



Spring Lakes News

Issue No. 13

www.slhoa.org

June 2006

President's Message

Summer is here and thanks to a lot of people's hard work, the pool is open and our children and community are enjoying it tremendously. I want to thank everyone who has exhibited great patience over the course of several years when it seemed very dark and unlikely that we'd ever have a pool here in Spring Lakes and I'd ask for your continued support and patience as we get the program worked through and perfected up there. It is critical that we all work together to keep the recreation facility clean, safe and a family-friendly place for all to enjoy.

Elsewhere in the community, there are several more improvements we'd like to make you aware of. As you have seen, we have added 5 stop signs at critical points in the community in an effort to slow traffic and save lives and we will continue to aggressively pursue speeders and unsafe drivers by contacting the Loudoun County Sheriff's office. Continuing on the safety front, the Board has approved the installation of streetlights along Coralbells and Orchid Dr. that for some reason were never required by the County, nor offered by the developer. We have assurances from Dominion VA Power that there will be minimal damage, if any, to your yards during this process but we will stay on top of the situation. If anyone is interested in volunteering to monitor the installation to ensure this, please contact the Safety Committee chair.

On the landscaping front, the Board decided not to install significant landscaping upgrades at the entrances in late May as previously reported. We are in the midst of reevaluating our landscaping company and thought it was best not to make a significant investment when we weren't 100% comfortable with the maintenance program. It is our goal to have a new company come into the community as soon as possible and improve the overall look and feel.

Finally, the Board would like to make a serious request of our residents as we have become aware of several situations that are getting somewhat out of hand. We all live in close quarters to one another and I believe we all want to live in the prettiest and friendliest community we can. That starts with each homeowner taking pride in their home and yard, being respectful of your neighbors and friends and being responsible for your children and yourselves. There is only so much your HOA can do (legally) when conflict occurs – and it naturally will from time to time – so please abide by the regulations in the HOA documents and County law and take pride in Spring Lakes.

Remember, the number one rule for the community is very simple: no complaining unless you are willing to get involved.

Enjoy the summer and please enjoy your pool and recreation facility as much as you can!

Respectfully Submitted,

Dave

David D'Onofrio

Inside this Issue.....

President's Message	p. 1	Board Meeting Briefs	p. 7
General HOA Information	p. 2	Important Reminders to Residents	p. 7
Committee News	p. 3	Japanese Beetles	p. 8
Neighborhood Watch	p. 4	Statement of Operations	p. 9
Community Clubs	p. 4	Pool Rules	p. 9
Update on Water/Sewer Situation	p. 5	Recipe Exchange	p.10
Basketball Hoops	p. 5	Board Meeting Dates	p.10
Making Changes to Your Property	p. 6	Classifieds	p.11
News from Our Swim Team	p. 6	Recently Asked Questions	p.11

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

Member: Margaret Cappellanti
boardmember@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: Hollie Roche

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: Amy Lodes

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**

Traffic Safety Hotline Phone Number 703-771-5798

Committee News



The **Communications**

Committee has been working with the Managing Agent on Newsletters and Website updates. In process of revising Website layout and adding content.



The **Open Space Committee**

is planning to resume with the beautification efforts at both entrances as well as several other common areas throughout the community the fall. We're excited about all the new landscaping around the pool. We're also working on a solution to the holes created by large fallen trees along Coralbells.



The **Recreation Committee**

has been very active getting the pool and tennis courts open for all to enjoy. We are still adding amenities to the pool area. A tennis club has been formed and includes players at all skill



The **Safety Committee**

received a new proposal from Dominion VA Power for street lights along Orchid Drive and Coralbells Place. This was approved by the Board in June. New stop signs were added at several intersections for the safety of our residents. We will be organizing a child ID event at



The **Finance Committee**

reports that the audit of the 2005 records was successfully completed. A new policy on dues collection was passed by

Committee News (continued).

The **Covenants Committee** has implemented the use of Violation Door Tags to notify a homeowner of a covenant violation. The Covenants Committee has the authority to charge fines to any homeowner who fails to comply with the Spring Lakes' architectural guidelines and covenants. Please visit www.slhoa.org or contact Managerslhoa@aol.com for the required Application for Exterior Modification form.

Please remember that all recreational equipment, including children's play equipment must be stored out of sight when not in use. Tenants in rental properties are also required to obey the covenant rules. Failure to comply with these guidelines could result in a fine. Homeowners should make every effort to obey the covenant rules.

Portable basketball hoops have become a hot topic in the community. The Board, with the help of the Covenants Committee, is examining this issue and is working on a permanent solution. A temporary rule was adopted at the last board meeting and will be reviewed at the July 27th meeting. This new rule is detailed on page 5 of this newsletter.

The Covenants Committee is looking for volunteers! If you have an interest in helping to keep our community beautiful and safe, please contact Covenants-Committee@slhoa.org or Managerslhoa@aol.com.

Neighborhood Watch Program

We have volunteers to serve as block captains, but are looking for additional volunteers. The next meetings are scheduled for 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. The program doesn't require much time and effort on your part. With the help of more residents we can make Spring Lakes a safer, better community for all.

Community Clubs

Do you have a special interest or hobby? Perhaps you'd be interested in a book club or gardening club? Summer 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.

Tennis Club: Contact Wade Burkholder at Wadeburke@hotmail.com.

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

If you're interested in attending a progressive dinner in August, please let us know.

Update on Water/Sewer Situation

The coalition of Spring Lakes, River Creek, the Lakes at Red Rock, Potomac Station and Lansdowne Goose Creek, formally known as Loudoun Citizens for Fair Water Rates (LCFWR), continues to gather information in our efforts to correct the inequalities between “in town” and “out of town” residents. As you have recognized in your water bills, the new rates have gone into effect and we are paying a great deal more for water than someone receiving water from the LCSA.

To recap, following the Town’s actions in late 2005, the impacted communities came together and hired a Richmond-based law firm to represent us. It is LCFWR’s goal to have a lawsuit filed this summer. When there is a filing, we will make you aware as soon as possible.

If anyone is interested in volunteering to assist with this effort, please contact the Board or Nancy Carter.

Special Thanks

Have you been to the pool yet? After several years of dedicated work by Dave D’Onofrio and many others, we now have a beautiful pool and tennis court complex for the enjoyment of our residents and their guests. Thank you Dave on behalf of everyone in Spring Lakes!

Portable Basketball Hoops

We have received numerous complaints about the portable basketball hoops in the community. In order to make Spring Lakes a safe, comfortable place for everyone, the Board and Covenants Committee are considering various options to the current rules for hoops.

At the June 22nd Board Meeting, the following temporary rule was adopted:

- ▶ ***Basketball hoops shall be as close to the home as possible while in use, during reasonable hours, and stored properly at night. Owners of basketball hoops shall abide by all County and State laws and be responsible for the conduct of those using the basketball hoop.***

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.

Visit Us On The Web – www.slhoa.org

Before Making Changes To Your Property

If you are planning to build a deck, patio, fence or other 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 for approval immediately. The approved applications 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 must include certain documents and information to be complete and considered for approval. 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*

For a copy of the Exterior Modification Application Form, call our Manager at 703.771.1670 or visit our website (www.slhoa.org).

News from Spring Lakes Swim Team

Currently we have 29 children on the team. We have had time trials and a meet at Exeter. We had 95% best times at the Exeter Meet - some children dropped 15 to 30 seconds in their races! We have our first Old Dominion Swim League Championship qualifier - Timmy Hannon. The practices are going well and everyone is having a great time. The moms are tie dyeing t-shirts so the parents can be in spirit wear and the kids look really cute in their suits, caps and goggles.

For Swim Team information – visit www.slhoa.org



Board Meeting Briefs

The following summarizes recent activities by the Board.

- Close monitoring of delinquent accounts, including transfer to our attorney of any account in excess of \$540 if homeowner makes no attempt to resolve delinquency.
- Monitoring of activities regarding increase in water/sewer fees.
- Secured fourth seat on the board for Spring Lakes' homeowner, giving the community more representation on the board.
- Secured the transfer of ownership of pool and tennis courts to the HOA.
- Signed contract with US Aquatics for pool management services.
- Monitoring of exterior modification projects by homeowners.
- Monitoring work of Covenants Task Force to rewrite HOA covenants documents.
- Adopted temporary rule on use of basketball hoops.

▶▶▶ 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**
 - trash
- Thursday**
 - trash
 - recycling
- 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. Do not leave trash cans out without a lid.**

▶ **If you call AAA** to ask them to replace your trash toter, be sure to tell them you are a resident of Spring Lakes AND that Spring Lakes HOA has a contract with AAA that calls for replacement of equipment. Call 703.818.8222.

▶ **Landscaping**, mulching, edging and mowing has started in the community. 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.

All residents are asked to do their part to keep their own property neatly mowed and as free of weeds as possible.

▶ **Teens Loitering at Pool and Tennis Court Parking Lots**
Please ask your children not to congregate at the parking lot adjacent to the pool and tennis courts after hours.

▶ **Before starting any exterior modification project** you must submit an application form with all the required signatures and documentation.

Japanese Beetles: What Can Be Done?

One of the signs of summer in our area is the unwelcome presence of Japanese beetles on our trees, shrubs, and seemingly everything else in our garden. The adult beetles have been known to eat the leaves and flowers of over 300 plants by eating the tissue between the veins, a type of feeding called skeletonizing. The larvae, called white grubs, feed on plant roots and organic matter in the soil, especially under turfgrass. This feeding may result in dead patches of turf that can be picked up like a loose carpet. It is common for this pest to be found in abundance in one part of a property and in small numbers, if not at all, in another area of the same property.

There are several control strategies, but the most effective for long term is to deal with the larval stage, or grub, to minimize future populations. As with most landscape management, timing is important. Control of grubs in late fall or early spring is difficult at best because the grubs are large and may not be feeding. They are best controlled when they are small and actively feeding near the soil surface, usually late July to mid-August. Using the newer technology grub control agents, such as Merit or Mach II, there is a larger window of opportunity for application. The treatment should be done in June or July to yield the best results.

For such a problem to be dealt with effectively in a community, it is important that as many residents as possible deal with their own yard applications as well as for the community's landscape contractor to take care of the common areas. Spray applications only deal with the adult pests that are present at the time of application. A week later, you will have just as many as the week before, and so on. By dealing with the grub form of the beetle, you not only greatly reduce the number of late summer adult feeders but also significantly lessen the breeding population for next year's crop of bugs. After a few years, a major problem can be reduced to a minor nuisance. An added bonus is the reduction of the burrowing moles that may be present, whose primary food source is Japanese beetle grubs.

There are two things that are not recommended. First, do not use "bag" traps. The pheromone bait is a beetle magnet that will draw the pests from as far as ½ mile or more. **Second**, do not ignore the problem. If there is a problem with Japanese beetles now, it will only get worse if no action is taken. Get on a coordinated control program and in time the results will speak for themselves.

Children Playing in The Streets

We have received numerous calls 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 their children and teach them to be aware that the streets are primarily for drivers.

Contact the Loudoun County Sheriff's Office at 703-777-1021 if you see any suspicious behavior in the community

Be A Responsible Neighbor



**Please keep your grass mowed
and
remove weeds from grass and
planting beds.**



Swimmers Wanted!

If you're looking for a fun summer activity for your child, consider joining the Spring Lakes Dolphins swim team. Contact Teresa Meike at teresameike@aol.com or phone 703-779-9910 for information.



Spring Lakes Homeowners Association Statement of Operations Five Months Ending May 31, 2006

Income	
Dues Income	\$145,430.00
Other Income	3,061.47
Transfer to Reserves	(0.00)
Total Income	\$148,491.47
Expenses	
Administrative Expenses	\$29,699.13
Contracted Services	71,494.08
Professional Services	10,339.48
Repairs and Maintenance	10,054.62
Utilities	2,441.14
Total Expense	\$124,028.45
Net Income	\$24,463.02

POOL RULES

(these are a few of the pool rules everyone must follow)

FOR USE BY MEMBERS AND THEIR GUESTS ONLY

CHILDREN UNDER AGE 12 MUST BE ACCOMPANIED BY ADULT OR RESPONSIBLE PERSON AGE 16 OR OLDER AT ALL TIMES

NO RUNNING, PUSHING, WRESTLING, FIGHTING

NO WHEELED VEHICLES (EXCEPT WHEELCHAIRS AND STROLLERS)

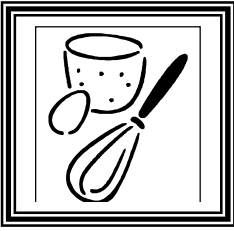
NO ALCOHOLIC BEVERAGES OR GLASS CONTAINERS

NO SMOKING

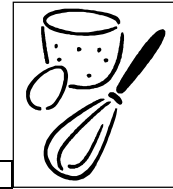
PROPER SWIM ATTIRE REQUIRED

CHILDREN NOT TOILET TRAINED MUST WEAR SNUG FITTING SWIMMIES AND RUBBER PANTS AT ALL TIMES

LIFEGUARDS MAY SUSPEND PRIVILEGES OF VIOLATORS



*Spring Lakes
Recipe Exchange*



German Chocolate Cookies
Bake @ 350 for 8-10 min

(Makes 4 ½ dozen)

- 1 pkg. pudding included German Chocolate cake mix
- 1 (6 oz pkg) or 1 cup chocolate chips
- ½ cup rolled oats
- ½ cup raisins
- ½ cup oil
- 2 eggs, slightly beaten

In large bowl, combine all ingredients; blend well.

Drop dough by rounded teaspoonfuls 2 inches apart onto ungreased cookie sheets.

Bake 8 to 10 minutes or until set.

Cool one minute, then remove to wire rack to cool.

Yield: about 4 1/2 dozen.

HOA Board Meeting Dates

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.

Board meetings are open to all residents of the community.

Attending a board meeting is the best way to find out what's going on in Spring Lakes.



Classifieds

Need a summer tutor for your elementary age child?

Contact Margaret Cappellanti, teacher of 23 years: 703-771-8824 or 703-475-6039



If you lost a set of keys on Coralbells Place, please contact our manager at 703.771.1670. Please be prepared to identify the key ring for security purposes.

Recently Asked Questions

Why didn't AAA pickup cardboard boxes? Loudoun County officials notified AAA and all other trash collection companies that they must abide by the rule to pick up cardboard that had been cut down to 2' x 2' or smaller and only with recycling materials. So AAA stopped picking up cardboard boxes. The County and AAA received numerous phone calls from residents throughout the County. So AAA went to the County and obtained permission to pick up cardboard boxes with regular trash. **This is only temporary.** The County plans issue new guidelines after conferring with HOA managers. It is expected that in the future cardboard will have to be cut down and put with recycling items. Look for more information on this issue in the future.

Will the HOA have a pool opening party? Yes, by all means. The recreation committee is working on the final touches to the pool and tennis court area. And the committee is meeting very soon to plan for a community party. Details on the party will be placed on the website and in the July Newsflash.

Why do we have tennis courts and no basketball court? The pool, tennis courts and parking spaces were submitted to the County on the original proffer. Originally, this was to be a County facility. When the County decided it did not want to run the pool, negotiations started between the County and the HOA for the ownership of the entire facility. It was to be built as it was originally proffered by the developer. Making changes to the layout of the recreational facilities, such as adding a baby pool, eating area, clubhouse and other recreational areas, will cost money that the HOA does not currently have. However, the Board will consider this in the future.



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

We're on the Web!
www.slhoa.org

To:



Summer is Here