



# Spring Lakes News

Issue No. 11

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

December 2005

## *President's Message ...*

Christmas and holiday decorations are springing up all throughout Spring Lakes and the concrete is poured into the pool and foundations have been set for the bathhouse and tennis courts - can you feel the joy?! At the Spring Lakes Annual Meeting this past November, Kevin Shea, Eric Johnson and I were elected as your new Board and we are excited about the opportunities we face in the community and the challenges we need to meet. We are all thankful for your support and confidence.

Right out of the gate we are faced with the Leesburg Town Council's reckless proposal to double our water rates while barely increasing the costs for residents "in town". If you have been following this matter, Spring Lakes, Red Rocks, Potomac Station, River Creek and Lansdowne West Goose Creek are part of the so-called Urban Growth Area (UGA) that is outside the legal town limits but share in the town-run utility system. We have been paying a 50% surtax for being in the UGA already and one of the Town Council members suggested that they raise it to a 100% surtax while only raising the in town rate 2%! About 50-70 people showed up at the Town Council's public hearing, including your Board and many of our residents. We spoke out against the increase and the potential underlying desire by the Town Council to annex our community (and the others) into the Town - which would significantly increase our property and personal property tax rates. Please stay posted through the Spring Lakes website and in the local papers and feel free to email the Town Council in opposition. They are likely to vote on December 13<sup>th</sup>.

Back inside the community, one very important change the new Board is going to implement is monthly Board meetings on the 4<sup>th</sup> Thursday of each month instead of quarterly meetings starting January 26, 2006. We want to have an informal and active approach to community matters and hope this is one way we can get more people involved and volunteering to help build a stronger community. One of our goals is to get the pool up and running and to continue our efforts to beautify the community and clean up the challenged landscaping elements and continue to improve the appearance of Spring Lakes.

You will also notice that our community dues have increased to \$75 per month. This was a decision of the previous Board (on which I sat for one month) and we fully support that commitment to fund the infrastructure, our pool, our services and our reserves while keeping the impact as minimal as possible. You have our commitment to ensure that your money is being spent responsibly and that we are getting the greatest impact and value for our dollars.

I'd also like to take the opportunity to thank Lew Smith and Eric Wolfe who have retired from the HOA Board. Lew was a founding member and will continue to be a valuable resource for us; and Eric is going to remain involved with the Covenants Committee.

As always, your input and comments are welcomed, you can reach any and all of the Board members via email (see page 2) or at the monthly meetings. As always, if you are interested in volunteering your help is absolutely needed. My one rule moving forward for the community is very simple: no complaining unless you are willing to get involved! Let's all pull together and make this community the best it can be.

Respectfully Submitted,  
*David D'Onofrio*

**SPRING  
LAKES  
HOA**

**2006  
DUES**

**Effective**

**Jan 1<sup>st</sup>**

**HOA  
Dues**

**are**

**\$75**

**per  
month**

**Note:**

*If you are set up to pay by direct debit, the amount will be increased to \$75.*

*If you pay online, be sure to change your check amount to \$75.*

## Spring Lakes HOA

The Association is comprised of a Board of Directors, committees, members, and the professional managing agent working as a team to administer the affairs of the community for the safety and well being of the owners and residents, and the protection of their property. It is governed by several legal documents, which were provided to you before or at settlement. The Board of Directors has adopted a Book of Resolutions. These documents address owners' rights and obligations and empower the Board of Directors to administer the affairs of the Association.

## Spring Lakes Board of Directors

The Board of Directors is an all-volunteer resident group that is responsible for interpreting the rules and covenants governing Spring Lakes.

**President:** **David D'Onofrio**  
[president@slhoa.org](mailto:president@slhoa.org)

**Vice President:** **Kevin Shea**  
[vicepresident@slhoa.org](mailto:vicepresident@slhoa.org)

**Sec/Treas:** **Eric Johnson**  
[secretary@slhoa.org](mailto:secretary@slhoa.org)

## Spring Lakes Management

The Management Agent is responsible for enforcing the rules and regulations of the Association. We are happy to assist you with any questions you may have and provide information you request.

**Nancy Stephens Carter**  
**Stephens & Company, Inc.**  
PO Box 1177  
Leesburg, VA 20177

**703.771.1670 (phone)**  
703.771.7620 (fax)  
703.727.8807 (cell)

[ManagerSLHOA@aol.com](mailto:ManagerSLHOA@aol.com)

## Spring Lakes Assessments & General Information

### When are Assessments Due?

Assessments are due on the first day of each month. Any monthly installment not received by the 10<sup>th</sup> of the month shall be considered delinquent and a late charge of \$15 shall be assessed to the owner and posted to the owner's account.

### When are Dues Notices Mailed Out?

Dues coupons for the upcoming year are mailed to homeowners of record in December, along with mailing labels.

### Direct Debit Payment of Assessments

Homeowners can sign up to have their assessments automatically paid on or about the fifth (5<sup>th</sup>) of each month. The form is available at [www.slhoa.org](http://www.slhoa.org) or by calling our Management Agent at 703.771.1670.

### Resale Documents

If you are selling your property, you are required by Virginia law to obtain specific Association documents and provide them to the potential purchaser. All home sales in Spring Lakes are subject to the Virginia Property Owner's Association Act. A written request for the Association Disclosure package and a check in the amount of \$100 (payable to Stephens & Company, Inc.) are required to begin processing. The completed package will be mailed or available for pickup within 10 working days to the requesting party or agent. For more information, please contact our Management Agent.

## Spring Lakes News

A quarterly community publication for the owners and residents of Spring Lakes. 425 Total Circulation.

### DEADLINES:

**Display Advertising** - 10<sup>th</sup> of the preceding month

**Classified Advertising** - 10<sup>th</sup> of the preceding month

**Committee Reports/News** - 15<sup>th</sup> of the preceding month

*All material (news, advertising, etc.) is subject to editing at the discretion of the Communication Committee and/or the Management Agent. Spring Lakes HOA does not endorse or attest to the services offered by any advertisement and will not be held responsible as a result.*

Visit your HOA website: <http://www.slhoa.org>

**Spring Lakes Committees**

**Communications Committee**

Responsible for the adequate dissemination of information to the community.

**Chairperson: Krista Wolter**

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

**Covenants Committee**

Regulates the external design, signage, appearance, use and upkeep of the property. Approves exterior modification forms and inspects properties for resale.

**Chairperson: Eric Wolfe**

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

**Finance Committee**

Monitors financial status of HOA and prepares annual budget.

**Chairperson: Ralph Wiechmann**

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

**Open Space Committee**

Reviews maintenance and beautification of common areas. Promotes the protection of tree save areas.

**Chairperson: Linda Kibblewhite**

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

**Recreation Committee**

Oversees recreational areas and promotes activities for the community.

**Chairperson: Julie Johnson**

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

**Safety Committee**

Oversees safety issues in the community.

**Chairperson: Kelli McKay**

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

**Committee News . . . . .**



The **Communications Committee** will continue to research and report on news of interest to the community. They are also working on the expansion of the website. The committee offers advertising opportunities for businesses and individuals.



The **Open Space Committee** continues to monitor the progress of our landscaping contractor in completing the list of clean-up, fertilization, re-seeding and mulching of the common areas.



The **Recreation Committee** is closely monitoring the developer's progress on the pool, which is planned to open in Spring 2006. See pool site plan on page 5.



The **Safety Committee** has requested the smart trailer speed sign again for Orchid Drive. They have also requested additional police patrols in the community. They are looking into the creation of a neighborhood watch program. If you are interested in helping with this program, please contact the Safety Committee.

**VOLUNTEER TO SERVE YOUR  
COMMUNITY**

## In Our Backyard – Places to Visit Close to Home

It would be hard to miss the news, but in case you haven't heard, Dodona Manor is re-opening to visitors this month. After a lengthy renovation, the former getaway home of General George C. Marshall will be open to the public. As an added bonus, residents of Loudoun County will be admitted free from December 3, 2005 until January 31, 2006. Dodona Manor will be open on Saturdays from 10am to 5pm and on Sundays from 1pm to 5pm on December 3, 4, 10, 11, 17, and 18 and on January 7, 8, 14, 15, 21, 22, 28 and 29. Tours will be given on the hour. Admission for visitors residing outside Loudoun County will be \$10.00.

Dodona Manor is located at 217 Edwards Ferry Road. There is a small parking lot on Edwards Ferry Road next to the house, or visitors may park free in the Loudoun government garage.

For more information you may call 703-777-1880, or visit their website, [www.georgecmarshall.org](http://www.georgecmarshall.org).

### Community Clubs

**Do you have a special interest or hobby? Book club or gardening club? Start out 2006 by being involved in your community. Join or start a Community Club and advertise it here.**

**Mexican Train Night:** Fourth Friday of each month (except December) at 7:00 p.m. Contact Nancy Carter at [ManagerSLHOA@aol.com](mailto:ManagerSLHOA@aol.com) or 703.771.1670 for information.

**Scrapbooking Club:** Contact Elizabeth LaPrade at [ElizabethLaPrade@aol.com](mailto:ElizabethLaPrade@aol.com).

**Progressive Dinner Club:** Contact Nancy Carter at [ManagerSLHOA@aol.com](mailto:ManagerSLHOA@aol.com) or 703.771.1670.

## Winter Garden Tips

By Dave Lohmann, Abernethy & Spencer

It's not too late to prepare your garden for winter.



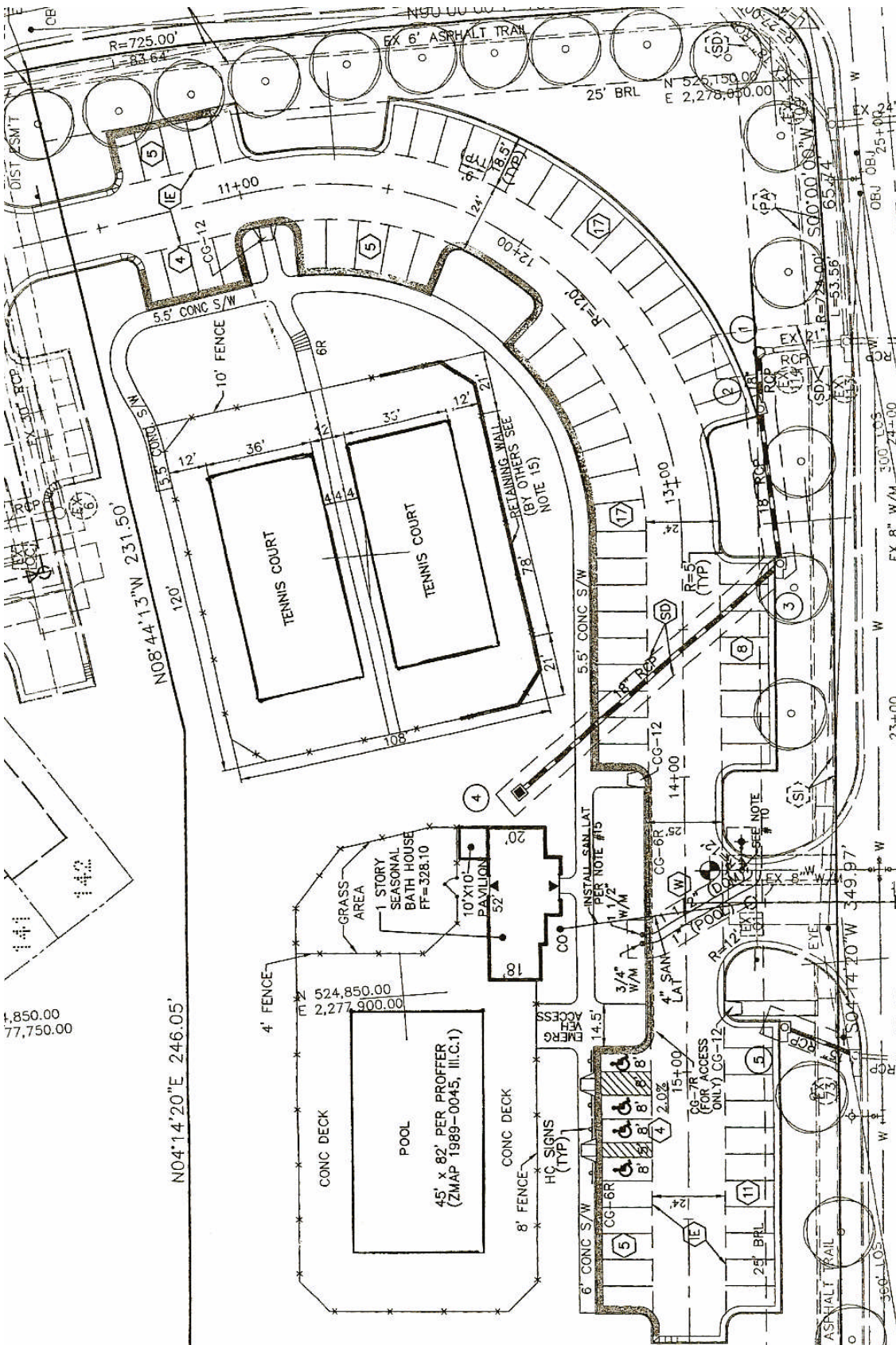
Evergreens should have been pruned by now and perennials should be pruned in February/March. This allows the water, by wicking, to come up from the soil during the winter and will keep the roots healthy. The soil in this area can stay wet and muddy all winter instead of being freeze dried as it is in the north.

**TAKE NOTE** that any shrubs that bloom prior to June should not be cut back in early spring. The time to do that is four to six weeks after blooming.

Examples: Rhododendron, Azaleas, Lilacs, Forsythia and some Hydrangeas – the buds are formed the previous season, (some other Hydrangeas bear their flowers on the current season's growth and may be cut back in the dormant season – important to check which type you have).

## Pool News

We're all watching anxiously as the developer, ADC, works on the pool and recreation site. Did you know that, in addition to the pool, there are two tennis courts being installed? There are many parking spaces for the exclusive use of those using the pool and recreation facilities. The Board approved a budget for chaise lounges, tables, chairs, umbrellas and planters. The area will be a beautiful addition to our community. See the site plan on the next page.



**Pool Site Plan**

**Entrance  
Orchid Drive**  
▲

**Financial Notes.....**

If you did not attend the Annual Meeting, you probably did not get a copy of the approved 2006 budget. The cost of services received by homeowners from the HOA is reflected in the 2006 budget, shown below.

### Spring Lakes HOA 2006 Budget

Income	Expenses (Continued)	
<b>Dues Income (388 @ \$75/mo)</b>		<b>Insurance</b>
General Assessments (388 @ \$50.00/mo)	\$ 232,800	Property & Liability
Single Family Assessments (120 @ \$25/mo)	36,000	Umbrella
Townhome Assessments (268 @ \$25/mo)	80,400	D&O
Special Assessments	0	Fidelity Bond
		Pool
<b>Total Assessment Income</b>	<b>\$ 349,200</b>	<b>Total Insurance Expense</b>
Advertising Income	\$ 1,000	
Interest	540	<b>Contracted Services</b>
Late Fees	6,000	Contract Maintenance
Allowance for Uncollectible Dues	(9,000)	Grounds Improvements
Allowance for Uncollectible Fees	(1,200)	Landscaping
Owner's Capital Contributions	0	Pool Service Contract
Misc	300	Refuse
		Snow Removal
<b>Total Operating Income</b>	<b>\$ 346,840</b>	<b>Total Contracted Services</b>
<b>Reserve Activity</b>		
Transfer to Reserves for 2006	\$ (13,317)	<b>Professional Services</b>
		Arborist
<b>Net Reserve Activity</b>	<b>\$ (13,317)</b>	Audit Fee
		Engineering / Reserve Study
<b>Total Funds Available</b>	<b>\$ 333,523</b>	Legal Fees
		Legal - Collections
		Legal Fee Reimbursement
		<b>Total Professional Services</b>
		<b>Repairs and Maintenance</b>
<b>Expenses</b>		Signs
<b>Administrative</b>		Fences
Administrative	\$ 14,000	Grounds
Bank Service Charges	1,500	Playgrounds
Committee Chairs Dues Discounts	2,160	Streets & Parking Lots
Licenses & Permits	100	Pool Repair, Maintenance & Supplies
Management Fee	36,830	Pool Furniture
Meetings	800	Contingency
Newsletter & News Flashes	4,200	<b>Total Repairs and Maintenance</b>
Office Supplies	600	
Pool Passes	3,200	<b>Utilities</b>
Postage	1,200	Electric
Printing & Duplicating	2,000	<b>Total Utilities</b>
Social Activities	1,800	
Telephone	50	<b>Total Expense</b>
Website	1,000	
<b>Total Administrative Expense</b>	<b>\$ 69,440</b>	<b>Total Expense</b>
		<b>Operating Surplus / (Deficit)</b>
		<b>0</b>



## Board Meeting Briefs

The following are some of the accomplishments in 2005 that were reported at the Annual Meeting, held on November 17<sup>th</sup>:

- Maintained communications with Loudoun County regarding ADC's completion of work to be done in Spring Lakes, including pool, recreation facilities, streets and curbs, etc.
- Negotiated a reduction of \$6,539 in legal fees and secured an installment payment plan over three years of the remaining \$6,539 in legal fees.
- Negotiated with Loudoun County and obtained approval for sidewalks along Coralbells Place and Cattail Spring Drive, rather than asphalt trails.
- Completed audit of financial records for 2002 through 2004.
- Conducted spring tree sale which netted 63 new trees in the community.
- Sponsored first annual community yard sale.
- Completed new website.
- Removed 82 hazardous trees from the community.
- Negotiated with ADC for 30 red maple trees (approximately 15' in height) at no cost to the HOA except nominal charge for planting the trees.
- Organized community walk-through to summarize maintenance issues in all common areas.
- Sponsored Easter Egg Hunt and Halloween Parade for Spring Lakes' children.
- Published quarterly newsletters and monthly newsflashes to alert homeowners to issues in the community.
- Negotiated contracts for semi-monthly cleanup of common grounds, landscaping and snow removal.

## ▶ ▶ ▶ Important Reminders to Residents ◀ ◀ ◀

▶ **Dog Owners:** Please remember that it is *against the law* in Loudoun County to allow your pet to roam off-leash. Additionally, it is *your responsibility* to clean up pet waste in the common areas and on your property. Failure to clean up after your pet may result in a fine from Loudoun County.

▶ **Lawns** are to be maintained regularly. Shrubs should be neatly trimmed. Please remember to store lawn care equipment out of sight.

▶ **Parking** in the townhome spaces is to be used for overnight and short term parking only. No parking of commercial vehicles is allowed in the community.

▶ **Trash collection** schedule is as follows:

**Monday & Thursday**

- trash

**Thursday**

- recycle bins

**Wednesday**

- yard debris

Residents are reminded that trash cans, recycle bins and yard bags **should not** be placed in front of your property before 6:00 p.m. the evening before pickup.

Trash cans and recycle bins should be picked up from the curb as soon as possible after AAA collection and **must be stored out of sight**. They must not be stored in front of garages or along the side of your property.

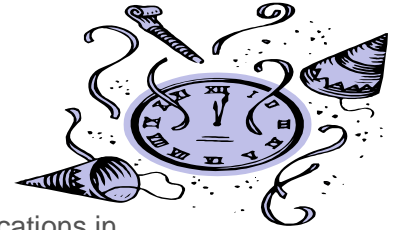
▶ **Snow plowing**, sanding, etc. will continue to be done by ADC in the single family section, since VDOT has not taken over the streets yet.

The HOA has contracted with Hart Tree Service again this year to handle the snow plowing, sanding, and shoveling, etc., in the townhome section. They maintain close contact with our manager when the weather forecast is for snow, sleet or ice. We have asked them to be sure and clear the sidewalks along the common areas and the areas beside the mailboxes. If you notice any area that has not been cleared, please contact our manager at 703.771.1670 or [ManagerSLHOA@aol.com](mailto:ManagerSLHOA@aol.com).

## Leesburg News . . .

### First Night Leesburg – a great way to spend New Year's Eve

Families, friends and neighbors from all over Loudoun and beyond welcome in the New Year with a community celebration of the arts for people of all ages.



First Night Leesburg will host over 100 wonderful performances at 20 indoor locations in downtown Leesburg, all within walking distance of one another. Come and enjoy jazz, classical music, puppet shows, bluegrass, folk music, magicians and much more! First Night concludes at midnight with a traditional Grand Illumination gathering on the courthouse green. Everyone will receive a candle, pass the flame to their neighbor and sing in the New Year as the old courthouse bell rings the last twelve chimes to midnight.

First Night Leesburg is a family oriented, alcohol-free celebration with entertainment coordinated by the Bluemont Concert Series. Performances are held in boardrooms, lobbies, courtrooms, church sanctuaries, parish halls and other locations. Continuous shuttle bus service for major sites is available and most sites are handicapped accessible. Old Town Leesburg provides an ideal setting with its historic charm, convenient parking and many fine restaurants.

**First Night Performances: 6:00 pm - 11:45 pm**

**Grand Illumination at Courthouse: 11:45 - midnight**

**Admission: \$8 per person; \$5 Seniors and Kids under 12; no charge for toddlers under 2.**

### Leesburg Town Council Considers Water/Sewer Fee Increase



Did you know that as a Loudoun County resident getting your water and sewer service from the Town of Leesburg you already pay 100% MORE for your water and sewer rates than other Loudoun County homeowners and 50% more than Leesburg in-town residents?!

Did you also know that the Leesburg Town Council is on the verge of voting to raise these rates *drastically* in 2006?!

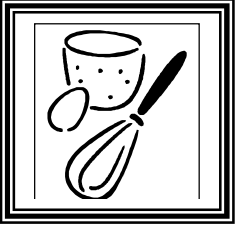
In addition to sending a letter from the Spring Lakes HOA, all three Spring Lakes Board Members (Dave D'Onofrio, Kevin Shea and Eric Johnson) attended and spoke at the Leesburg Town Council public hearing on November 22<sup>nd</sup>, along with many of our residents. Residents of surrounding communities also attended. This proposed rate increase was discussed at the HOA Annual Meeting and a petition was signed by most in attendance. The Board members are monitoring this issue very closely as well as the potential underlying desire by the Town Council to annex our community (and the others) into the Town. This would significantly increase our property and personal property tax rates. Everyone is urged to stay posted through our website ([www.slhoa.org](http://www.slhoa.org)) and in the local papers. We urge you to email the Town Council in opposition to this increase. They are likely to vote on December 13<sup>th</sup>.

The Council is composed of a mayor and six council members elected at large on a non-partisan basis.

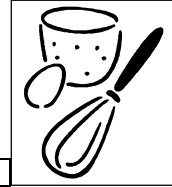
They meet on the second and fourth Tuesdays of each month at 7:30 p.m. in the Town Council Chambers on the second floor of the Municipal Government Center, 25 West Market St.

The members and there email addresses are:

[Mayor Kristen C. Umstatt](mailto:Clerk@leesburgva.gov) (Clerk@leesburgva.gov)  
[Vice Mayor Fernando "Marty" Martinez](mailto:mmartinez@leesburgva.gov) (mmartinez@leesburgva.gov)  
[Councilmember Kelly Burk](mailto:kburk@leesburgva.gov) (kburk@leesburgva.gov)  
[Councilmember Kathryn Sheldon Hammler](mailto:khammler@leesburgva.gov) (khammler@leesburgva.gov)  
[Councilmember Susan B. Horne](mailto:shorne@leesburgva.gov) (shorne@leesburgva.gov)  
[Councilmember Melinda H. Kramer](mailto:melindakramer@adelphia.net) (melindakramer@adelphia.net)  
[Councilmember Robert J. Zoldos](mailto:rzoldos@leesburgva.gov) (rzoldos@leesburgva.gov)



*Spring Lakes  
Recipe Exchange*



**Breakfast Casserole** *(submitted by Krista Wolter)*

6 slices bread  
1 lb bacon  
1½ cups grated sharp cheddar cheese  
7 eggs  
2 cups milk  
1 tsp salt  
dash of pepper

Tear up bread and place in greased 9"x13" baking dish. Brown and drain bacon. Sprinkle bacon and cheese over bread. Beat together eggs, milk, salt and pepper. Pour egg mixture over bread. Baked in pre-heated 350 degree oven for 35-40 minutes. The cheese will rise to the top during baking.

Makes 6-8 servings. Can be baked ahead of time for 30 minutes and re-heated. Great for the holidays.

***Loudoun County – How to Contact the Board of Supervisors***

All Board members receive mail and calls at:

**Loudoun County Board of Supervisors**

1 Harrison Street, S.E., Fifth Floor  
P.O. Box 7000  
Leesburg, VA 20177-7000

**Phone:** 703-777-0204

**Fax:** 703-777-0421

**Comment Line:** 703-777-0115

**e-mail the Board of Supervisors' Office - [bos@loudoun.gov](mailto:bos@loudoun.gov)**

You may also send e-mail messages directly to the Board members:

**Scott K. York** (Chairman At-Large): [syork@loudoun.gov](mailto:syork@loudoun.gov)

**Jim Burton** (Blue Ridge District): [aldiemanor@aol.com](mailto:aldiemanor@aol.com)

**Jim Clem** (Leesburg District): [JClem1@loudoun.gov](mailto:JClem1@loudoun.gov)

**Eugene Delgaudio** (Sterling District): [eugenedelgaudio@erols.com](mailto:eugenedelgaudio@erols.com)

**Stephen J. Snow** (Dulles District): [ssnow@loudoun.gov](mailto:ssnow@loudoun.gov)

**Sally R. Kurtz** (Catocin District): [skurtz@loudoun.gov](mailto:skurtz@loudoun.gov)

**Mick Staton** (Sugarland Run District): [mstaton@loudoun.gov](mailto:mstaton@loudoun.gov)

**Bruce E. Tulloch** (Potomac District): [btulloch@loudoun.gov](mailto:btulloch@loudoun.gov)

**Lori Waters** (Broad Run District): [LWaters1@loudoun.gov](mailto:LWaters1@loudoun.gov)

## Community Notes

**Lights Out at Both Entrances:** We have been working with the Verizon contractor to get the cut lines repaired. Lines going to the street lights were repaired by Verizon, however, they are not responsible for the flood lights that are located at the entrances. We've met with the contractor and the lights should be repaired soon.

**Suggestion Box:** We are in the process of creating a "Suggestion Box" on the website and welcome any suggestions from owners and residents. Your suggestions should be sent to [president@slhoa.org](mailto:president@slhoa.org) and also to [ManagerSLHOA@aol.com](mailto:ManagerSLHOA@aol.com). The suggestion box will be added to the website.

**Website Additions:** We are working with our website designer to create new spaces and more information for the community. If you have any suggestions of items you'd find helpful on the website, please contact our manager at [ManagerSLHOA@aol.com](mailto:ManagerSLHOA@aol.com).

**Monthly Board Meetings:** The Board will begin holding monthly board meetings on the fourth Thursday of each month at 7:00 p.m., beginning on January 26<sup>th</sup>. We're working on a permanent location for these meetings. Look for information about the meeting location on the website ([www.slhoa.org](http://www.slhoa.org)).

**Contractors You Recommend:** If you've worked with a contractor (painting, drywall, electrician, handyman, landscaper, etc.) that you were very happy with, we'd like to know. We get requests, especially in the spring, for contractors. Send any recommendations to our manager at [ManagerSLHOA@aol.com](mailto:ManagerSLHOA@aol.com).

**Burglaries in Spring Lakes:** In addition to two burglaries this fall, we've recently learned about a break-in of a vehicle parked in the townhome section. This has motivated the Safety Committee to look into a neighborhood watch program. In the meantime, all residents are encouraged to lock your cars, garage doors, and entrance doors. It's an easy habit to learn and a good one to follow always.

**Drive Slowly in Our Community:** We continue to have a problem with speeders throughout the community. Some are people who cut through Spring Lakes to enter another community, but many are our own residents.

It is very important that all drivers maintain a speed of no more than 25 mph on our streets. Children are crossing streets and playing outside when the weather permits. Now that it is dark earlier, it is very difficult to see children and adults who are out walking pets.

Please do all you can to avoid a catastrophic accident.

Although VDOT has not inspected and accepted the roads in the single family section, the Safety Committee is looking into the installation of speed limit signs in the community. It seems clear that VDOT will not take possession of the roads until spring, and we feel that we cannot wait any longer for these signs.

**Plan Now for the Spring Yard Sale:** We will hold the second annual Spring Lakes Yard Sale on Saturday, May 6<sup>th</sup>. As we did last year, the HOA will place ads in local newspapers and display flyers for the yard sale. We had a very good turnout last year and many happy residents, who cleaned out their closets and made some extra money.

## Classifieds

**Decorative Ladder:** 8 ft. tall white ladder, suitable for displaying stuffed toys in a child's room or perhaps potted plants. Photo available via e-mail. If interested, please contact [Linda.Kibblewhite@pobox.com](mailto:Linda.Kibblewhite@pobox.com).

**Lawnmower:** Free to a good home, one of our residents has a perfectly good lawnmower to give away. If you need a lawnmower for next spring, please contact [debbergin@yahoo.com](mailto:debbergin@yahoo.com).

## Support Spring Lakes Advertisers



Your Spring Lakes Specialist  
**Jeff Wu**

**Weichert.Realtors**

703-893-2510

240-994-7938

Licensed VA & MD

[www.AgentKnowsHomes.com](http://www.AgentKnowsHomes.com)

[www.SpringLakesHomes.com](http://www.SpringLakesHomes.com)

### REALTOR

Looking to move out of the Spring Lakes Community? Why not use a realtor who has lived in the neighborhood since the beginning? I've lived on Sierra Springs Sq since December 2001. I work for Williams Realty, LLC where we offer 4% - 4 1/2% for listings. Also, if you have a friend or family member who is looking to buy or sell, please pass on my information, I'd be happy to help them. For all of your real estate needs, feel free to give me a call or email me.

**Darin Klinge**

703 314-2450

[darin@williamsrealty.us](mailto:darin@williamsrealty.us)

[www.williamsrealty.us](http://www.williamsrealty.us)

Looking to buy or sell? As a Spring Lakes resident, I truly am your neighborhood specialist!

**Sellers get full service listings at 3.99% and  
Buyers get up to 1.5% cash back rebates.**

Please contact **Jim Hollar** for more details at my Spring Lakes Home Office (703) 777-2215 or

check out our website at [www.realtydirect.com](http://www.realtydirect.com)  
You can also email me at [jhollar@realtydirect.com](mailto:jhollar@realtydirect.com)

### REALTOR

Looking to move out of the Spring Lakes Community? Why not use a realtor who has lived in the neighborhood since the beginning? I've lived on Sierra Springs Sq since December 2001. I work for Williams Realty, LLC where we offer 4% - 4 1/2% for listings. Also, if you have a friend or family member who is looking to buy or sell, please pass on my information, I'd be happy to help them. For all of your real estate needs, feel free to give me a call or email me.

Darin Klinge  
703 314-2450

[darin@williamsrealty.us](mailto:darin@williamsrealty.us)

[www.williamsrealty.us](http://www.williamsrealty.us)

## Display Advertising

An Advertising Order Form must be submitted with your ad. The form is available from the Manager and is also on the HOA website ([www.slhoa.org](http://www.slhoa.org)). Advertiser must provide camera-ready artwork in digital form. Ad copy must be in black and white. We will not be held responsible for output quality if color copy is submitted. Ads will run as-is; no alterations will be made by the Association.

### Space Reservation and Payment Requirements

Ad space is limited and reserved on a first come-first serve basis. Payment in full is due for ad space before the deadline (except for extended term contracts - these are due at reservation). We do not bill - prepayment of ad space is mandatory. Make checks payable to Spring Lakes HOA.

Note: The Editor reserves the right to reject any advertisements for any reason. Ads that are deemed inappropriate or distasteful for this publication will not be run. No political advertising is permitted. Advertising orders cannot be canceled after the deadline without prior arrangements. Questions can be forwarded to [ManagerSLHOA@aol.com](mailto:ManagerSLHOA@aol.com) or 703.771.1670.

**Spring Lakes HOA**  
c/o Stephens & Company  
P. O. Box 1177  
Leesburg, VA 20177

We're on the Web!  
[www.slhoa.org](http://www.slhoa.org)

*Happy Holidays !*

*To:*



**Spring Lakes News**

Issue No. 11

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

December 2005

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