



# SOUTHLAKE Community

*News & Views*

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Winter 2015

## 🌟 2015 Calendar 🌟

### Meeting Schedule

#### Southlake Recreation Center

##### Southlake Recreation

Jan 5	Mon	7:30 p.m.
Feb 3	Tues	7:30 p.m.
March 3	Tues	7:30 p.m.
April 7	Tues	7:30 p.m.
May 5	Tues	7:30 p.m.
June 2	Tues	7:30 p.m.
July 7	Tues	7:30 p.m.

##### Southlake Cove THA

Jan 12	Mon	7:30 p.m.
March 9	Mon	7:30 p.m.
May 11	Mon	7:30 p.m.
July 13	Mon	7:30 p.m.

##### Southlake Landing THA

Jan 14	Wed	7:00 p.m.
Feb 11	Wed	7:00 p.m.
Mar 11	Wed	7:00 p.m.
April 8	Wed	7:00 p.m.
May 13	Wed	7:00 p.m.
July 15	Wed	7:00 p.m.

### POOL OPENS

May 23 (Sat) @ 10:00 a.m.  
Please mail in your  
"Pool Pass Application"  
(Enclosed)

For other calendar  
events visit [www.southlakerecreation.com](http://www.southlakerecreation.com)

## What's So Great about Reserve Funds?



Southlake Recreation Association recently contracted with Miller Dodson Associates, a Reserve Specialist, to update the Reserve Study that will provide the board with guidance on how to keep our association's physical assets from deteriorating faster than our financial assets increase. The Board and Management recently met with an Engineer to inspect the community assets.

The Reserve Study will include an inventory of, and determine the life cycles of, our common components, what the replacements will cost, and a plan for paying for them. There are other important reasons we put Association monies into Reserve Funds every Year:

1. Reserve funds **meet legal, fiduciary, and professional requirements.** A replacement fund may be required by:
  - Any secondary mortgage market in which the association participates (e.g., Fannie Mae, Freddie Mac, FHA, VA).
  - State statutes, regulations, or court decisions.
  - The community's governing documents.
2. Reserve funds **provide for major repairs and replacements** that we know will be necessary at some point in time. For instance, although a roof may be replaced when it is 25 years old, every Association owner, over those 25 years, should share its replacement costs.
3. Reserve funds **minimize the need for special assessments or borrowing.** For most association members, this is the most important reason.
4. Reserve funds **enhance resale values.** Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Virginia Property Owners Act requires associations to disclose the amounts in their reserve funds to prospective purchasers.
5. The American Institute of Certified Public Accountants (AICPA) requires the community association to disclose its reserve funds in its financial statements.



*Happy New Year!*

from your Boards of Directors

## Southlake 2015

### Board of Directors Cove • Landing • Recreation

#### Southlake Landing THA

P. O. Box 381  
Dumfries, VA 22026

Marie Juliano	President	703-583-9719
Patricia Kelleher	Vice President	617-680-3630
Maggie Gustavson	Treasurer	703-795-0041
Kimberly Crawford	Secretary	703-401-7413
Kate Pomeroy	Mbr-at-Lg	970-274-4063

#### Southlake Cove THA

P. O. Box 333  
Dumfries, VA 22026

Guillermo Garcia, Jr.	President	703-580-4421
Timothy Jack	Vice President	703-897-8367
Patrick Brooks	Secretary	571-285-3759
Sheila Dorsey	Treasurer	703-730-7244
John Larkin	Mbr-at-Lg	703-897-1229

#### Southlake Recreation Assoc.

P. O. Box 263  
Dumfries, VA 22026

Greg Barlow	Chairman	703-590-2999
Keith Herring	President	703-590-2971
Garth Miller	Vice President	703-583-2052
Meg Czapiewski	Mbr-at-Lg	571-264-1867
Tommy Dorsey	Mbr-at-Lg	703-730-7244

**Lin Stauffer**  
Management Office  
@ 703-670-2376

## Make A Difference

As we begin another year, here are some thoughts on how we all can make our community an even better place to live in 2015 and beyond.

**Responsibility.** Take responsibility for adhering to rules and meeting your financial obligations to the community, so we can avoid the costly and unpleasant task of pursuing legal actions.

**Sharing.** Share ideas, perspectives and concerns so we can all work together to build an even better community.

**Fellowship.** Actively participate in the recreational, social and cultural activities of the community.

**Involvement.** Attend association meetings and take the time to review important information about our community.

**Inclusiveness.** Actively welcome new residents, making all owners and renters feel part of the community.

**Pride.** Be proud to live in this community and recommend it to others who are looking for a good place to call home.

As members of this community, we should all strive to do our part.

### Great Reasons to Volunteer for Your Association

- Protect your self-interests.** Protect your property values and maintain the quality of life in your community.
- Correct a problem.** Has your car been towed, or do you think maybe maintenance has been neglected?
- Be sociable.** Meet your neighbors, make friends, and exchange opinions.



- Give back.** Repay a little of what's been done for you.
- Advance your career.** Build your personal resume by including your community volunteer service.
- Have some fun.** Association work isn't drudgery. It's fun accomplishing good things with your neighbors.
- Get educated.** Learn how it's done—we'll train you.
- Express yourself.** Help with creative projects like community beautification.
- Earn recognition.** If you would like a little attention or validation, your contributions will be recognized and celebrated.
- Try some altruism.** Improve society by helping others.

## Reminders

### Assessment Deadlines

#### Assessments Due February 1

#### Southlake Recreation Assoc (\$275)

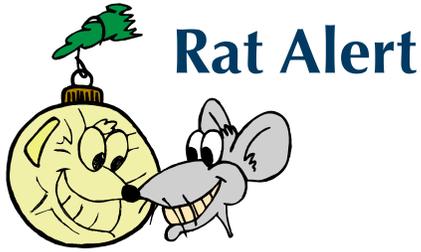
March 1 Late Fee (\$16.50)  
April 1 Late Fee (\$13.75)

#### Southlake Landing THA (\$546)

March 1 Late Fee (\$32.76)  
April 1 Late Fee (\$27.30)

#### Southlake Cove THA (\$530)

March 1 Late Fee (\$31.80)  
April 1 Late Fee (\$26.50)



## Rat Alert

PWC Health Dept. has cited individual residents for placing trash outside in plastic bags. **RATS FEED ON TRASH, ANIMAL FECES and BIRD FOOD**, and love to harbor in and around tall grass, firewood and lumber.

PWC Health Dept. requires you to:

- properly contain trash, pet feces and bird food
- use trash containers made of durable watertight, rust-resistant material and with close-fitting lids and handles to facilitate collection
- regularly cut your grass and elevate your firewood and lumber 8-12" off the ground

*Noncompliance may result in a misdemeanor charge punishable by a fine of not less than \$25.00 nor more than \$50.00 per day.*



## Why Scoop the Poop?

Besides being offensive and a nuisance, it's a health hazard to the community – as stated above, **rats feed on pet feces**.

**PARENTS**, because children are often the person walking the family pet, please share with them the responsibilities of pet ownership including adherence to county ordinances for cleaning up dog waste and leash requirements.

## Seasonal Tips

### *Let It Snow, Let It Snow, Let It Snow!*



- \* **DO NOT Parallel Park** on the streets prior to and during snow storms. The snow plows will not be able to properly access your streets.
- \* Please be considerate of your neighbors and snow plow operators. Plow operators know how best to negotiate their equipment in these conditions. Please give them the benefit of the doubt. The good news is that there are owners out there who “chip in” to help their neighbors.
- \* Do not shovel snow from your parking space into a neighbor’s parking space or into a visitor parking space.
- \* Wait until after the first snow plow plows the center of your street, if possible, before shoveling out your vehicle space. When the snow plow comes through, snow naturally will be thrown back against parking spaces.
- \* Do not block storm drains with snow to prevent flooding of streets, yards and homes when snow melts.
- \* Clear accumulated snow from the top of your heat pump. Clear excessive snow away from your home foundation.
- \* Apply automotive wax to your shovel, and snow won’t stick.
- \* Homeowners should shovel the sidewalks in front of their homes.
- \* Shovel around your mailbox stands – so mail can be delivered.
- \* Snow plowing does not include clearing parking spaces or sidewalks. Plowing begins after two inches of snow accumulation.

### *Pet owner warning – it is against the Law to...*

- ♥ allow your animal to urinate or defecate on private property
- ♥ allow your animal to run at large
- ♥ allow prolonged or intense barking

For more information and a complete list of rules, contact the Animal Control Bureau at 703-792-6465 or go to [www.pwcgov.org](http://www.pwcgov.org). and type in the search box *Animal Control Bureau*.

“ While we are all entitled to enjoy our space, we must maintain respect for our neighbors. This applies to both homeowners and renters – we are a community. ”



## Community Focus

### ■ Un-Deck the Halls

With the Christmas Holiday nearing an end - for those who contract with American Disposal, Christmas trees will be picked up curb-side in January. Please ensure all Holiday boxes, packing materials, etc. are contained appropriately.

◆ **SOUTHLAKE RESIDENTS – trash removal is NOT a service provided by the association.** For curb-side trash removal, you must contract with American Disposal Services - call 703-368-0500.

◆ Trash must be placed in front of individual homes for pickup **ONLY** on **MONDAYS** and **THURSDAYS**. Do not place trash on common area islands. Trash containers are to be removed after trash pick-up and stored in the rear fence areas or in the garage.

### ■ Improvements

The Board of Directors, over the past years, have installed new street lights in the community, new landscaping, performed street/ asphalt repairs, pavement-marking, repaving, repair of all sidewalks, curb, gutter and storm drain boxes. Streetlights are high-pressure sodium, photo-cell lights which are “dark sky friendly,” meaning they help cut glare and reduce sky glow, aiming light only where it is needed for safety and visibility. **VDOT street light outages can be called into NOVEC at 703-335-0500.**

### ■ Neighborhood Watch

**We need everyone's help to avoid becoming an easy target!** There have been recent attempted package thefts from front porches & vandalism in and around our community. Please help by reporting any suspicious activity to Prince William County Police Department, so they can document incidents and be on the alert. A good rule to follow is when in doubt, call the police immediately. Dial 911 for an emergency, or 703-792-6500 for a non-emergency.

### ■ Columbia Gas Clearing Utility Easements

Columbia Gas has cleared utility easements parallel to Southlake Blvd. within the past months. This work is being performed to allow Columbia Gas to easily access lines for service and/or emergencies. Crews will return in January to finalize stump clearing within those areas within 60 days. Southlake Cove THA has planted numerous Arbovitae Thuja Evergreens for screening along those areas. Southlake Associations have removed dead trees and added new landscaping in 2014.

### ■ Southlake Cove THA Street Paving in 2015

Southlake Cove THA will be repaving Winding Creek Drive, Buena Vista Drive and all streets off Buena Vista Drive in the Spring, 2015 time frame. Residents will be notified in advance.

## SOUTHLAKE *Recreation Center* Fun and Fitness for Everyone

### JAZZERCISE

*Saturdays @ 8:30 a.m.*

*Summer 2015:*

*Mon & Thurs 7:00 p.m.*

*Tues @ 6:00 p.m.*

**Contact:** Mary Taylor at mbtaylor99@hotmail.com or 703-368-4413

### ENGINEERING FOR KIDS

*Mondays @ 6:00 – 7:30 p.m.*

*Jan 5, 12, 19, 26; Feb 2, 9, 12;*

*March 2, 9, 16, 23; April 13, 20, 27;*

*May 4, 11, 18, 2015*

**Contact:** Christian at 703-288-1335  
kidsengineering@aol.com

### VANDORA's Dance, Drama and Voice Company

*Wednesday evenings (by appt. only)*

**Contact:** Vandy Dixon @ 703-670-8351

### DRAMA KIDS International

*Thursdays 5:00 - 7:00 p.m.*

**Contact:** Angela @ 540-658-1190  
www.dramakids.com/va3

### DOMINION YOUTH Triathlon

**Contact:** Trey McKinnon 703-283-1715  
tricoachtrey@gmail.com

### ■ Parking Issues

Parking remains one of the top complaints among community residents. Parking is always a premium in townhome communities. Please be considerate and use your allocated parking spaces only. **Please leave visitor spaces located near your homes solely for visitors. Twenty-four hours after the first warning sticker, vehicles will be subject to an automatic tow.**