



Spring Lakes News

Issue No. 12

www.slhoa.org

March 2006

President's Message

As spring is coming upon us and we all start to make our way back outdoors and begin the process of spring-cleaning inside and out, you should know the HOA has been preparing as well! As many of you can see, the bathhouse is nearing completion and discussions with the Developer, ADC, indicate that we are going to be set for a Memorial Day opening of our pool. We still need to work a few matters out with the County but there does not appear to be any snags that we can foresee.

On the water/sewer front, we have been very active in our efforts to roll back the Town's efforts to jack up our water and sewer rates to 100% more than what an "in-town" resident pays. Spring Lakes, along with portions of Potomac Station, Lansdowne and all of Red Rocks and River Creek have selected Christian and Barton, a very well respected Richmond law firm to represent us against the Town. To that end, the HOA Board has authorized our contribution to the legal defense fund that the communities have established to stop this outrage.

We will keep you informed of the latest information as we get it. One thing you should know is that you will not see the dramatic increase in your water bill until May/June as the recent bill was last year's rates and your next bill is what is referred to as the "winter cycle" which establishes the baseline for future bills. The long and short of all that is, we hope to stop this before it hits all of us square in the pocketbook. To that end, we are also getting involved in the upcoming Town elections in May; and while we don't have a vote, we do have the ability to influence the Council's direction.

One of the other signs of spring is making the community a more beautiful place and you will see that in action over the next several weeks and months. Regular mulching will occur soon and the Board is considering an ambitious and cost-effective proposal from the Open Space Committee to beautify Spring Lakes, especially the two entrances. Look for more on that in the near future.

Another key matter I'd like to point out is that the Developer, who currently holds two of the five HOA Board seats, has agreed to relinquish one of them as a sign of good faith for all our efforts to work together. This is a welcomed opportunity to get more people involved in the community and to expand our efforts to make this the best community possible. If you are interested in joining the Board, please let our Manager, Nancy Carter, know ASAP.

In conclusion, we have a lot going on and a lot more coming up, including attempting to control traffic and speeding in the neighborhood and other safety matters like our newly formed Neighborhood Watch. Things are looking bright for Spring Lakes and as always your suggestions and input is sought. Please remember that our monthly meetings are the 4th Thursday of every month (March 23rd, April 27th, etc.) and it is critical that we all work together and that you get involved in your community. Remember, my one rule moving forward for the community is very simple: no complaining unless you are willing to get involved!

Respectfully Submitted,

Dave

David D'Onofrio

HOA Board Meeting Dates

Thursday, March 23
Thursday, April 27
Thursday, May 25

Thursday, June 22
Thursday, July 27
Thursday, August 24

Thursday, September 28
Thursday, October 26
TBD, November
Thursday, December 28

All regular board meetings are held at the Harper Park Middle School in the Art 1 Classroom.

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

Vice President: Kevin Shea
vicepresident@slhoa.org

Secretary/Treas: Eric Johnson
secretary@slhoa.org

Spring Lakes Management

The Managing 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

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 10th 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 (5th) of each month. The form is available at www.slhoa.org or by calling our Manager at 703.771.1670.

If Selling Your Home You Need 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 & Co.)** must be mailed to Stephens & Co. at PO Box 1177, Leesburg, VA 20177 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 Manager, Nancy Carter.

Spring Lakes News

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

DEADLINES:

Display Advertising - 10th of the preceding month

Classified Advertising - 10th of the preceding month

Committee Reports/News - 15th 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

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

Finance Committee

Monitors financial status of HOA and prepares annual budget.

Chairperson: Ralph Wiechmann

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

Recreation Committee

Oversees recreational areas and promotes activities for the community.

Chairperson: Julie Johnson

Recreation-committee@slhoa.org

Safety Committee

Oversees safety issues in the community.

Chairperson: Kelli McKay

Safety-committee@slhoa.org

**VOLUNTEER TO SERVE YOUR
COMMUNITY**

Committee News



The **Communications Committee** has been working with the Managing Agent and the web developer to organize the data on the website and to create interactive forms for site visitors to submit information. We will also be gathering information for a voluntary community directory in the coming months.



The **Open Space Committee** is working closely with our landscaping company as they embark on their spring work in our community.



The **Recreation Committee** is hosting the annual **Easter Egg Hunt** on **Saturday, April 15th** at **2:00 p.m.** Egg hunting will begin promptly so everyone is asked to arrive on time. The **rain date** will be Easter Sunday, April 16th. The Spring Lakes Pool is scheduled to open on Memorial Day weekend. Watch for more details later.



The **Safety Committee** has begun organizing a **Neighborhood Watch Program**. We have volunteers to serve as block captains, but are looking for additional volunteers. The next meetings are scheduled for May 8th, August 14th and November 13th. If you are interested in helping with the Neighborhood Watch Program, please contact Kelli McKay at Safety-committee@slhoa.org. Look for more safety news throughout this newsletter.

Community Clubs

Do you have a special interest or hobby? Perhaps you'd be interested in a book club or gardening club? Spring is a great time to get more involved in the community and meet other homeowners and residents. 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 or 703.771.1670 for information.

Scrapbooking Club: Contact Elizabeth LaPrade at ElizabethLaPrade@aol.com.

Progressive Dinner Club: Contact Nancy Carter at ManagerSLHOA@aol.com or 703.771.1670.

Sheriff's Office to Hold 18th Annual McGruff Safety Camps

The Loudoun County Sheriff's Office has announced the dates for the 18th Annual McGruff Safety Camp.

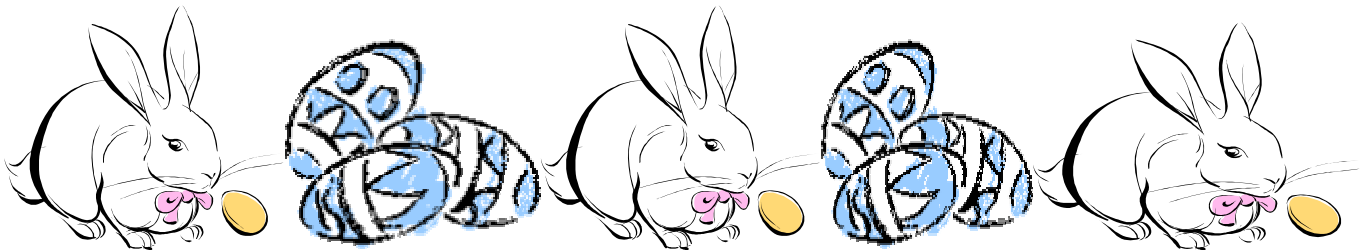
The dates for the weeklong camps will be June 26th through June 30th, July 10th through July 14th, and July 17th through July 21st. All camps run Monday through Friday from 9 AM to Noon.

The camps, which will be held at Evergreen Mill Elementary in Leesburg, allow children who are entering Kindergarten and First Grade to learn various topics on safety including fire safety, bicycle safety and 9-1-1 emergencies. Throughout the week children in the camp will have an opportunity to meet law enforcement officers, K-9 officers, plus a chance to see law enforcement and fire/rescue vehicles firsthand.

Registration forms are available at Evergreen Mill Elementary School, 491 Evergreen Mill Road, Leesburg, the Sheriff's Office Administration building at 39 Catoctin Circle in Leesburg and the Sheriff's Office Ashburn substation at 45299 Research Place, Suite 100.

There is no registration fee, but donations are accepted. The camps are for children entering kindergarten and first grade and children must be 5 years old by June 1st. Registration is limited.

The camps began back in the summer of 1988 and have continued every summer through a joint effort between the Loudoun County Sheriff's Office and Loudoun County Fire and Rescue Services.



2006 Easter Egg Hunt – Saturday, April 15th at 2:00 p.m.
(Rain date – Sunday, April 16th at 2:00 p.m.)

Sheriff's Office Investigates Possible Return of "Travelers"

The Sheriff's Office is asking residents to be wary of workers going door to door in neighborhoods offering to resurface driveways, work on roofs or complete other work "for great prices."

The workers, sometimes referred to as *Travelers*, will complete the work and then request payment that is substantially higher than what was originally quoted. They will often use intimidation on the victims to get their money. The *Travelers* may also use another method, burglarizing a home and stealing cash, jewelry and/or silver.

The Sheriff's warning stems from a recent incident where an elderly Loudoun woman, who lives near Hillsboro, was taken advantage of when she wrote a check for over \$6500 to a man who had delivered gravel on February 9th. The man originally quoted the 85-year-old woman's husband a price of \$150. The man returned when the husband was not at home.

The Sheriff's Office was notified after the couple's son checked their bank account and noticed a check made out for a large amount. Sheriff's investigators believe there are other victims in the county who may not realize that they have been taken advantage of or even burglarized.

If you think you may have been a victim of the *Travelers*, or if you have any information regarding the group, please call the Sheriff's Office, Criminal Investigations Division, at 703-777-0475.

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

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

Scott K. York (Chairman At-Large): syork@loudoun.gov

Jim Burton (Blue Ridge District): aldiemanor@aol.com

Jim Clem (Leesburg District): JClem1@loudoun.gov

Eugene Delgaudio (Sterling District): eugenedelgaudio@erols.com

Stephen J. Snow (Dulles District): ssnow@loudoun.gov

Sally R. Kurtz (Catocin District): skurtz@loudoun.gov

Mick Staton (Sugarland Run District): mstaton@loudoun.gov

Bruce E. Tulloch (Potomac District): btulloch@loudoun.gov

Lori Waters (Broad Run District): LWaters1@loudoun.gov

Attention Homeowners . . .

Included in this issue are the following documents that you should read and retain:

- Policy Resolution #6 – Vehicles and Parking
- Policy Resolution #7 – Rules and Regulations Pertaining to Pets
- Policy Resolution #8 – Procedures Relative to Collection of Assessments
- Pool Rules and Regulations
- Pool Pass Application

It is the responsibility of all homeowners and residents to be aware of the rules of the homeowners association. Please take a few minutes to read these documents, keep them with your permanent records, and most importantly do your part to follow the HOA rules. This will make the community a better place for all of its residents.

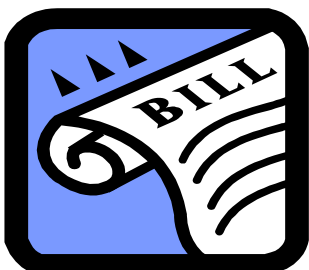
Leesburg News . . .

The members of the Leesburg Town Council and their 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)

Water/Sewer Fee Increases

The Town of Leesburg has confirmed that the new rates will be charged for the quarter February 1st through April 30th. The invoices for that quarter will be mailed out the first week of May. So if any of you were wondering why you did not see the increased rate on your recent statement, it is because they decided not to pro-rate the bills for the quarter ending January 31st.



Look for updated news about the coordinated efforts of the members of your board of directors, as well as those of our neighboring communities. We will include updated news on our website (www.slhoa.org) and in next month's Newsflash.



Board Meeting Briefs

The following summarizes activities by the Board in 2006:

- Adoption of Policy Resolution #8 - Procedures Relative to Collection of Assessments, effective April 1, 2006.
- Establishment of definitive guidelines for collection of late dues, including transfer to attorney any account in excess of \$540 if homeowner makes no attempt to resolve delinquency.
- Discussions with Spring Lakes Developer, ADC, regarding completion of pool and recreational facilities.
- Negotiation with ADC to secure fourth homeowner seat on HOA Board.
- Monitoring of activities regarding increase in water/sewer fees.
- Approved HOA contribution to the legal defense fund established to fight the water/sewer fee increase by the Town of Leesburg.
- Continuation of efforts to add speed limit signs in Spring Lakes.
- Support of actions by Safety Committee to establish Neighborhood Watch Program.
- Monitoring work of Covenants Task Force to rewrite HOA covenants documents.

▶ ▶ ▶ 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. **Failure to clean up** after your pet will result in a **fine from the HOA**.

Please be respectful of your neighbors and be aware that excessive dog barking is a nuisance.

▶ **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 on the streets or in parking spaces.**

▶ **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 **must 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.

Please **tie all bags left at the curb.**

▶ **Dumpster at Pool Site** is for the use of the developer only. **It is illegal for anyone else to dump trash there.**

▶ **Landscaping**, mulching, edging and mowing will be starting soon by our contractors, Abernethy & Spencer. They will start with the mulching and edging. We've noticed the growth of new grass in areas where seed was planted late last year. A&S has done a terrific job of cleaning the common areas during the winter months.

Our community is beginning to look more established. The trees planted last year have grown and with the care given to the grass in common areas by A&S, we should see an improvement over past years.

If you notice any common areas that need special attention, please contact our Manager, Nancy Carter at 703.771.1670.

▶ **Trespassing at Pool Site** has been reported by ADC. There has been damage to the pool house by children playing. Please ask your children not to play at the pool site.

News from Loudoun County Crime Prevention Unit

What is Suspicious - Helping Law Enforcement Help You

The Sheriff's Office cannot function effectively without the assistance of concerned, responsible residents. They are depending on YOU to call and tell them whenever you see suspicious persons or activities.

Some residents fail to call the Sheriff's Office simply because they are not aware of what seemingly innocent activities should be considered suspicious. Others may recognize suspicious activity and be hesitant to call for fear of being thought of as the neighborhood "Busy-Body". Yet others simply assume that someone else has already called the incident in.

Call the Sheriff's Office immediately about all suspicious activity – and do it yourself! Don't worry about bothering the Sheriff's Office, it is part of their job to investigate suspicious matters. Do not feel embarrassed if your suspicions are wrong; think instead about what could happen if your suspicions are right and you don't call.

What is Suspicious

Generally, anything that seems slightly out of the ordinary for your area or for the time of day may signal criminal activity. Some of the most obvious things to watch for and report include:

- A stranger entering your neighbor's home or property when the neighbor is not home.
- Screaming or shouting may signal a fight, robbery, rape, etc.
- Offers of merchandise at ridiculously low prices could mean stolen property.
- Persons removing car parts, license plates, or gasoline are considered suspicious.
- A person looking into parked cars may be looking for a car to steal or for valuables left in plain view inside.
- Persons entering or leaving a business place after hours may be burglars.
- The sound of breaking glass or other loud explosive noises could mean an accident, break-in, or vandalism.
- Persons loitering around schools, parks, secluded areas, or in the neighborhood may be sex offenders, may be "casing" for a crime, or may be acting as a look-out.
- Persons around the neighborhood who do not live there could be considering committing a criminal act.
- Persons claiming to be representatives of utilities (gas, phone, water, electric, cable, etc.), but who are not in uniform or have no company identification may be criminals.

Some Not-So-Obvious Things To Watch For

Not every stranger who comes into your neighborhood is a criminal, there are many perfectly legitimate door-to-door sales and service-people conducting business everyday. Criminals, however, take advantage of this by pretending to be a legitimate business representative. After all, if criminals looked like criminals, none of us would have any trouble spotting them...

(continued on page 9)

Following are some situations you might see and what they might mean:

- Persons going door-to-door in your neighborhood. Watch for a while. If they look into windows, appear to be trying doors to see if they are unlocked, or go to a side or back of a residence, they may be a burglar.
- A person loitering in front of a home or business is suspicious if the residents are away or if the business is closed. There may be a burglary in progress.
- Anyone tampering with or forcing entry into a building or vehicle is suspicious anytime, anywhere.
- A person who is running and does not appear to be exercising, especially if carrying property could be fleeing the scene of a crime.
- Simply carrying property may be regarded as suspicious if it is at an unusual hour, in an unusual place, if the person appears to be trying to conceal the property, or if the property is not wrapped as if it was just purchased.
- A person exhibiting unusual mental or physical behavior may be injured, under the influence of drugs and/or alcohol or in need of psychiatric help.
- Heavy foot traffic to and from a certain residence may indicate narcotic activity or a “fencing” operation (buying and selling stolen property), if it occurs on a regular basis, especially during unusual hours.

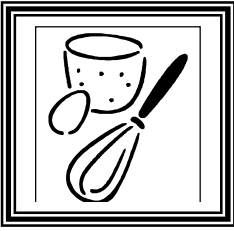
Things To Watch For Involving Vehicles

- Any vehicle without lights on at night, cruising slowly, or following a course that seems aimless or repetitive is suspicious in any location, but particularly so in areas of schools, parks, and playgrounds. Occupants may be “casing” in order to commit a crime (burglary, drugs, or sex offense).
- Parked, occupied vehicles are worth noting, especially if seen at unusual hours. It could be a possible lookout for a crime, even if the occupants appear to be lovers.
- Vehicles being loaded with valuables are suspicious if parked at a closed business or residence where the occupants are away, even if the vehicle appears to be a legitimate commercial vehicle. Professional thieves will often take the time and trouble to customize their vehicles with special signs in order to move freely without attracting attention and raising suspicion.
- Apparent business transactions conducted from a vehicle, especially around schools or parks and if juveniles are involved, may be indicative of drug sales.
- Persons being forced into vehicles, especially if female and/or juvenile, may mean a possible kidnapping.
- The unfamiliar abandoned vehicle parked on your block may be stolen.

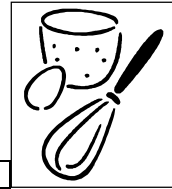
Other Unusual Situations You Should Report

- On-going vehicle “repair” operations at a non-business location could mean a “chop shop” where stolen cars are stripped, repainted, or otherwise altered.
- Open or broken windows and doors at a home or business could mean a burglary still in-progress or already completed.
- Gunshots, screaming, the sounds of a fight, persons chasing others on foot or in cars, unusual barking of dogs – anything suggesting foul play, danger, disturbance of the peace, or criminal activity – should be reported.

Contact 703-777-1021 if you see suspicious behavior



*Spring Lakes
Recipe Exchange*



Oatmeal Raisin Coconut Pecan Chocolate Chunk Cookies

Submitted by Felecia Smith

2 1/4 cups all-purpose flour
1 1/2 teaspoons baking soda
3/4 teaspoon salt
3 sticks unsalted butter, at room temperature
1 cup plus 2 tablespoons packed brown sugar
1 cup plus 2 tablespoons granulated sugar
3 large eggs, at room temperature
1 tablespoon water
1 tablespoon vanilla extract
3 cups quick-cooking (not instant) rolled oats
3 cups raisins
2 cups semisweet chocolate chunks
1 1/2 cups sweetened flaked coconut
1 1/2 cups chopped pecans

Preheat the oven to 350 degrees.

In a large bowl, combine the flour, baking soda and salt. Set aside.

With a mixer on medium speed, beat the butter until light and fluffy. Add the brown sugar in 2 additions, beating for 1 minute after each addition. Add the granulated sugar in 2 additions, beating for 1 minute after each addition. Add the eggs, 1 at a time, and beat until combined. Add the water and vanilla and beat until combined. Reduce the speed to low and mix in the flour mixture in 2 additions, beating just until incorporated after each addition. Using a wooden spoon, stir in the oats, raisins, chocolate chunks coconut, and pecans.

Line 2 baking sheets with parchment paper.

Place mounds of dough onto the prepared cookie sheets, spacing the mounds about 2-inches apart. (The cookies will spread as they bake.) Do not flatten the cookies.

Bake the cookies in the preheated oven for at least 14 minutes and until set; the cookies should be golden at the edges and slightly paler at the center. Transfer the sheet to a wire rack to cool.

Special Thank You to

Low Smith for three dedicated, tireless years on the HOA Board of Directors and to Felecia Smith for sharing the recipe for these wonderful cookies.

Community Notes

Neighborhood Watch Program: The first meeting of those interested in a neighborhood watch program was a success. The Safety Committee is looking for people interested in helping with this program. If you have suggestions, please contact Kelly McKay at Safety-committee@alhoa.org. Crime watch signs are being added to the entrances.

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 and also to 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.

Internet Security Theft in Spring Lakes: An individual was seen sitting in a car for a long period of time in our neighborhood. The Safety Hotline was called and the individual was approached just after he left our community. He claimed he was "surfing" to try and get onto someone's wireless network.

Computer Troubleshooters, a Leesburg company specializing in home and small business IT support, has offered the homeowners in Spring Lakes a special price of \$80 (flat fee) to secure a residential wireless network. This includes securing an existing wireless router and up to two computers. Please contact Steve Miller at 571-233-4063.

Plan Now for the Spring Yard Sale: We will hold the second annual Spring Lakes Yard Sale on Saturday, May 6th. 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.

Recommended Contractors: If you're looking for a contractor or would like to recommend a contractor (painting, drywall, electrician, handyman, etc.) please contact our Manager at ManagerSLHOA@aol.com. A list will be added soon to our website.

Burglaries in Spring Lakes: 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.

Catch Speeders in Our Community: We continue to have a problem with speeders throughout the community. If you see someone speeding on our streets, take down their license plate number and call the Traffic Safety hotline at 703-771-5798. The offender will receive a visit from the County Sheriff's department.

Children Playing in The Streets: We have received numerous complaints about children playing in the streets and not moving for drivers. There are a few streets where the children play during the time residents are coming home from work. Parents are asked to supervise your children and teach them to be aware that the streets are primarily for drivers.

Please do all you can to avoid a catastrophic accident.

Child ID Program: The Safety Committee is planning a Child ID program to be coordinated around the time of the pool opening. Look for more information in upcoming issues of the Newsflash.

Classifieds

Two 30" by 60" beige folding tables for sale. Solid but not too heavy. Great for sewing tables, craft tables, or outdoor buffet tables. \$50 each or best offer. Please call 703-771-8011.

Spring Lakes Advertisers



Your Spring Lakes Specialist

Jeff Wu

Weichert.Realtors

703-893-2510

240-994-7938

Licensed VA & MD

www.AgentKnowsHomes.com

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

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
You can also email me at jhollar@realtydirect.com

Picture Your Ad Here

Advertise in the Spring Lakes Newsletter

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). 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 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

To:



Spring is Here



Spring Lakes News

Issue No. 12

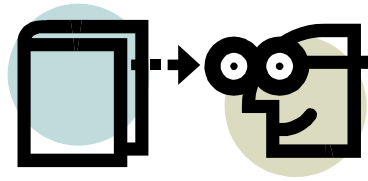
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March 2006

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Did You Know ?

The rules of the Spring Lakes Homeowners Association are contained in several documents. Prior to the homeowners gaining control of the Board of Directors, the developer, ADC, filed certain documents with the Commonwealth of Virginia. These are the governing documents of the HOA.

The members of the Board of Directors are responsible for upholding all of these rules. The purpose of these rules is not to be difficult or strict with the homeowners, but to make the community a better place for all to live.

Inside this newsletter you will find the following Policy Resolutions, which were recently adopted:

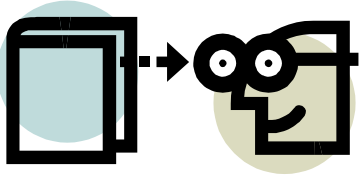
- Policy Resolution #6 - Relating to Vehicles and Parking*
- Policy Resolution #7 - Rules and Regulations Pertaining to Pets*
- Policy Resolution #8 - Procedures Relative to Collection of Assessments*

In addition, there are two policy resolutions which you received when you purchased your property that are also in effect. They are:

- Policy Resolution #2 - Enforcement Procedure*
- Policy Resolution #3 - Rules and Regulations Requiring Use of Residential Lease Form*

If you do not have a copy of these resolutions, please contact our Manager, Nancy Carter, at 703.771.1670 or ManagerSLHOA@aol.com.

The Board of Directors will be enforcing all of these resolutions, including the imposition of fines, as provided in Policy Resolution #2, for violation of any of the rules of the Association.



Did You Know ?

Prior to starting any exterior modification to your property, you must submit an Application for Exterior Modification to the Covenants Committee for approval.

All modifications must be in accordance with the HOA covenants and the Loudoun County Building Code. Be sure that you and/or your contractor apply for the County permits and that all required County inspections are done. This is for your safety.

If you have already constructed any modification to your property for which you did not receive HOA approval, you should submit the form immediately. These approvals are kept in your homeowner file for future reference. If an approval is not in your file, it may affect your ability to sell your property in the future.

The Application for Exterior Modification must include certain documents with the submission to be complete. Those documents are:

- Copy of your site plan (plat) with scaled drawings of your improvement*
- Copy of detailed drawings including height, dimensions and relationship to your house*
- Description of materials and colors to be used*
- Photographs, if available*
- Verification that changes in grade or other conditions will not adversely affect your neighbor's property, if applicable*
- Indication of start time and completion time for project*
- Contact information for person(s) or firm(s) who will do the work*
- Minimum of TWO signatures of property owners who will be most affected by the change*