

# Spring Lakes *News*

Issue No. 15

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

December 2006

## *President's Message*

Well, we come to the end of 2006 and it has certainly been a momentous and productive year for the Spring Lakes HOA. We have opened our pool, added streetlights and stop signs to our community, we have added some nice landscaping at our entrances, we have sued the Town of Leesburg over the water and sewer rates and to top it all, we came together as never before and kept our elementary school kids at Tolbert E.S. I'd say 2006 will be hard to top!

Our plans for 2007 are just as grand. Now that we are moving in such a positive direction we need to keep that momentum going. If we have learned anything from our efforts with the School Board it is that when we come together, volunteer and put our energy behind something we can accomplish anything. We need volunteers to populate the committees, we need Chairs for the Communications and Covenants Committees and we need more participation across the board. If you are interested, please let Nancy Carter know and we will get you involved.

We have much to be thankful for during this Holiday Season, and from the Board, we'd like to extend to your family a blessed and joyous Christmas and Chanukah and a Happy New Year.

Respectfully Submitted,

*Dave*

David D'Onofrio

***Next Board Meeting - Thursday, January 25th  
At Harper Park Middle School - Art 1 Classroom***

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**If you have an article for the newsletter, please send it to our Manager.**

## 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.

<b>President:</b>	<b>David D'Onofrio</b> <a href="mailto:president@slhoa.org">president@slhoa.org</a>
<b>Vice President:</b>	<b>Kevin Shea</b> <a href="mailto:vicepresident@slhoa.org">vicepresident@slhoa.org</a>
<b>Secretary/Treas:</b>	<b>Eric Johnson</b> <a href="mailto:secretary@slhoa.org">secretary@slhoa.org</a>
<b>Director:</b>	<b>Margaret Cappellanti</b> <a href="mailto:boardmember@slhoa.org">boardmember@slhoa.org</a>

## 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](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 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** – 20<sup>th</sup> of the preceding month

**Classified Advertising** – 20<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: Open  
[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: Open  
[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: Amy Lodes  
[Openspace-committee@slhoa.org](mailto:Openspace-committee@slhoa.org)

### Pool Committee

Oversees operations of the pool.

Chairperson: Mike Pliutskaitis  
[Pool-committee@slhoa.org](mailto:Pool-committee@slhoa.org)

### Recreation Committee

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)

**VOLUNTEER TO SERVE YOUR  
COMMUNITY**

## Committee News . . . . .



The **Communications Committee** needs volunteers to serve on the committee and a person to serve as chairperson. If you are interested, please contact our Manager.



The **Open Space Committee** chairperson, Amy Lodes, installed the beautiful wreaths at the front entrances.



The **Pool Committee** reports that the pool cover has been installed. Although there was a significant cost to install the cover, the benefits from both a maintenance/care point of view for the pool itself and increased levels of safety for our children justified the expense." If anyone is interested in establishing a 'Polar Bear Club', please contact Mike."



The **Safety Committee** organized the child ID program and 49 Spring Lakes' children received ID cards. Look for safety reminders throughout the newsletter.



The **Recreation Committee** is planning 2007 activities for children and adults. If you would like for volunteer, please contact our Manager.



The **Finance Committee** assisted the Board and management in finalizing the 2007 budget.

## ***Actions Taken Regarding Proposed School Boundary Change***

With a unanimous vote on December 12, the Loudoun County School Board voted to keep Spring Lakes' children at Tolbert Elementary! Thanks and praise go out to the dozens of parents who selflessly volunteered countless hours organizing, speaking, gathering signatures for the petition, sending emails and generally supporting our community. For six weeks dozens of volunteers throughout Spring Lakes jumped into action and gathered signatures in a petition (262 families and over 300 individuals), sent numerous emails to the School Board and most importantly 75 residents showed up at the Public Meeting on November 27<sup>th</sup>.

This is a great victory for Spring Lakes and goes to show that when we are active and involved we are a very positive force politically in Loudoun County. This effort really was the epitome of "no complaining without getting involved", we sure got involved! A special "thanks" goes out to our friends in Potomac Station who supported us 100% in this effort as well.

We also want to thank the School Board for their support and Catocin District School Board Member Mark Nuzzaco for his leadership.

## ***Holiday Service Schedule for Trash Pickup and Recycling***

Please note the following holiday schedule:

**New Year's Day** - There will be **NO trash pickup on Monday, January 1<sup>st</sup>**. The next pickup day will be **Thursday, January 4<sup>th</sup>**. Please do not put your trash out until after 6:00pm on **Wednesday, January 3<sup>rd</sup>**.

AAA will be providing **Christmas Tree Removal** service on the **first two Wednesdays in January 2007**. Any trees to be removed thereafter will be removed with the trash. Please place your tree at the curb with all the trimmings removed. Trees in excess of eight (8) feet in length need to be cut in half in order to be removed by the AAA crew.

Please be aware that the holiday schedule this year will mean that AAA will have an enormous amount of trash to pick up on Thursday, December 28<sup>th</sup>. Everyone will have double the amount of normal trash, plus there will be the boxes and packaging from toys and presents. Please secure your trash well and be patient. The AAA crews will be working long hours.

**Do you recycle?** Every resident of Spring Lakes was given a recycle bin from AAA. We have observed that not all residents use their recycle bins. Recycled items are picked up every Thursday by AAA. The recycle truck comes through our neighborhood early in the morning.

You don't even have to sort your recycle items. They do it for you. Just put newspapers, bottles, cans, milk and juice cartons, etc. in the bin. They also take cardboard boxes. Just be sure that the top items are heavy enough to ensure that the wind does not blow light items out of the bin.

**Why not make it a New Year's Resolution to start recycling?** If you need a recycle bin, contact AAA at **703.818.8222**.

**Remember:** AAA always observes **Thanksgiving, Christmas Day and New Year's Day as holidays and the next pickup after those days is the next normal pickup day.**

### *Update on Water/Sewer Situation*

Many residents have seen the affect of the higher rates imposed by the Town of Leesburg. Loudoun Citizens for Fair Water Rates (LCFWR) continues to make progress in our efforts to reduce the exorbitant water and sewer rates Loudoun County residents pay to the Town of Leesburg. A lawsuit was filed on behalf of five communities, including Spring Lakes, against the Town of Leesburg regarding the water/sewer rate increases. Please visit <http://www.fairwaterrates.org> for the most up to date information.

**\*\*\*\*\* 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.

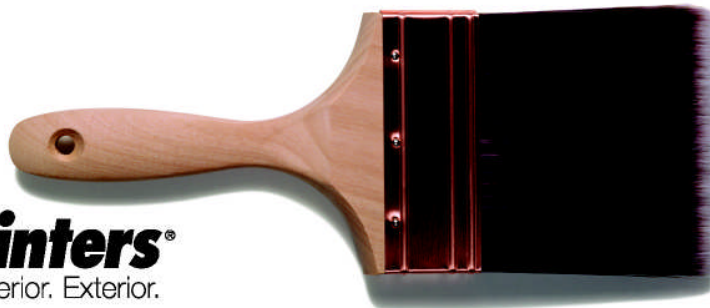
*Email Notifications to Homeowners and Residents - To receive emails about information going on in Spring Lakes, you must have a user login on our Website. If you have not requested a login, please do so. That way the HOA can get timely and/or urgent news to you. Go to the "Request Login" section on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

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## Reminders to Residents

► **Dog Owners:** Please remember that it is *against the law* in Loudoun County to allow your pet to roam off-leash. That means that, as a dog owner, it is your responsibility to be you're your dog does not get off your property and roam through the community. 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**. The HOA fine, approved by the Board, is \$250.

► **Before starting any exterior modification project** you must submit an application form with all the required signatures and documentation. The form is available on the HOA website ([www.slhoa.org](http://www.slhoa.org)) or you can get a form from our Manager by calling 703.771.1670.

The form has been updated and now contains details about the information required for specific additions and changes to your property.

► **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.

***Please DO NOT put out any trash, recycling OR yard debris bags until after 6:00pm the night BEFORE pickup. Doing so is a violation of the HOA covenants and is subject to the assessment of a fine. Your cooperation is very much appreciated by the HOA and your neighbors.***

## Leesburg First Night

The Leesburg/Loudoun 250th Anniversary Committee will partner with the Bluemont Concert Series to bring First Night Leesburg to the community on **Sunday, December 31, 2006, from 6:00 -9:00 p.m.** First Night Leesburg is a community celebration of the arts featuring 100 performances, all leading up to the main event, the Grand Illumination at the Courthouse, where friends and family will gather to ring in Loudoun County's 250th year at 11:30 p.m.

Look for the Leesburg/Loudoun County 250th Anniversary booth where you will find information about the anniversary and a schedule of events to recognize this important milestone in Loudoun history. There are many exciting opportunities for businesses to sponsor 250th Anniversary events and projects in the coming year.

The Leesburg/Loudoun Anniversary Committee was established to coordinate the commemoration of Loudoun County's 250th anniversary in 2007 and Leesburg's 250th anniversary in 2008, and to participate in the Commonwealth of Virginia's efforts to celebrate America's 400th Anniversary: Jamestown 2007. For more information, contact the Loudoun County Office of Public Information, 703-771-5511 or the Town of Leesburg Economic Development & Tourism, 703-737-7019.

## Spring Lakes Homeowners Association Statement of Operations Eleven Months Ending November 30, 2006

Income	
Dues Income	\$320,030.00
Other Income	22,692.95
Transfer to Reserves	(0.00)
Total Income	<u>\$342,722.95</u>
Expenses	
Administrative Expenses	\$63,242.84
Insurance	4,822.00
Contracted Services	166,347.08
Professional Services	30,342.96
Repairs and Maintenance	13,765.88
Utilities	8,124.47
Improvements	<u>32,005.53</u>
Total Expense	<u>\$318,650.76</u>
Net Income	\$ 24,072.19

## ***Inside Loudoun County***

The new edition of "Inside Loudoun County" features segments on Loudoun County's historic districts and the county's telework program.

In the first segment of the show, Heidi Siebentritt and Susan Berry-Hill of the Department of Planning provide an overview of the Loudoun County Historic District Program, which includes the historic districts of Aldie, Bluemont, Goose Creek, Oatlands, Taylorstown, and Waterford. They also discuss the development of a new web-based, interactive guide to the historic districts, which will use Internet and video technology to create an engaging and educational resource about the program and the stewardship responsibilities involved in owning a historic property.

The second segment of the show features Loudoun County Telework Coordinator Diane O'Grady, who oversees the program which encourages county employees to work from their homes or other remote locations when appropriate. She says teleworking helps employees better manage their work and personal responsibilities, helps to alleviate traffic congestion, and usually results in greater productivity. The telework program also is part of the County's contingency plans to enable employees and departments to carry on vital activities in the event of a disruption.

"Inside Loudoun County" is a 30-minute cable television program airing Mondays and Fridays at 7:00 and 9:00 p.m. on Government Channel 2. The show is hosted by Nancy McCormick of the Loudoun County Office of Public Information and is produced by Comcast.

The show is also available for viewing through the Loudoun County webcast system on the county government website at [www.loudoun.gov/webcast](http://www.loudoun.gov/webcast).

## ***Loudoun County's 2006 Annual Financial Report***

Loudoun County's Fiscal Year 2006 Comprehensive Annual Financial Report is available on the Loudoun County Government Website. The report, prepared by the Comptroller's Office of the Department of Management and Financial Services, identifies the county's financial position and marks the county's financial activities over the past fiscal year. A link to the report is available at [www.loudoun.gov/general/newweb.htm](http://www.loudoun.gov/general/newweb.htm).

## ***Spring Lakes Neighborhood Watch Program***

We need more volunteers to serve on the Neighborhood Watch Program. If you are interested in helping, please contact Kelli McKay at [Safety-committee@slhoa.org](mailto: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.

Also, remember to change the bulbs in your outdoor lights and keep your lights on after dark. This helps to illuminate the neighborhood and deter crime.

## ***Volunteers Needed***

The HOA needs volunteers to serve on committees. We're also looking for committee chairpersons for the Communications and Covenants committees. If you have time to devote to the success of your community, please contact our Manager at 703.771.1670.

## 2007 Dues Notices

The 2007 dues coupons were mailed out to all Spring Lakes owners of record as of December 18<sup>th</sup>. The monthly amount is the same (\$75) and is due on the first of each month.

If you have set up direct debit payment of dues, you don't need to do anything. We will continue to deduct your dues between the 5<sup>th</sup> and 9<sup>th</sup> of each month.

If you pay online and/or pay by direct debit, you probably did not receive mailing labels with your dues coupons. Those who pay by manual check should have also received mailing labels. If you need labels please contact our Manager, Nancy Carter, at 703.771.1670.

Remember dues must be received in our office by the 10<sup>th</sup> of each month, or you will be assessed a late fee of \$15.



All payments are applied to the oldest outstanding amount showing on your account. Statements are sent out only if there is an outstanding balance.

**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)

*To:*