

[www.slhoa.org](http://www.slhoa.org)

## Management Company

Stephens & Company, Inc.  
Nancy Stephens Carter  
Phone: 703.771.1670  
[ManagerSLHOA@aol.com](mailto:ManagerSLHOA@aol.com)

## Board of Directors

Kirk Nicholas, President  
Lew Smith, Vice President  
Mark Smith,  
Secretary/Treasurer  
*The developer currently  
holds two positions.*

[Board@slhoa.org](mailto:Board@slhoa.org)

## Communications Committee

Deb Bergin, Chair  
Nikhil Junankar, Vice Chair  
Elizabeth LaPrade  
Teresa Meike

[Communications-committee@slhoa.org](mailto:Communications-committee@slhoa.org)

## Recreation Committee

Dave D'Onofrio, Chair  
Todd Gieseman, Vice Chair  
Michael Bean  
Chris Elardo  
Julie Johnson  
Ellie Miklich  
Ann Rinker  
Kevin Shea

[Recreation-committee@slhoa.org](mailto:Recreation-committee@slhoa.org)

## Covenants Committee

Kirk Nicholas, Acting Chair  
Rick Ciotti  
Jim Hollar

**MEMBERS AND CHAIR  
NEEDED**

[Covenants-committee@slhoa.org](mailto:Covenants-committee@slhoa.org)

## *A Letter from the President*

Neighbors, I want to first and foremost thank all of our Board Members, Committee Chairs, and Management Company for their commitment and dedication to the Spring Lakes Community. These Ladies and Gentlemen have worked tirelessly on our behalf over the last year, many times giving when they did not have the time, resources, or support. You can clearly see their efforts in the finished streets, lighting, pool startup, and open space improvements that have occurred. I am humbled to work with them as your representative and on our community's behalf.

Last fall, we had no hope for a pool, and now we'll see its completion this year. We have submitted supporting documents to remove the trails on Cattail Springs and Coralbells, and should see those ventures disappear without expending scarce HOA resources. We are slowly addressing the hazardous trees within our community, and plan to expand this to the fallen trees surrounding our community as well. These efforts have been years in negotiation, and we are finally seeing the fruition of the investments that have been made on behalf of our community.

Our primary focus for 2005 will be to claim ownership of the community. We are working with the County to complete areas that are still the developer's responsibility, and within the scope of their power, we have their support. We anticipate having the developer, ADC, out by the end of September. This will bring on an additional exercise of voting in the remaining two seats on the HOA Board of Directors at our fall meeting.

Second, we are getting control of the budget. We have had severe problems with our previous management company, but through due diligence by Stephens & Company, we have an accurate assessment of what we need to do to fix the previous years deficits and get our HOA healthy in 2005. Yes, we raised our dues to \$65 monthly, but this was primarily to cover the future costs of running our own pool. We are also engaging legal help to rectify past dues, as this has been a large problem not addressed in the past. We will incur other costs in addressing open space areas as well, but we will establish a good planning cycle to ensure that beyond 2005 we can contain costs and give the community a viable ability to grow.

Third, we are trying to invigorate community involvement, commitment, and ownership. I cannot think of anything more important to each of us than the investment we made in our property. Maintaining this is not just internal to your homes, but it extends to the larger community as well. The value of our homes is dependent on the type of community we work together to create, and as part of our individual ownership in this community, we are required to abide by the Covenants that help maintain the standards of our Community. This can only happen if we recognize the need to police ourselves as well. Pet clean up, trash pick up, lawn mowing, illegal parking, the storage of commercial vehicles, speeding, loud music, and unsupervised kids are constant complaints to the HOA, but are things that can often be addressed peacefully through the relationships with your neighbors. Make working them out as neighbors the first step in the complaint process. This is a diverse community, but we can make it unified in our commitment to each other to maintain it and the standards that we set.

Finally, we have a huge need for leadership and support on all of our committees. We are all in this together, and I encourage you to find a niche and a way to contribute. If everyone contributed just one thing, it would make our community stronger, and ultimately increase our property values.

This is your home, but it is our community. Join me in making 2005 a strong one for Spring Lakes!

Warmly,

Kirk Nicholas  
President of the Board  
Spring Lakes HOA

### Open Space Committee

Linda Kibblewhite, Chair  
Leanna Beatty  
Chris Elardo  
Judi Everding  
Daniel Hunter  
Ralph Wiechmann

Openspace-  
committee@slhoa.org

### Finance Committee

Curt McKay, Acting Chair  
Ralph Weichman

### MEMBERS AND CHAIR NEEDED

Finance-  
committee@slhoa.org

## Are you in the directory?

Get to know your neighbors and join the Volunteer Spring Lakes Directory.

If you are interested in participating in this VOLUNTARY directory, please contact Deb Bergin via email at [Debbergin@yahoo.com](mailto:Debbergin@yahoo.com) to receive a copy of the registration form.

You must participate to receive a copy. This directory will NOT be posted on the web and should not be duplicated for others.

### REMINDER:

**A \$15.00 late fee will apply to dues received by the property manager after the 10<sup>th</sup> of the month.**

## A Message From Our Community Manager

*Nancy Stephens Carter*

So much has been happening in the Spring Lakes community. Last fall we held our Annual Meeting, which was attended by many homeowners. The 2005 annual budget was approved and three homeowners were elected to the board. In January the board appointed officers to serve in 2005. Also in January, the board and committee members participated in our first annual Leadership Conference. Motivation and organization were the key components of this meeting. The annual calendar of 2005 activities was presented and key issues facing the HOA this year were discussed.

The developer is proceeding with work in the community. Street paving and streetlights have been completed. Construction on the pool should begin in March. With spring just around the corner, the landscaping company will be busy working in the common areas.

The recreation committee is busy planning the annual Easter parade and other activities for this summer. Look for details about the parade in the community section of this newsletter.

You will notice buried utility placing operations throughout Spring Lakes. This will provide enhanced offerings and service improvements to customers of Verizon Communications, including DSL. The timeframe for the services is about six months.

Everyone is reminded that dues must be received by the 10<sup>th</sup> of each month to avoid a late charge assessment. We're working closely with the board to reduce past due HOA fees. You can avoid the possibility of paying late fees by signing up for "direct debit" of assessments. The form can be downloaded from the Association's website, [www.slhoa.org](http://www.slhoa.org), or received by mail by calling me at 703.771.1670. Once we receive your completed form, your checking account is debited each month for the dues assessment without worry of your payment being late.

We've included your dues statement with this newsletter, which shows dues billing and payment history from May 2004 to the present. Dues are posted on the 1<sup>st</sup> of each month. If you prepay your dues, your statement may show a credit balance.

If you have any questions please contact me at [ManagerSLHOA@aol.com](mailto:ManagerSLHOA@aol.com) or 703.771.1670.



## Please clean up after your pets

**All pet owners are reminded to clean up after their pets, both in your own yard and in the common areas. Not doing so is a violation of the HOA rules, and is against the law in Loudoun County. This has been a real problem in our community. Please be respectful of your neighbors. With warmer weather coming, residents will be walking throughout the common areas and using their decks and patios. Everyone must take responsibility for his or her pet ownership. Violators will receive a letter from the HOA and persistent violators will be reported to the Loudoun County Health Department.**

## WE NEED YOU!!!!

### The following committees desperately need volunteers:

**Covenants Committee** - Kirk Nicholas, who has been serving in a dual role for the past 6 months, was officially elected to the HOA board. Due to the additional responsibilities of the board, Kirk will no longer be able to head this committee and thus, we need someone else in the community to volunteer their time. If interested, please contact Kirk at [Covenants-committee@slhoa.org](mailto:Covenants-committee@slhoa.org).

**Finance Committee** – Curt McKay has been Acting Chair for the past several months, but will not be able to continue chairing the committee. We need someone in the community with a finance background to join Curt and take over the chair position. If interested, please contact the Board at [Board@slhoa.org](mailto:Board@slhoa.org).

*You get out of a community what you put into it.*

## Open Space Committee report for Newsletter Feb 2005

The Open Space committee met on February 15, 2005 to start making plans for the coming year.

The Open Space committee, in conjunction with the Spring Lakes landscaper Abernethy and Spencer (A&S), will be holding a tree sale for residents of the community. We will begin taking orders with this newsletter, with delivery expected by the end of March or first week in April, depending on the weather. Abernethy and Spencer will be offering nursery stock slightly above their costs. A tremendous deal! They feel a partnership in our community to make it look the best it can, and thus are helping us with very affordable trees to enhance our properties. These trees are made available to individual homeowners for planting on their own property.

**To take advantage of this deal, please complete the order form on page 6 of this newsletter.  
Please reciprocate the good will by visiting A&S's nursery at 18035 Lincoln Rd., Purcellville, VA.**

The Open Space committee is also discussing a Milky Spore program to combat the Japanese Beetle problem in the community. Milky Spore is a lawn treatment, which introduces a naturally occurring bacterium that affects Japanese Beetles, June Beetles and certain other common lawn grubs. Unfortunately, this product is best applied in the autumn, so we will look to offer a program later this year.

Community Clean-up Day is being planned. We are working towards a community cleanup day in mid April to address the Fort Evans Rd. town home entrance and frontage. We will be looking for volunteers to help tidy up this area. More details will be forthcoming.

Regarding the removal of dead/dying trees, the county flip-flopped on their previous decision to hold the developer responsible. We are discussing the issue with the county. The Open Space Committee has made a recommendation to the Board.

## FREE FERTILIZER FOR BETTER LAWNS

The Spring Lakes' landscaper has frequently praised the results of "Tuscarora Landscaper's Choice (TLC)" as a lawn treatment. TLC is a byproduct provided by the Leesburg Water Pollution Control Facility and free to Spring Lakes homeowners.

TLC is an organic, all natural, product that enhances the soil structure and quality. It provides essential nutrients for plant growth and is excellent for lawns, trees, shrubs and gardens. TLC makes lawns greener, healthier and far less stressed (a stressed lawn allows Japanese Beetles to thrive!) Landscaper hint: pile 1 cup of TLC fertilizer at base of tree to keep deer away!

For more information see [http://www.leesburgva.gov/departments/utilities/doc/biosolids\\_brochure.pdf](http://www.leesburgva.gov/departments/utilities/doc/biosolids_brochure.pdf).

TLC is available in 25lb or 50lb bags, or in bulk. Hours for pick-up are:  
Nov 1 thru March 14 8:00am to 4:00pm Monday through Friday  
March 15 thru June 30 8:00am to 6:00pm Monday through Sunday

The Leesburg Water Pollution Control Facility is located at 1391 E. Market St, directly across the street from Meadows Farms Nursery on Route 7. You must show proof of residency and then can take as much as you will use. Spring Lakes' homeowners qualify because we receive and pay for Town of Leesburg water.

## Covenants....It's not an option

**Snow Removal Reminders:** When it snows, please be courteous to your neighbors and don't park on the street if you have room in your driveway. This prevents effective plowing from taking place. Please remember, we all need to ensure we are removing snow not just from our driveways, but the sidewalks adjacent to our homes as well. Please try to be respectful of your neighbors as you do this, piling your snow onto their driveway or walkway is a sure fire way to not get invited to any summer BBQs!

**Sledding:** Kids need to ensure they are respecting private property while enjoying the snow. A few spots that are being utilized for sledding are on both open space property and private property. Parents need to ensure they identify these areas and talk with their kids about where it is okay to sled. It will help avoid challenges with your neighbors.

**A Community in the making...**

If you know of anyone, child or adult, who has won an award, completed a marathon or received recognition of some sort please report the details to [teresameike@aol.com](mailto:teresameike@aol.com) so we can give the well deserved recognition to hard work and success within our community.

**We are expecting the new website to go live on March 1st.**

**Check it out and learn more about the community you live in:**

**SLHOA.org**

**Make sure you register so you can receive valuable updates regarding your community.**

**The county provides two hotline numbers for communities to contact with questions or issues. These are provided below:**

**Storm Water Erosion & Sediment Complaint Hotline: 703/737-8746**

**Dept. of Bldg. & Development Engin. Div. 703/777-0116**



**COMMUNITY CORNER**

**Spring Lakes Kids are Making a Difference**

In January, Alex Purdy and Ashley Phillips, both Tolbert Elementary students, worked together to raise money for the Tsunami Victims with a bake sale. The girls went door to door, and raised about \$65 dollars through Spring Lakes family contributions. In addition, Alex donated \$100 from her personal travel fund to help provide support to the Tsunami through the Red Cross Tsunami Aid Program.

On February 13, Alex Purdy made a trip to the Loudoun Hospital Pediatrics Unit to deliver Valentine's to sick kids. It was an incredible experience for both mother and daughter.

**Women's Social Club Forming**

If you are interested in meeting other women in Spring Lakes and participating in social activities, please contact our community manager, Nancy Carter, at: [ManagerSLHOA@aol.com](mailto:ManagerSLHOA@aol.com) or 703.771.1670. We're planning activities to start in the spring and welcome new members.

**Still looking for help in supporting those fighting for us**

Risa Nicholas is still looking for families who want to help with the **Adopt a Marine Platoon** program through Operation Interdependence (OI). While we intended to send a shipment in January, we didn't have enough families participating, and decided to hold off until February. Our next shipment will go out the end of February, so if you are interested in participating, please plan on coordinating your donation with Risa by February 25.

If you would like to learn more about OI, please visit [www.oidelivers.org](http://www.oidelivers.org) to see some photos, links, and news articles about the organization. In 2004, OI delivered over 100 tons of c-rats without impacting military resources thanks to people like us. If you have any questions, please contact Risa at 571-212-2041 or by email at [rgnicholas@adelphia.net](mailto:rgnicholas@adelphia.net).

**Classifieds**

**For Sale**

- NURIT 2080 credit card processing machine and printer in great condition. Call Risa at 571-212-2041. No reasonable offer refused.
- Beautiful white, all-weather wicker set. New last fall. 48" dining table, chairs, rockers, end tables, etc. Hunter green and floral cushions. Please call 703-771-8011.

**Services**

- Attention Spring Lakes!! Hair cuts in your home or mine? I am a licensed Cosmetologist with 10 years experience in hair cutting. If you would like to have your or your childs hair cut, permed, or styled in your home (or mine) please call Sheryl for pricing and an appointment at 703-304-9780. References available.

**Wanted**

- 20" boy's bike. Good condition, reasonable price. Call Michael Beggs at (703) 771-1273.

**Does your yard need a pick me up?**

**Visit our local landscaping company, Abernethy & Spencer Greenhouses**

**If you are just looking for flowers, perennial, trees and shrubs, or if you need landscaping, maintenance or stonework, they are the place to go.**

They can be reached at

**540/338-9118  
540/338-6582 fax**

**or take a drive to Purcellville and visit their greenhouse at**

**18035 Lincoln Rd.  
Purcellville, VA  
20132**



Alex Purdy was promoted to a Green Belt in Tae Kwon Do on February 12 and was invited to join the Dream Team at Tiger Den, which is an elite group of students who train for Tae Kwon Do competitions. This has been a wonderful experience for her, and has made a huge difference in her attitude, self-esteem, and academic performance. We have a number of wonderful kids from Spring Lakes who were all promoted at the same Tiger Den ceremony. To learn more about Tiger Den, visit [www.gotigerden.com](http://www.gotigerden.com).

## KIDS NEWS

### **Get Ready to Face Off!**

**Loudoun Roller Hockey League** is now registering for the Spring 2005 co-ed season. Registration for boys and girls, ages 6-17 (as of 12/31/04) is now open through March 12, 2005.

Register online at:  
[Sportability.com/lrhl](http://Sportability.com/lrhl)

For more information, go to the website at [LoudounRollerHockey.com](http://LoudounRollerHockey.com) or contact us directly at: 540-338-9397 or via email at [lrhlcom@aol.com](mailto:lrhlcom@aol.com)

## Community Events



### SPRINGLAKES EASTER EGG HUNT

**When: Saturday, March 19, 2004**

**Where: 42825 Viola Court**

**Time: 2:00 p.m.**

**(RAIN DATE: Sunday, March 20, 2004 @2:00 p.m.)**

(If coolers and tables are not in the cul-de-sac at 10:30 a.m. and it is cold and rainy, the parade will be held on the rain date)

Please prepare 12 plastic eggs stuffed with treats for EACH child attending. There will be buckets placed on the front porch of 42825 Viola Court from: Wednesday March 16 @1:00 p.m. thru Friday March 18 @8:00 p.m.

These buckets will be divided by ages. There will be a bucket for the 2 and under group, the 3, 4, 5, and 6 group, and the 7 and over group. Please place your 12 eggs for EACH child attending in the appropriate bucket according to their age.

PIZZA WILL be provided, however, we are asking participants to assist in providing drinks and snacks for the hunt. Tables and coolers with ice will be ready at 10:30 a.m. the morning of the parade. Please bring your drink or snack to the cul-de-sac on Viola Court PRIOR to the hunt.

If your last name begins with:

A-L - Please bring a snack (Crackers, cookies, cupcakes, etc.)

M-Z - Please bring a drink (Soda or juice boxes)

We Look Forward to Seeing You There!!!!

\*A parent or guardian must attend all children

# TREE ORDER FORM

Qty	Tree	Cost*	Total Cost
	Bare Root** 5-6 ft. Red Maple (green leaves, red in autumn)	\$20	
	Bare Root** 5-6 ft. Cleveland Select Ornamental Pear	\$20	
	Potted 4 ft. Red Delicious Apple Tree	\$20	
	Potted 4-5 ft. Flowering Crabapple (pink or red flowers in spring, no apples, berries in fall)	\$25	
	Potted 3-4 ft. Leyland Cypress	\$12	
	Potted 3-4 ft. Carolina Sapphire (a blue evergreen)	\$12	
	Total Qty	Total Cost:	

\*Tax included

All bare-rooted trees need to be planted within 2 - 3 days of delivery!

Delivery will be to a central location within Spring Lakes Community either the last week in March or the 1st week in April depending on weather. E-mail notice will be given for pick-up location and time, otherwise call 703 443-1484.

No guarantees given due to low price point!

**\*\* Bare Root trees need to be ordered before March 11!**  
**Potted trees need to be ordered before March 25!**

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

e-mail: \_\_\_\_\_

Phone: \_\_\_\_\_

### Payment Methods:

Checks – make payable to Abernethy and Spencer

Visa or Master Card:

Name as it appears on card: \_\_\_\_\_

Number: \_\_\_\_\_ Exp: \_\_\_\_\_

### Send order to:

Stephens & Company, Inc. – Managing Agent

Attn: Open Space Committee - Tree Sale

PO Box 1177

Leesburg, VA 20177

### For Additional Information:

Contact Linda Kibblewhite at 703/443-1484 or [openspace-committee@slhoa.org](mailto:openspace-committee@slhoa.org)