

Spring Lakes *News*

Issue No. 16

www.slhoa.org

March 2007

President's Message

It has been a very busy month here in Spring Lakes and Leesburg. Here are some highlights:

- The Leesburg Town Council held a public hearing on the water/sewer rate increase and the 100% 'out of town' surcharge. They are considering both a reduction in the surcharge and a raise in general rates due to a major funding shortage. I attended the meeting and presented to the Council on behalf of the community and in our partnership with our fellow impacted neighborhoods. The Council's action and this public hearing have no impact on our pending lawsuit.
- The Loudoun County School Board decided to split our elementary school planning area (known as CL-16) into two and has decided to put any future residences that are built on the current JR Festival Lakes property into Catoctin Elementary School, not Tolbert. The same goes for property across Ft. Evans known as Market Square. This is a big victory in keeping our elementary school-aged children at Tolbert.
- Our pool management company, US Aquatics, has begun the process of getting the pool ready for its Memorial Day opening and the Spring Lakes Dolphins – our community swim team – have begun to get ready for their 2nd season.
- Our landscaping company, Pine Ridge, is ramping up its efforts to beautify the community and will be undertaking several projects over the coming months.
- The Board of Directors is reviewing a number of submissions for management companies as part of our commitment to the community to receive several bids on any contract. Our current firm, Stephens & Company, has ably served our community over the last three years. An Ad Hoc Proposal review group has been established and the Board will make a decision in April.
- At our April 27th meeting we will receive a presentation from the PMW Farms/JR Festival Lakes developer, The Gulick Group that will highlight their plans for 275 residential units next door and allow us the opportunity to ask any questions we might have. I encourage everyone to come out to that (and all!) meetings.

As spring comes, I renew my request – plead – for people to become more active in the community through our committees. We have 2 chairperson openings, covenants and communications, and several slots on the committees ready for your input and energy. As we grow as a community we need more volunteers and effort not less and we sincerely hope you will become an active participant in the process.

Respectfully Submitted,

Dave D'Onofrio

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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: Open
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

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 Pluskaitis
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

**VOLUNTEER TO SERVE YOUR
COMMUNITY**

Committee News



The **Communications Committee** met in March. One of the items discussed was the need for new message signs. The committee needs volunteers and a committee chairperson.



The **Open Space Committee** met in March and has several projects ongoing. Improvements will be made at both entrances, with the lights being moved behind the plants in order to provide clearer lighting on the monuments.



The **Pool Committee** is working on improvements to the pool house. US Aquatics was retained to provide pool management services for 2007.



The **Safety Committee** met in March. They are still working with the County and VDOT regarding the location of stop signs. Neighborhood watch meetings will continue on a quarterly schedule. Another child ID day, together with finger printing, is scheduled for late summer or early fall.



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



The **Finance Committee** is analyzing current investment rates and proposing an investment plan to the Board for reserve and excess funds.

Announcements

Easter Egg Hunt: The annual Easter Egg Hunt is scheduled for Saturday, April 7th.



Covenants Committee Property Inspections: Members of the Covenants Committee will be conducting an inspection of all properties on April 14. Don't be alarmed as you see a group of people canvassing the neighborhood.

Plan Now for the Spring Yard Sale: We will hold the third annual Spring Lakes Yard Sale on Saturday, May 5th. As we did last year, the HOA will place ads in local newspapers and display flyers for the yard sale. We've had great turnouts the past two years 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 the website.

Tours for Children: The Loudoun County Solid Waste Management Facility continues to be a popular tour spot for scout troops and other groups interested in learning about solid waste disposal and recycling.

Members of Brownie Girl Scout Troop #6731 from Hamilton Elementary School recently visited the landfill to see where their garbage goes.

The process of recycling plastic bottles into t-shirts, and how a landfill is similar to a bath tub were some of the topics the group explored. By participating in this field trip, the girls completed part of the requirements for the "Earth Is Our Home" Try-it Badge.

Tours of the Loudoun County Solid Waste Management Facility are provided from March through November. Please call the Office of Solid Waste Management at 703-777-0187 for more information.

AAA Refuse and Recycle Pickup: The trucks have been in Spring Lakes at a much earlier time of the day. To be sure your trash and recycle items are picked up, you should put bins out after 6:00pm on the nights prior to pickup or before 6:00am on pickup days.

Yard waste pickup on Wednesdays has resumed. Please be sure to put yard waste in the appropriate bags. DO NOT put out yard waste bags until after 6:00pm on Tuesdays. It is a violation of the covenant rules to leave yard waste bags at the curb prior to Tuesday night.



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

***** **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.**

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.

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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. 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.

Posting of Dues Payments

Everyone is reminded that all dues payments are posted to the oldest, outstanding item owed to the HOA. This includes dues of past months, late fees, administrative fees and monetary charges for covenant violations. Statements are not mailed to property owners unless there is an outstanding balance due.

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 sure 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.**

► **Noise:** We have received numerous complaints about dogs barking in the neighborhood. Dogs should not be put out on decks early in the morning and left to bark.

► **Cat Owners:** Many owners of cats leave their garage doors open slightly to allow their cats to go out during the day and night. The HOA has passed rules about **all pets.** This includes cats, which are roaming the neighborhood and going on private property. This is an annoyance to those who are allergic to cats and children who may fear cats. If you own a cat, you are asked to obey the HOA rules pertaining to all pets.

► **Before starting exterior modifications:**

You must submit an application form with all the required signatures and documentation. The form is available on the HOA website (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

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.

► **Children Playing in the Streets:** We are again asking all parents to watch your children and not let them play in the street without close supervision. This includes riding bikes, playing ball and other activities. Children must be made aware of the dangers of riding bikes and scooters into intersections. The HOA cannot pass rules that teach smart parenting. However, we are all concerned about the safety of children.

Spring Lakes Homeowners Association Statement of Operations Two Months Ending February 28, 2007

Income	
Dues Income	\$ 58,275.00
Other Income	1,983.58
Transfer to Reserves	(0.00)
Total Income	\$ 60,258.58
Expenses	
Administrative Expenses	\$ 9,491.33
Insurance	.00
Contracted Services	35,062.88
Professional Services	483.17
Repairs and Maintenance	1,305.00
Utilities	2,061.63
Improvements	.00
Total Expense	\$ 48,404.01
Net Income	\$ 11,854.57



Please tie all bags left at curb. Do not leave trash cans out without a lid.

Portable Basketball Hoops

At the October 2006 Board meeting, new rules were adopted regarding the ownership and storage of portable basketball hoops in Spring Lakes. These rules have been mailed to all homeowners and residents.

These basketball hoops are not allowed in the townhome community. Some residents still have hoops on their property. Covenant violation letters have been mailed and those with basketball hoops will be fined if the hoops are not removed.

Owners of basketball hoops in the single family community did not store their hoops in garages during the winter. This is also a rule that was adopted by the HOA Board. If you own a basketball hoop, be sure to store it properly next winter.



Board Meeting Briefs

The following summarizes recent activities by the Board.

The Board continues to monitor closely all delinquent dues accounts. Accounts with a balance in excess of \$540 are transferred to the HOA attorney for collection action.

Strict enforcement of the covenants rules will continue. Anyone who is sent a second violation letter will be asked to appear at a hearing before the Board or lose any right to appeal the assessment of monetary charges. Those who continue to violate the covenant rules will automatically be assessed monetary charges.

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 or one of the HOA Board members.

Lawn Mowing

The mowing season is coming very soon. Please keep your property mowed and free of weeds. Residents are also reminded that they are responsible for mowing the strip of grass between the sidewalk and curb in front of their property.



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42746 Montevista

Jeff Wu

Direct Line **240-994-7938**
Office **703-893-2510 x107**
Jeff@AgentKnowsHomes.com



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c/o Stephens & Company
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Leesburg, VA 20177

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

To:



Happy Spring