and restoration. Please remember that as a home owner you are responsible for the section of the main water pipe from where it exists your house to where it connects to the main water pipe of the community. Sidewalk/concrete restoration costs can be costly, so look at Dominion's website at <https://www.dominionenergy.com/en/home-protection> for more information about the various plans they offer.

### Pool Passes

The 2017 pool season is right around the corner. Be on the lookout for pool information in the coming weeks as **all owners are required to register for the 2017 season to gain access to the pool this summer. Any homes registering for the 2017 pool season must be current on their assessment dues and have no outstanding violations at their home.** Everyone will receive additional information in the next few weeks but if you have any questions please contact Management.

### Yard Waste

Beginning the week of March 13, yard waste and debris will be picked up year round on Tuesdays and Fridays. Please read the following to make sure you are setting out your yard waste correctly:

- Designate yard waste containers, (clearly label "YARD WASTE")
- Use biodegradable lawn bags
- Tie in bundles
- Clear Plastic bags are still accepted, but they are NOT recommended
- The weight limit for yard debris is 50 pounds per household and cannot exceed more than 10 bags or bundles.
- Brush shall be cut in 4' lengths, with limbs no larger than 6" in diameter. Brush should be tied in bundles no larger than 2' in diameter.
- Unacceptable Items: Rocks, Dirt, Mulch, Concrete, Sod, Stumps, Black Bags, Flower Pots, Planters, Trays, Lumber, Treated Wood, Pallets, Unbundled Branches, etc. Y

# Community Connection

## Team Up to Clean Up on Earth Day



Please join us in a neighborhood cleanup effort on April 22 at 9am. We will meet at the bus stop, where trash bags will be provided. Scout troops and students can earn volunteer hours. All participants will be entered into a raffle for gift cards. Our community values the public areas and amenities in our

neighborhood, let's all work together to keep them clean and safe. Have questions? Please contact Ceil Wloczewski at 703-425-5195.

## Annual Easter Egg Hunt April 8

The annual fun event for our younger residents will be held on Saturday April 8<sup>th</sup> at 8:30am at the tennis courts (rain date: April 15<sup>th</sup> at 8:30am). All New Lakepointe residents under the age of 10 are welcome to participate and should be accompanied by an adult. In order to participate you need to bring one dozen (12) plastic Easter eggs filled with WRAPPED candy to 9979 Whitewater Drive no later than April 7<sup>th</sup>.



## 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](tel:703-929-8686) or by email at: [craftgirl65oh@gmail.com](mailto:craftgirl65oh@gmail.com) to find out availability and tutoring fees.

## Babysitting/Nanny and Pet 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.

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

## Pet Sitting



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.

**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.

## 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](tel:703-929-8686) or by email at: [craftgirl65oh@gmail.com](mailto:craftgirl65oh@gmail.com).

## Update on Braddock Road Construction

Fairfax County is working with Braddock District Supervisor John Cook and members of the community on a study to develop and evaluate a number of improvements for the Braddock Road corridor, between Guinea Road and I-495. Potential improvements may include additional travel lanes, HOV (high occupancy vehicle) lanes, or intersection, pedestrian and bicycle improvements. For detailed information visit <http://www.fairfaxcounty.gov/fcdot/braddockroadmmstudy/>.