

The Spring Lakes Gazette

September 2003
Issue 2

www.slhoa.org

Upcoming Events:

Community Board Meeting
September 16, 2003 at 7 pm
Rust Library. *Come and get involved in our growing community!*

Reminders:

Pet Owners: Please observe leash laws when walking your dogs, and please also be considerate of our community and neighbors by cleaning up after your pets. This ensures that everyone can enjoy our common and private grounds free of pet waste. Not only is it unsightly, but is also a hazard for the children of our community.

Home Owners: Please do your part to help keep our community clean by picking up trash around your home.

Update:

The Covenants Committee reviews applications for deck and fencing approval. The turn around time is approximately two weeks from submittal. Please submit all applications to the new coordinator, Matt Cerniway at 42764 Montevista Square.

Community Resource:

National Do Not Call Registry
www.donotcall.gov

Most telemarketers cannot call your telephone number if it is in the National Do Not Call Registry. You can register your home and mobile phone numbers for free. If you register, telemarketers must stop calling, and you can file a complaint against companies who do not honor the registry.



Spring Lakes Homeowners,

This will probably be one of the most urgent requests put before you since becoming a member of the Spring Lakes Community. *What can be so earthshaking you ask?*

Specifically, we as a community have a multitude of open space and safety issues (trees, poison ivy, ticks, sticks, drainage, lighting, retainer walls, unprotected ponds, etc.) that still need to be addressed.

The community as a whole has voiced their biggest concern to be landscaping and safety, and we want your concerns heard and addressed.

Yes, we need you to be our eyes across the community to share your concerns so that we can develop a master plan to get everything fixed once and for all! The board is on a solid path to fix the non-builder related problems. We are contracting with an engineer to analyze the problems, and then approach the developer/county to finally get them fixed.

We strongly feel a majority of the costs to resolve the problems above should be borne by the developers, and not absorbed by you, the homeowners. We hope you agree, and we seek your input to help in this battle by identifying anything and everything outside the realm of specific builder related issues to and around your property.

Send your feedback of open space issues, by September 30, directly to our Open Space and Safety Committee (openspace-committee@slhoa.org), or you can drop it off with the committee chairperson, Tim Collins, at 18408 Sierra Springs Square.

Remember, be silent and something may be overlooked. We all could end up paying for things that should be the developers' responsibility to fix. Please provide your feedback today!

Sincerely,

Lew Smith
Board Treasurer & Secretary

New Trash & Recycling Services



We are pleased to announce that CSI (Con-Serv Industries, Inc.) has been awarded the Spring Lakes contract for trash and recycling collection beginning Wednesday, October 1, 2003.

Con-Serv Industries trash bins will be delivered prior to the October 1 date. Our association property manager will provide more details at our next board meeting, and additional information will be posted on our website.

The Spring Lakes Gazette

Editor: Risa Nicholas
Phone: 703-737-3322
E-mail: newsletter@slhoa.org

Open Spaces Update

We all want to make our community look great! Starting this month you will see a different company handling yard work in our Open Spaces. Abernethy and Spencer will be providing the following services at least three times each month throughout the year:

- Mow all of the grass areas in the common areas of the community, including retention basins and wooded areas (where accessible)
- Weed whack all common areas between buildings
- Remove all brush, tree limbs and fallen trees in common areas between buildings
- Weed whack and remove large debris in common areas at the outside borders of the property
- Maintain and beautify entrance areas of the community with plants, flowers, and other appropriate amenities
- Seed, fertilize, and provide weed killer to all common area grass, trees and planters
- Replace all flowers and affected plants to conform with changing seasons
- During seasons of slow/no growth, focus on improving common areas by implementing preservation programs

Additionally, Abernethy and Spencer will offer a number of discounted services to Spring Lake Homeowners. For starters, you can hire them to mow and trim your lawn for \$25-\$35 a visit. They also offer full service landscaping, including stone patios, walkways, and retaining walls. To learn more about their services and pricing, please contact the owner, Dave Lohmann at DLOHMANN3@aol.com or by phone at (540) 338-9118 .

We are very excited about retaining the services of Abernethy and Spencer. They will be providing a total solution at a competitive price, versus what we paid to multiple providers over the last two years, for less than acceptable service and outcomes.

FAQ's About HOA Dues

Q. When are they due?

A. All monthly installments of the annual assessments shall be due and payable in advance on the first day of the month.

Q. Where am I supposed to send the payments?

A. Any assessment, or installment thereof, not paid and received in hand at: Spring Lakes Homeowners Assoc., Zalco Realty, Dept. 0982, McLean, VA 22109 within 10 days after the Due Date shall accrue a late charge in the amount of \$15.00 or such other amount as may be established from time to time by the Board.

Q. I never received payment coupons so I don't think I should pay?

A. Non-receipt of payment coupons shall in no way relieve the Owner of the obligations to pay the amount due by the Due Date. Please contact our accounts receivable staff person, Duane Dennis (DDENNIS@Zalco.com), at (301) 495-6648 for resolution.

Q. What's the current state of assessments?

A. We currently have more than \$10,000 in delinquent dues/late fees owed to our association from our fellow homeowners.

Q. What are you doing to fix the problem?

A. The board is enforcing our community Administrative Resolution No. 1 Procedures Relative to Assessments for collection efforts, late fees, penalties, and finally liens against home owners.

If you are behind, please bring you assessments current. If you are current or ahead, we thank you for your diligence! We cannot meet the financial obligations of the community unless assessments are paid promptly.

Later this month the SLHOA Treasurer, Lew Smith, will personally contact everyone appearing on the delinquent assessment report to resolve open issues. Next month, enforcement of all provisions relative to assessments will begin to eliminate our \$10,000 shortfall in delinquent assessments.



Community Broadband

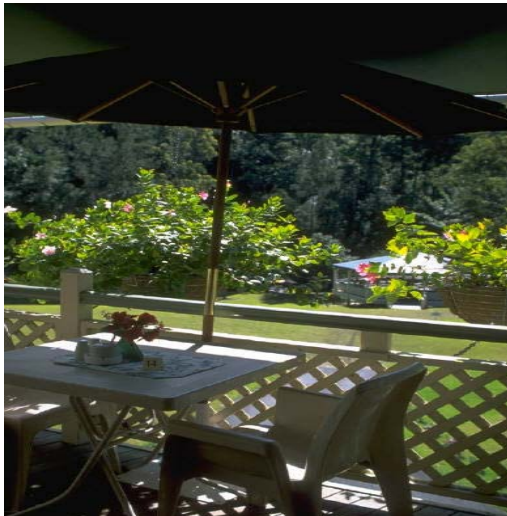
A local broadband wireless Internet provider, SkyNet, has offered to install a repeater antenna within the community. This would allow residents of Spring Lakes to access the Internet with service from a local business. SkyNet will install the repeater free of charge, but they do request a minimum of ten households who will agree to sign a twelve month contract.

Visit their Web site at <http://skynetaccess.hypermart.net/> for details on their service, including the home installation, and monthly access costs. If you are interested in signing up for the service, please contact Lee Atchison at lia@webslayer.net.

Also, as a part of the HOA's ongoing effort to understand the needs of the community, we are soliciting your views on your family's Broadband requirements. We plan to have a short survey on our site in the next couple of weeks, and we'd like your feedback. If you join the community mailing list, we can e-mail you when the survey is available. Please either visit www.slhoa.org to join the mailing list, or e-mail us at communications-committee@slhoa.org with Add To List in the subject line. By joining the mailing list, we will have another method to keep you informed about important community updates.

The Spring Lakes Gazette

Editor: Risa Nicholas
Phone: 703-737-3322
E-mail: newsletter@slhoa.org



Transition Committee Update

We have contracted with an engineer from The Downey Company to work with our Association Property Manager and Attorney. On behalf of the engineer, our attorney is obtaining the plans submitted to the county. Once the building plans have been obtained, we can identify and assess what should have been completed by the developer.

As previously requested, we need you to be our eyes right now by providing us with a list of problems that were not fixed by the developer. Please send your feedback to: openspace-committee@slhoa.org or you can drop it off with the committee chairperson, Tim Collins, at 18408 Sierra Springs Square.

Classified Ads

To place your free community ad, please e-mail it to newsletter@slhoa.org. Ads will be published on a space available basis. The HOA and newsletter staff reserve the right to refuse publication of any ad that is not in the best interest of the HOA. Ads will run continually and unchanged unless the newsletter staff is instructed otherwise by the advertiser, or if space becomes limited. Be sure to check out the classified section of the HOA website where advertisers can run expanded ads about their business for a nominal fee. *This ad could be yours:*

LIFE COACHING: Get unstuck, move forward, and make lasting life changes. Visit www.ptnorth.com to sign up for a 1/2 price session today.

Community Committees & Contact Info

You are encouraged to send any concerns, issues, or questions to the appropriate committees. Please allow 48 hours for a response to your request. Here is a current list of e-mail addresses for all of our committees. Please keep it for future reference.

adhocmanagement-committee@slhoa.org
board@slhoa.org
communications-committee@slhoa.org
covenants-committee@slhoa.org
finance-committee@slhoa.org
openspace-committee@slhoa.org
recreation-committee@slhoa.org
safety-committee@slhoa.org
support@slhoa.org
transition-committee@slhoa.org

We want to extend a special thanks to the many people who have stepped forward to donate their time and expertise. If you would like to get involved, and put your expertise to good use, please e-mail the committee or the board. There's a lot of work left to do to make this a great community, and we can always use another set of hands. Through all of our community involvement, we will make Spring Lakes a great place to live.



Under Construction:

The Spring Lakes Community Website is now under construction. Please check back regularly as we develop the site and add content. Visit us at www.slhoa.org.