



Spring Lakes News

Issue No. 14

www.slhoa.org

September 2006

President's Message

Fall is here and the pool is now, sadly, closed. It was great to have the pool this summer and while we recognize that things can always get better, it was a smashing success. We are working with the pool operator to store the furniture and cover the pool for the winter.

As the HOA begins to look at the budget process for 2007, we are very proud that we remain firmly on-budget in 2006 and continue to spend your HOA dues money wisely and in a manner in which you see the most improvement to the community possible. We remain optimistic that either this fall or in the spring we will have a significant landscaping improvement. Our new landscaping maintenance group, Pine Ridge, continues to do an excellent job and we are seeing their expertise in action through healthier trees and grass in the community.

The HOA continues to stay on top of a number of issues, including safety, covenants matters and getting ADC (the developer) out of the community. As always we need volunteers to help us in all of these endeavors. If you have the interest we could use the help.

Respectfully Submitted,

Dave

David D'Onofrio

***Next Board Meeting- Thursday, October 26th
At Harper Park Middle School- Art 1 Classroom***

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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
Director:	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. 435 Total Circulation.

DEADLINES:

Display Advertising – 20th of the preceding month

Classified Advertising – 20th 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

Pool Committee

Oversees operations of the pool.

Chairperson: Mike Pliutskaitis

Pool-committee@slhoa.org

Recreation Committee

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

Committee News



The **Communications Committee** has been working with the Managing Agent on Newsletters. Also working with our website developer on an updated website.



The **Open Space Committee** is working with the landscaping company to create several beautification projects within the community. Fall projects are also starting in open space areas.



The **Pool Committee** has been very active working with the pool service company to complete the winterization of the pool. Plans are already underway for improvements to the pool house before next spring.



The **Safety Committee** has organized a child ID program for Saturday, November 18th from 9-11:00am. DNA kits will be available.



The **Recreation Committee** is planning the annual Halloween parade. Look for more details in the October Newsflash.



The **Finance Committee** is working on the 2007 budget.

VOLUNTEER TO SERVE YOUR COMMUNITY

Committee News (continued).

The **Covenants Committee** has implemented the use of Violation Door Tags to notify a homeowner of a covenant violation. The committee members make routine inspections of the community and leave a door tag with any resident who has an obvious covenant violation. If the violation is not corrected within the designated number of days, the Managing Agent is notified to send out a letter regarding the violation. If the violation is still not corrected within the number of days given, the homeowner will be assessed a monetary charge. Some of these monetary charges are per occurrence and some are per day for the specific violation.

There are certain violations that occur frequently in the community. They are: lawns not mowed; trash and/or recycle bins left out and not stored out of sight; weeds not removed from planting beds; lawn waste bags put at street curb prior to Tuesday evening; and pet waste not cleaned up by dog owners.

Tenants in rental properties are also required to obey the covenant rules. Failure to comply with these guidelines will result in a monetary charge. Homeowners should make every effort to obey the covenant rules.

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

Fall - It is time to fertilize your lawn, spread grass seed and remove weeds from yards. See more details about fall lawn care on page 7.

New Street Lights in Community

Dominion Virginia Power is working to get all the new street lights functioning correctly as soon as possible. Thank you to those who have reported the lights not working.

Community Clubs

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

Update on Water/Sewer Situation

A lawsuit will be filed on Monday, October 2 against the Town of Leesburg regarding the water/sewer rate increases. Please visit <http://www.fairwaterrates.org> for the most up to date information about the status of this issue.

******* Reminder to all homeowners about REALTOR SIGNS *******

Realtor signs are not allowed at entrances to the community or other areas except on the property for sale or rent. The only exception to this rule is during the period that the property is being held as an "Open House". As soon as the open house is over, all realtor signs MUST be removed from the entrances and open space areas. Any signs that are not removed will be subject to removal by the HOA or its representatives. If you have hired a realtor, please remind him/her of this rule. **Signs left on common areas after open house hours will be removed.**

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.

Email Notifications to Homeowners and Residents - To receive emails about information going on in Spring Lakes, you must have a user login on our Website. If you have not requested a login, please do so. That way the HOA can get timely and/or urgent news to you. Go to the "Request Login" section on the home page at www.slhoa.org.

ARE YOU A GOOD NEIGHBOR?

- 1) Do you pick up your pet waste?**
- 2) Do you store your trash cans out of sight after trash pick-up day?**
- 3) Do you dispose of cigarettes and other trash properly?**
- 4) Do you keep your grass cut and mulch beds weed free?**
- 5) Do you store your kid's toys out of sight when not in use?**
- 6) Do you store construction and landscape materials out of sight when not in use?**

**IF YOU ANSWERED 6 OUT OF 6 "YES",
YOU ARE A
GREAT NEIGHBOR!!!**

Important News Regarding Decks and Fences From The CC

The following are a few of guidelines from Policy Resolution #1 regarding the staining and/or painting of fences and decks:

FENCES -

“Fencing can be stained, sealed or painted but must be consistent with the existing color scheme of the house.” This applies to the single family home. This means if you choose to paint/stain your fence other than its natural wood color and have beige siding and/or white trim, the Covenants Committee (“CC”) suggests your fence be beige or white. Townhome fences should be stained a light color or sealed for proper maintenance. Also, if you are going to change an existing approved fence color, you must submit an application to the CC.

DECKS -

“Deck railings and pickets may be stained and/or painted in light colors only.” This means staining/sealing the wood its natural wood tone OR a color compatible with the existing trim or siding (same as fencing recommendations). Again, if you are going to change an existing approved deck color, you must submit an application to the CC.

Note: All fencing and decks **MUST BE** structurally maintained and sealed. Split rail fences do not need to be sealed.

The **CONSTRUCTION** and **COLOR** of all decks and fences must be approved by the Covenants Committee prior to installation.

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**.

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

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

Monday

- trash

Thursday

- trash
- recycling

Wednesday

- yard debris

Please **tie all bags left at the curb**. **Do not leave trash cans out without a lid**. **Trash cans and recycle bins must be stored out of sight**, not in front of garage doors or along the side of your property.

Spring Lakes Homeowners Association Statement of Operations Eight Months Ending August 31, 2006

Income	
Dues Income	\$232,655.00
Other Income	5,305.92
Transfer to Reserves	(0.00)
Total Income	\$237,960.92
Expenses	
Administrative Expenses	\$47,814.38
Contracted Services	134,056.29
Professional Services	25,209.50
Repairs and Maintenance	21,440.60
Utilities	5,511.72
Total Expense	\$234,032.49
Net Income	\$ 3,928.43

Turf Renovation Reduces the Effects of Summer Drought

It's not too early to think about next year's lawn, especially after this year's lack of rainfall. Much of the stress and damage your turf is showing at this time may multiply in the spring without taking action this fall.

A well-established, reinforced turf area this fall strengthens your turf, preparing it to survive next summer's heat, humidity and another potential drought. Quality turf is desirable for a variety of reasons: controls erosion, dust, and mud; and adds value to residential and commercial landscapes.

The first step in the renovation process is to identify the cause of damaged or thinned turf. A turfgrass stand may decline for many reasons including:

- drought, heat, or cold stresses
- weeds, insects, or diseases
- unfavorable growth environment, general neglect, abuse, or overuse

Once these negative effects are identified, it will then be possible to address those issues in preparation for a successful turf renovation program.

Late August to late September is considered by most experts as the time to renovate the lawn. Warm days, cool nights and expected fall rains favor turf establishment. Fewer weed seeds germinating in the fall result in less competition for new grass seedlings. Any seeds not germinating in the fall will come to life after the winter thaw, bringing a healthier and greener spring lawn.

The renovation process used by Pine Ridge Landscaping includes all the elements needed for the successful germination of turfgrass seed.

Aeration

- Removal and dispersal of soil cores creates organic base for seed germination
- Holes created allow for better air circulation, increased water flow and less compaction to soil
- Holes also allow for better surface for seed to reach proper depth for planting

Overseeding

- Broadcast of certified grass seed into aerated areas
- Seed may also be combined with topdressing materials and applied by truck mounted material blower for better and more economical coverage.

Topdressing

- Topdressing of composted materials occurs after aeration to fortify the soil and create a quality seed bed.
- Topdressing also allows for protection to seed and encourages healthier germination

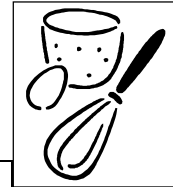
Turf Renovation can result in healthy, vigorous turfgrass improving a property's appearance, value and curb appeal. The healthier turf you will experience this fall and next spring will bring compliments from all and make your property stand out from those who decided to ignore the consequences of the spring and summer of 2006. Ask your Pine Ridge Landscaping Account Manager for his assessments of your turf condition and the need for a turf renovation program this fall.



This information has been provided by our landscaping company.



*Spring Lakes
Recipe Exchange*



Cheesy Potato and Corn Chowder

INGREDIENTS:

- 2 tablespoons margarine
- 1 cup chopped celery
- 1 cup chopped onion
- 2 (14.5 ounce) cans chicken broth
- 3 cups peeled and cubed potatoes
- 1 (15 ounce) can whole kernel corn
- 1 (4 ounce) can diced green chilies
- 1 (2.5 ounce) package country style gravy mix
- 2 cups milk
- 1 cup shredded Mexican-style processed cheese food

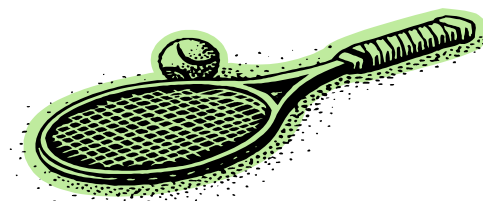
DIRECTIONS:

In large saucepan, melt margarine over medium high heat. Add celery and onion; cook and stir until tender, about 5 minutes.

Add chicken broth; bring to a boil. Add potatoes; cook over low heat for 20 to 25 minutes or until potatoes are soft, stirring occasionally.

Stir in corn and chilies; return to boiling. Dissolve gravy mix in milk; stir into boiling mixture. Add cheese; cook and stir over low heat until cheese is melted.

Attention Tennis Players - We will be installing a lock on the tennis courts in the near future. If you are a tennis player, please contact our Managing Agent so we can let you know the code to open the lock.



2006 - 2007 School Calendar

September 4	Holiday (Labor Day)
September 5	First Day of School for Students
October 9	Holiday (Columbus Day)
November 3	End of First Grading Period
November 6-7	Student Holiday (Planning/Records/Conference Days)
November 22-24	Holiday (Thanksgiving)
December 22-29	Winter Break (Classes Resume January 2)
January 1	Holiday (New Year's)
January 15	Holiday (Martin Luther King Jr. Day)
January 25	End of Second Grading Period
January 26	Moveable Student Holiday (Planning/Records/Conference Day)*
February 19	Holiday (Presidents' Day)
April 2-6	Holiday (Spring Break)
April 12	End of Third Grading Period
April 13	Student Holiday (Planning/Records/Conference Day)
May 28	Holiday (Memorial Day)
June 19	Last Day of School for Students/End of Fourth Grading Period

***NOTE: Parents with child-care or other weekday scheduling concerns - Dates of the Moveable Planning/Records/Conference Day between first and second semesters may change** if the school calendar must be changed due to school closings for inclement weather or other emergencies.

Neighborhood Watch Program

We have a few volunteers to serve as block captains, but are looking for additional volunteers. 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 or effort on your part. With the help of more residents we can make Spring Lakes a safer, better community for all.

Volunteers Needed

The Safety Committee is looking for people who would be interested in volunteering at their child's bus stop to act as a crossing guard. You would have a clip board to write down any violators. We've noticed numerous problems with motorists who do not stop for school buses. Kelli McKay can be contacted at Safety-committee@slhoa.org.

Kelli is also securing signs that read "Keep Kids Alive Drive 25" for \$19.99 a piece.

Child ID Day Planned

The Safety Committee has set up a child ID day for Saturday, November 18th from 9:00am -11:00am at the pool site. DNA kits will be available for the children also. Parents should bring a small donation with them for the kits.

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Yard Debris Bags Being Left Out Too Early!!

**Wednesdays are yard debris pick-up days
 April through mid-January.**

Remember that yard debris must not be placed at curbside until 6:00pm the night before yard debris pickup but it must be out before 6:00am the day of yard debris pickup. Yard debris stored in bags at curbside days before pick up is not a "work of art" to look at. Not only does it make your home look bad, it makes the entire neighborhood look trashy.

Back-to-School Safety - Time to keep an eye out for students

Pedestrian-vehicle injuries are a leading cause of death for children ages 5 to 14. Kids are back from summer camp, school is in session again and school buses are out plying the streets. That means drivers need to step up safety around school zones, crosswalks, bus stops and wherever children may be playing outside. Here are some back-to-school tips:

Be familiar with school zones. Get in the habit of noticing where school zones and crosswalks are on routes that you normally take. Accidents, including pedestrian accidents, are far more likely to occur locally on routes with which drivers are more familiar and comfortable.

Stop for school bus lights. Always stop for school buses with flashing red lights. Drivers approaching the bus must come to a full stop for the duration that the red lights are on. Some school buses have flashing yellow lights also, which means that drivers may proceed with extreme caution. Bus drivers often engage the flashing yellow lights before the flashing red lights, signaling that they are about to stop.

Obey crossing guards. School crossing guards are given police training and the same authority as local traffic police in most areas, so disobeying a crossing guard could get you in some serious trouble. Remember that driving on major streets where crossing guards and crosswalks are observed is safer than taking "short-cut" side streets where children may be unattended.

Anticipate the worst. The speed and distance away of oncoming cars is more difficult for young children to judge. Always anticipate the chance that a small child may run in front of you by slowing down and preparing to brake.

Be careful around parked vehicles. Be especially careful in areas with parked vehicles on the side of the road. Children waiting to cross may be especially difficult to see behind parked sport-utility vehicles.

Turn your headlights on. Drive with headlights on in areas with children and pedestrians. The AAA says that the use of headlights can reduce pedestrian accidents by about 25 percent.

Avoid using cell phones when driving. Cell phones are a known distraction. Never use hand-held cell phones while driving, and never use hands-free cell phones while driving in school zones or areas with children. The same goes for activities that distract the driver, such as changing CDs, looking at notes and reading maps.

Avoid reversing. Try to avoid reversing your vehicle in areas with children. It's more difficult to see short children and attend to your car's blind spots while reversing.

Don't speed. Remember that the speed limit in most school zones during school times or when children are present is 25 miles per hour. Bad weather, or areas with limited visibility, will require a lower speed. Your visibility to pedestrians, your ability to see them and your stopping distance all may be greatly impaired by weather or road conditions, so follow common sense and slow down.

Don't honk at pedestrians or bicyclists. Honking at a child, whether on foot or on a bicycle, is generally not a good idea. The noise could possibly cause the startled child to trip or fall and be in a dangerous position for other approaching traffic.

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

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

To:



Fall is Here

"Enthusiasm is that kindling spark which marks the difference between the leaders in every activity and the laggards who put in just enough to get by." Author Unknown