

# Spring Lakes **Newsflash**

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## New Management Company

The Spring Lakes HOA Board is proud to announce that as of May 1, Armstrong Management Services, Inc., is our new Community Management firm.

You should have received a letter from Armstrong with dues information. Please contact their Customer Service Center at 703-385-1133 with any questions regarding your account. They are available from 9:00am to 5:30pm Monday through Friday to assist you.

Darrin Cassidy will be our day-to-day manager and he is backed by some of the best people in the Association Management field as well as Armstrong's cutting edge technology that will guide Spring Lakes forward. The Board reviewed numerous proposals from the leading Management firms in the area and we are confident that this is the right move for the community.

As a Board – and as a community as a whole – we'd like to thank Nancy Carter of Stephens & Company for her dedication over the last three years and wish the firm the best in the future.

Respectfully,

David D'Onofrio, Kevin Shea and Eric Johnson

Spring Lakes HOA Board

## Spring Lakes is Going Electronic!

Beginning with the July newsflash, the Spring Lakes HOA newsletters and newsflashes will be sent to residents electronically. In an effort to both reduce cost and increase efficiency in getting information out to the community, we will be e-mailing the monthly communications. The June newsletter will be the last mailed newsletter and it will contain details on signing up for the electronic newsletters and newsflashes. Look for additional initiatives to improve communication and delivery of information in the coming months. Please feel free to contact us at [communications-committee@slhoa.org](mailto:communications-committee@slhoa.org) with suggestions.

## Pool Opening Memorial Day Weekend

The Spring Lakes pool will open at noon on Saturday, May 26<sup>th</sup>. Pool passes were issued to residents last year and these passes are valid for use this year as well. All residents of Spring Lakes who are current with their dues payments may apply for passes to use the pool. If you have lost your passes or are a new resident who would like to receive pool passes, please contact Armstrong Customer Service at 703-385-1133.

## Spring Lakes Dolphins

The Spring Lakes Dolphins are excited about starting their second season. If you have not already signed up, there is still time. All Loudoun County Residents, age 6 - 18 are welcome to join our swim team. Please see the flyer on page 4 for more details.

## Pool Memberships Available

This year we are also offering 20 pool memberships to Loudoun County families that live outside of Spring Lakes. The fee is \$395 for a family of 5, additional family members may be added for \$25 each. If you have friends that do not have a pool in their community and would like to join ours, please have them contact Armstrong Customer Service or e-mail [pool@slhoa.org](mailto:pool@slhoa.org). These memberships will be offered on a first come, first served basis.

## Festival Lakes Building Plan

The potential builder and the property owner of JR's Festival Lakes came to the April Board meeting and presented their plan for redeveloping Festival Lakes. Gulick Homes are currently the planned builder and have submitted their plans to the Town of Leesburg. They are seeking 275 units, with 145 single-family homes and 130 town homes. JR's team is currently on their second revision in response to the Town Planning Staff's comments and are hopeful that they will get a public hearing before the Leesburg Planning Commission late this summer and then before the Leesburg Town Council in early Fall. The Town will accept public input throughout the process.



The current plan calls for SFH along the border with Spring Lakes, and at this point they have placed Gulick's Manor series homes there, which are among their larger homes. Moving away from Spring Lakes they plan SFH that are slightly smaller with garages in the back and then town homes that will abut the Central Loudoun Little League fields. Gulick has promised to provide Spring Lakes with materials which we will put on our website.

The Board, along with all interested homeowners, will remain in constant contact with JR's and ensure that there are proper buffers between our neighborhoods, that the construction impacts will be minimal and that the widening of Ft. Evans Road occurs from Spring Lakes all the way to the intersection of River Creek Parkway.

## Sheriff begins patrol of Spring Lakes

The Loudoun County Sheriff has begun to patrol the streets of Spring Lakes and was busy in mid-May calming aggressive drivers. The Safety Committee and the Board remind all residents to keep their speed to 25 MPH or less for the safety of all residents, but especially the children. If you don't, the Sheriff is now free to find you, pull you over and make it financially worth your while to slow down!

Additionally, if you spot drivers who are speeding and want to report them anonymously to the Sheriff, you can go to: <http://www.loudoun.gov/sheriff/complaint.htm> and fill out the form there. Please have as much information as possible, including the license tag if possible. We are all living here together, let's work together to keep our neighborhood safe and secure.



## We found 3 acres!

While having discussions with JR's and upon review of our original developer documents, the Spring Lakes Board has determined that we actually own a significant piece of land along Orchid Drive that abuts JR's Festival Lakes. Our property, which had previously appeared to end at the fence along Orchid at the community entrance, actually extends to the volleyball court and horseshoe pit that JR's has been using (in accordance with an old agreement with the community's original developer, not even ADC) since the mid-90's.

Shortly, Spring Lakes will open up the fence in two locations to allow foot traffic to the site and we are looking into purchasing volleyball nets and other equipment to use on the site. Hours will be posted and will be dawn to dusk. Please be especially careful with the Lake that is just beyond our new property, JR's has agreed to put a fence along our property line to ensure everyone's safety. One very critical element is there CAN NOT be any trespassing onto JR's property here or anywhere else. We have advised JR's that the Board will be fully supportive of their efforts to keep Spring Lakes residents off their property, even if it involves the Loudoun County Sheriff; please be respectful of their land and talk with your children as well.

## Dog Waste

In what remains a constant problem in this and many neighborhoods, owners of dogs have got to pick up their animal's waste, especially when they relieve themselves in someone else's yard. The HOA is investigating pet stations but that isn't an excuse not to be vigilant. There is next to nothing the HOA can do, but you can report the problem to the County's Animal Control at 703-777-0406 or via e-mail: [animals@loudoun.gov](mailto:animals@loudoun.gov).

Additionally, as a homeowner there are several products that you can attempt to use that may keep animals out of your yard. Here are some suggestions found on the Internet:

- BioDefend Dog & Cat Repellent (<http://www.yardlover.com/products.php?pid=77715575>)
- Get Away Dog & Cat Repellent (<http://www.biconet.com/critter/gaDogCat.html>)
- De-Fence Dog & Cat Repellent (<http://www.pestproducts.com/de-fence.htm>)

The bottom line is some pet owners just have to be more courteous, follow the law and pick up after their pet.