



New Lakepointe

*Quarterly Newsletter
Summer 2017*



President' Corner

Dear New Lakepointe Residents

New Lakepointe Community is celebrating 40 years! Our townhomes began building in 1979 and our community of over 300 homes takes great pride in keeping a thriving, family friendly, beautiful and safe neighborhood. Thank you to all for doing your part in keeping New Lakepointe a great place to live in Northern Virginia.

We had some changes on our Board of Directors: I would like to thank Chris Campbell for the great job he did while serving as President of the New Lakepointe HOA Board. We appreciate all the work and accomplishments that were achieved during Chris' tenure as well as his continued efforts as Vice President of the board. Thank you, Chris!

A big thank you also goes out to Gage Cole who was a member of our Board for the past couple of years. We appreciate his contributions and input. Gage has recently moved out of our New Lakepointe community. Thank you, Gage!

To fill Gage's term the Board appointed Andre Adams as a new member. Andre has lived in New Lakepointe for a number of years and has already provided the Board with valuable insight on several topics. Thanks for volunteering, Andre!

Robin Moore has joined the Architectural Control Committee and has enjoyed living in this community for 6 years. Robin joins long standing ACC members Kevin Donlea and Carmen Sullivan. The ACC's primary responsibility is to preserve the architectural harmony and aesthetic qualities of the buildings and grounds of New Lakepointe within the architectural control guidelines. For more information regarding the ACC, guidelines and approval of exterior work on your homes, visit our website, www.newlakepointe.net.

Many of you may know me and my wife Linda as long-time residents of New Lakepointe - approximately 30 years. I have been on the Board for about 20 of those years and have also served as President in the past. I look forward to helping the board keep our property values up,

BOARD MEMBERS

Kevin Donlea, President	703-764-0192
Chris Campbell, Vice President	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
Andre Adams, Director	

PROPERTY MANAGER

Joe Lilli	703-752-8300
Fax	703-876-9594

jlilli@ghacm.com

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Carmen Sullivan	
Kevin Donlea,	
BOD Liaison	703-764-0192
Robin Moore	

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
Facebook: New Lakepointe Townhomes

President's Corner, continued

and our community looking good as well as keeping New Lakepointe a safe and cost effective place to live.

We also would like to thank Esther Haley at Gates Hudson Community Management for her work as Property Manager of New Lakepointe. As of July 24 Joe Lilli (see below under Management Corner) will be our new Property Manager and the Board is looking forward to working with him.

A quick update on our landscaping project in New Lakepointe for fall 2017:

- Tree trimming and removal of older dying trees - this is a major focus for the upcoming fall. Your Board has been working on this for several months. Trimming work is to begin sometime during the month of August, followed by planting of new trees in late September or early October.

Board Members Ceil Wloczewski and Beth Zarfoss have spearheaded this effort with the help of Michael Gilmore, another resident of New Lakepointe. Michael has his PhD in Botany and is an Associate Professor at George Mason. He and his family have lived in New Lakepointe for 8 years. We would like to thank him for sharing his expertise with us. Karen Baer from Blade Runners has assisted them in this project as well by walking through the New Lakepointe property and reviewing all the trees located on the common grounds. This evaluation began in the spring of 2017. Ceil, Beth, Michael and Karen's focus was to identify trees that need trimming as well as those that are in decline and need to be removed, as they may become safety threats to property as well as the residents of New Lakepointe.

Residents will be notified as we get closer to the project dates. Signs will be posted to inform residents where tree work will be done. Please cooperate and keep vehicles out of posted areas when notified. Remember, if vehicles are parked in posted areas where tree work is to be done violating vehicles will be towed. Towing fees will be charged to the owner of that vehicle.

Thank you and I wish you and your families a great summer!

Kevin Donlea,
President New Lakepointe HOA

Management Corner - Latest News & Update

Dear New Lakepointe Home Owners and Residents,

Spring Inspections are coming to a close. Thank you to all residents and owners who have completed lawn maintenance and general maintenance needs over the past few months. Third and final walk through inspections are in process with ACC violation hearings scheduled for September.



Please join me in welcoming Mr. Joe Lilli, AMS as your new manager, effective July 24. Joe comes with over eight years with Gates Hudson and many years of experience in Community Management.

He can be contacted at jlilli@ghacm.com or at [703-752-8300 ext. 739](tel:703-752-8300)

I have enjoyed meeting many of you and working with your passionate Board of Directors to help make New Lakepointe a wonderful community!

Esther Haley, CMCA®
Portfolio Manager, Gates Hudson Community Management

GatesHudson
Community Management

Board of Directors' Corner - Updates & Reminders

Up-to-Date Community News?

To stay informed about community news and events, sign up for email e-blasts by contacting Joe Lilli of Gates Hudson Community Management at jilli@ghacm.com or join the New Lakepointe Townhomes Facebook group page. You can view community bylaws and regulations by visiting our website at www.newlakepointe.net.



Looking Back At Some Fun Community Events



New Lakepointe has several volunteers who donate their time to organize fun community events throughout the year or help out with community wide improvement events. Their contribution and engagement efforts is an important factor in our community spirit.

Annual Easter Egg Hunt

This annual event was held on April 8 thanks to the efforts of Jamie Sutura and Vicki Clewell. About 60 children enjoyed the morning searching for candy-filled eggs. Even the Easter bunny came for a visit!

Family Movie Nights

Thank you to Caroline Gilbert and Jenny French for coordinating these family friendly summertime fun-filled events. Look out for the banner hanging from the bus stop gazebo announcing the latest feature presentation at the tennis courts.

Fourth of July Fireworks

The 4th of July community celebrations would not be the same without Craig Ross's spectacular fireworks show. Just seeing the anticipation and awe on the faces of the many children who attended said it all and made his time and effort well worth it.

Annual Pool Party

The community pool party took place on Saturday, July 8. More than 100 residents attended. Thanks once again to Beth Zarfoss for her many years of putting together this event. Thanks to Cheryl Soles for the 40th Anniversary cake and to Rick Zarfoss, Rob Soles, and Kevin Donlea for doing the grilling. We also want to give a shout out to Robert Jackson and Elliott Schwartz for coordinating the games.

Operation Clean Sweep was a Huge Success

A huge thank you to the nearly 30 residents who participated in our annual community clean-up day on April 29! You managed to pick up numerous bags of litter and other debris throughout the neighborhood. A special shout out to the youngsters and teens that

came out to help. Participating children received certificates to acknowledge their community service. We also want to thank Stan Carter for taking a truckload of trash bags and other debris to the dump. Gift card winners were Carmen Sutura, Caroline Gilbert and Hailey Rossi. Thanks to Ceil Wloczewski for coordinating this effort for three consecutive years.

Ready to Lend a Helping Hand As Well?

It is because of our volunteer board members and engaged residents, that makes New Lakepointe unique. Ask any of our board members about big projects that are underway—projects where an extra set of hands might come in handy.

Opportunities include Neighborhood Watch, Spring Clean-Up Day and the Pool Party. Have a fun idea to bring people together and love coordinating events? Let us know, we would love to hear from you.

Neighborhood Watch

Chris Campbell, coordinator for the Neighborhood Watch Program is looking for volunteers. A group of dedicated neighborhood volunteers helps to keep New Lakepointe safe. Additional help is always needed and highly appreciated 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>.

Neighborhood Improvements

The new bus stop gazebo was erected on April 18. The structure's Amish-inspired design is accented with a cupola and decorative corbels and posts.

To further improve communications with residents, a message board was installed on July 7 next to the gazebo at the street corner.



A park bench was installed on July 10. It is located on the island on Rapid Run Court - check it out and sit a spell.

Board of Directors' Corner, continued

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. HOA board member and treasurer, Bob Passut, attended the most recent meeting on June 26, 2017. Bob shared with us the following information:

In November 2014 Fairfax County signed a contract with RK&K Consulting to perform this study under the supervision of Braddock District Supervisor John Cook and Fairfax County Department of Transportation (FCDOT). The purpose being to devise improvements to the Braddock Road corridor from Guinea Road to the Belt Way. During the morning and evening rush hours 72,000 vehicles use Braddock Road. It is one of the most congested roads in the state. I have followed this project from the start attending the Community meetings on the studies progress.

The original proposal called for Braddock to be widened to four lanes in each direction with the fourth being an HOV/express/toll/buses. This concept was rejected when the study showed it would increase traffic, not relieve congestion.

The final approved design is called "Intersection Improvements and Pedestrian Access". Braddock Road from Guinea to Burke Lake will be widened to 3 lanes in each direction to match the rest of Braddock. All intersections with Braddock Road from Guinea to Ravensworth will be modified/changed to some degree. These include: new traffic signals, additional turn lanes onto Braddock, some depending on location only right or left turns. Exit and entrance ramps at Braddock and 495 will be changed. There will be major changes to the Braddock Ravensworth interchange. Trees will be removed and sidewalks and bike paths will be built on both sides of Braddock. Bus stops will be relocated. A pedestrian overpass will be added at Kings Park Shopping Center. All this activity will take place within the Braddock Road right of way. No homes will be lost.

The final community meeting was held on June 26. This meeting concentrated on the final aspect of the study, the transit center. The proposed location of the transit center is Kings Park Shopping Center. The recommendation was not to build the transit center (bus terminal). However an alternative was recommended, a Park-and-Ride lot at Kings Park. It would be located on Braddock Road in the area just passed the gas station. The buildings currently there will be torn down. The estimated cost of the transit center is \$22,970,000, Park-and-Ride \$9,920,000. The overwhelming majority of the meeting attendees were opposed to building anything at Kings Park Shopping Center. Supervisor Cook and FCDOT will make the decision

on the Park-and-Ride lot in the end of August. Cook will then present the study results to the Board of Supervisors for approval.

You can go to the Fairfax County website at <http://www.fairfaxcounty.gov/fcdot/braddockroadmmstudy/>, search for the Modal Study where you will find the briefing charts from the meetings and other information.

Lake Royal Dry Dredging Project

The County's dredging project of Lake Royal is completed and thanks to heavy rains in the spring the water level is back to normal and wildlife is returning. The fitness equipment along the path was renewed and nesting islands placed at each end of the lake.



Friendly Reminders

"Good Neighbor Top Ten" Information Flyer

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. The 2-sided flyer contains some reminders and information all residents need to know and follow to have a thriving community while keeping up property values. The "Good Neighbor Top Ten" information flyer will be mailed to each household in August.

Home Protection Plans through Dominion Energy

With our neighborhood celebrating its 40th anniversary this year, we would like to remind residents of the various home protection plans offered through Dominion Energy (formerly Virginia Dominion Power) 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> to learn more about the various add on



Board of Directors' Corner, continued

Pool Passes and Pool Hours



The 2017 pool season is still going on but it is not too early to remind residents to keep the passes for next year so that new stickers for the 2018 season can be affixed. There will be a **replacement fee** for lost pool passes.

Please note that **pool hours** will change after school starts (August 28-September 4):

Aug 28-Sep 1: 2pm-8pm

Sep 2-Sep 3: 11am-9pm

Sept 4 (Labor Day): 11am-6pm

Child Safety/School Bus Safety

The new school year begins on Monday, August 28 and we will have lots of children making their way to and from the bus stop. Many of them will be first time bus riders, so we ask that all residents follow some basic safety tips when dropping off/picking up students:



- No parking in fire lanes, driving lanes or residents reserved spaces.
- No double parking.
- Children should not be running through the street.
- All vehicles must obey the "STOP" sign and flashing lights when buses are picking up/dropping off kids.
- Please remind your children to cross streets at designated crosswalks and not between parked cars where drivers may not see them.

We ask all other residents to be especially alert driving through our neighborhood during the morning and afternoon hours. Please remember the speed limit in our neighborhood is 15mph.

Community Connection - Resources & Help

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 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 summer to catch some beach time? 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.

Have a Great
SUMMER