

SOUTHLAKE *News and Views*

Community Newsletter
Fall 2012

CALENDAR of EVENTS

Check your calendars, and mark these events at Southlake Recreation Center

October 31 (Wed.)

Turn on your porch lights for "Trick or Treat" night

November 19 (Mon.)

*Southlake Cove
Townhomes Association
ANNUAL MEETING
7:00 - 9:30 p.m.*

December 1 (Sat.)

*Southlake Landing
Townhomes Association
ANNUAL MEETING
10:00 a.m. – Noon*

December 6 (Thurs.)

*Southlake Recreation Assn.
ANNUAL MEETING
7:00 - 9:30 p.m.*

December 14 (Fri.)

*Montclair is invited to join Santa @ SL Rec Center for Cookies, Cocoa, Crafts & Holiday Sing-along (bring your camera)
6:00 – 9:00 p.m.*



*To remain posted on all events and happenings at Southlake Recreation Center check out our web site:
SouthlakeRecreation.com*

Challenges for Maturing Communities



Southlake celebrated its' 23rd Birthday this year, and she's aging "gracefully". Unlike those college graduates with fresh faces, beginning their lives and careers, communities at the ripe old age of 23 begin the process of renewal. They often require rejuvenation of their infrastructures: asphalt streets and trails, concrete curb and gutter, sidewalks, retaining walls, recreational facilities, playgrounds and common area landscaping. In correlation to these continuing needs, associations experience the need to pro-actively pursue the legal collection of increasing past-due assessments, or deal with instances of home foreclosures in today's volatile marketplace.

The maintenance costs of many maturing neighboring associations have exceeded

their assessment limits. This result is undue stress for Boards of Directors when they are forced to fund "special assessments" to deal with maintenance issues. If the Association cannot obtain the necessary approval for much-needed Reserve Funds to repair or maintain facilities, this leads to declining property values.

Successful associations who preserve and improve their neighborhoods have active and proficient Boards of Directors. Boards contract with professional CPAs, engineers, attorneys, community managers and reserve specialists for their expertise. The state of Virginia mandates updated Reserve Studies. A Reserve Study is a budget planning tool that identifies the current status of the Reserve Fund and a stable and equitable Reserve funding plan to offset anticipated future major common area expenditures.

These Directors are homeowners, like yourselves. None of these Board members want to increase their own assessment. They rightly feel it is their fiduciary duty to place the good of the community above their own personal preferences --

- to fund the association for future common area maintenance,
- to maintain home values, and
- to negate the need for a "Special Assessment" which unfortunately affects only the "current owner" at any given time, and does not "equalize the contributions" between current and future owners.

Please support your elected community Boards and their recommended Budgets. And please consider serving on those Boards. Be a part of the solution!

SOUTHLAKE 2012

BOARDS OF DIRECTORS

Cove ■ Landing ■ Recreation

Southlake Landing THA

P. O. Box 381
Dumfries, VA 22026

Barbara (Bunny) Smith President
703-583-9696

Maggie Gustavson Treasurer
703-795-0041

Marie Juliano Secretary
703-583-9719

Sue Zamperini Mbr-at-Lg
703-878-3820

Patricia Kelleher Mbr-at-Lg
617-680-3630

Southlake Cove THA

P. O. Box 333
Dumfries, VA 22026

Guillermo Garcia, Jr. President
703-580-4421

Timothy Jack Vice President
703-897-8367

Lynne Dewitt Secretary
703-730-9710

Sheila Dorsey Treasurer
703-730-7244

Patrick Brookes Mbr-at-Lg
571-285-3759

Souhlake Recreation Assoc.

P. O. Box 263
Dumfries, VA 22026

Daniel Schwemmer Chairman
703-580-1345

Anthony Brannan President
703-878-2682

Keith Herring Mbr-at-Lg
703-590-2971

Garth Miller Mbr-at-Lg
703-583-2052

Greg Barlow Mbr-at-Lg
703-590-2999

**Questions: Call Lin in
Your Management Office**

@ 703-670-2376

You Can Make A Difference

RUN FOR YOUR BOARDS OF DIRECTORS

Nominations are being accepted NOW for openings on the Southlake Landing, Cove and Recreation Association Boards of Directors.

Please fill out a BIO form available on our website @ SouthlakeRecreation.com and mail it to P. O. Box 215, Dumfries, VA 22026. *(Nominations may also be accepted from the floor at the Annual Meeting.)*

Your community association provides a very unique FORUM. You can participate in many capacities – and you can make a difference in your neighborhood. Think pro actively about how each resident's positive involvement, if only for a few hours, can improve the quality of your environment and the value of your home.

Be a part of the
decision-making process
**SEND IN YOUR BIO
FORM TODAY**

Your Southlake Boards of Directors meet regularly –

Southlake Recreation Assoc.

– first Thursday of each month.

Southlake Cove THA

– second Mon. of each month.

Southlake Landing THA

-- second Tues. of each month.

Residents are always welcome to attend, and "Homeowner Forum" is always tops on our agenda. We look forward to working with our neighbors, improving our community, protecting our assets, and solving issues.

DON'T MISS YOUR ANNUAL MEETINGS @ Southlake Recreation Center. See *schedule posted on front page.*

Look for your annual meeting packages in the mail. Send in your proxy forms or attend to win **SPECIAL DOOR PRIZES!**

SPECIAL THANKS to all our great Board members and Committee volunteers whose contributions have made our Southlake Recreation Association events such fun! We hope you were able to catch some of these events. Please call to join the fun!

DUES ARE PAST DUE!

All past-due assessment accounts have been forwarded to our attorney for collection, and substantial attorney fees are accrued. Please pay your dues now or contact our management office to arrange a payment schedule and prevent liens and judgements against your property.

Welcome to our new neighbors – We extend an invitation for you to meet your neighbors and socialize at our annual meetings, board meetings and social events.

TRICKS AND TREATS OF A SAFE HALLOWEEN

TIPS FOR PARENTS

- Costumes should be flame resistant.
- Costumes should be short enough that children won't trip on them.
- Put reflective tape on costumes and trick-or-treat bags.
- Use makeup instead of masks. If masks are used, make sure the eye holes are big enough to see out clearly to the sides.
- Shoes should fit well and have low heels so children won't fall.
- Make arrangements for a parent or responsible adult to accompany your children.
- Decide what route will be used – try to avoid crossing streets.
- Set reasonable time limits.
- Decide what homes will be visited.
- Many shopping malls offer indoor trick-or-treating for your safety.
- Have children carry a flashlight or glow stick. This helps them to see and be seen.
- Trick-or-treat in groups.
- Have children walk only in well-lighted areas.
- Only trick-or-treat at homes with porch lights on.
- Follow safety rules for walking.



- ◆ Cross streets at crosswalks or corners.
- ◆ Look both ways before crossing.
- ◆ Never step into the road between parked cars.
- ◆ Walk on the sidewalk.
- ◆ Walk against the traffic.
- ◆ At intersections, watch for turning cars.

- Children should not eat any candy until they get home and have it checked.
- Any suspicious behavior or criminal activity should be reported to the police immediately.
- If driving a car, be extra alert for pedestrians.
- To receive trick-or-treaters, leave your porch light on and greet them at the door. Do not encourage them to come inside.
- Check all candy for signs of tampering. All items unpackaged or with open wrapping should be discarded.



Fall Home Improvement



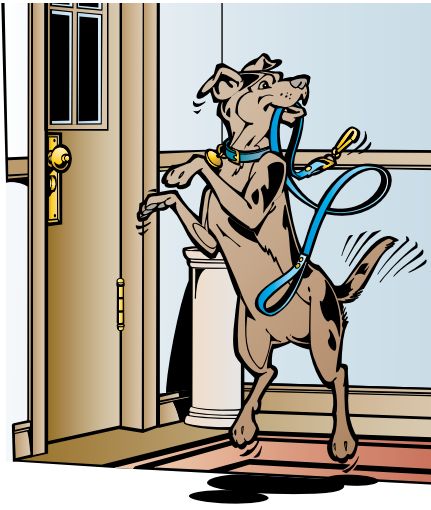
Many homes are in need of exterior repairs and painting. FALL is a great time for homeowners to take a look at the exterior of your home. You should have your gutters checked and cleaned in the Fall to prevent ice-damming in the Winter months, and to prevent back flow of water into your home.

Landscaping companies are applying weed control for Winter months, aerating and over-seeding townhome common areas. FALL is also a great time to perform these items on your own lawn. If every neighbor weeded and mulched their beds and mowed their lawns – what an improvement it would make in our home values.

Prune your trees. Storms have brought down numerous Bradford Pear trees. They are notoriously weak trees. Consider replacing them with Japanese Maples. These beautiful trees add color and texture with minimal care. Fall is an excellent time to plant, as cooler weather allows roots to establish.

Townhome residents - Park your cars to CLEAR the grass area between the sidewalk and street, so grass can be mowed and edged. Car heat also kills the turf.

Do not place or dump plantings, tree, lawn and shrubbery cuttings and debris in the common areas. Bind tree cuttings in 3-4' lengths for trash pick up or take debris to the Prince William County Landfill.



SOUTHLAKE'S "FIDO Hydrants"

Pet waste bag dispensers for residents' use have been a BIG HIT! It appears those residents who TRULY care about their community and home resale values are abiding by the Prince William County LAW – requiring that pets are kept on leash and that homeowners pick up their dog feces and dispose of them properly. Do not throw fido bags into common areas and under trees. Dispose of bags in trash.

IT IS THE LAW! There's nothing quite so disgusting as your child bringing home "dog poop" on their shoes, clothing and backpacks from the School Bus Stop -- which unfortunately has occurred!

PARENTS – Please explain pet ordinances to your children. Ofttimes it's their responsibility to "take Fido out." Please spread the spirit of ownership to your children. Ask them to respect the common properties.



Southlake Boards extend their best wishes for a safe Halloween and a Family-filled Thanksgiving Season!

CALLING THE POLICE



Why should I call the Police?

The battle against crime is one which involves both police and citizens. The police cannot be everywhere. For this reason, the effective functioning of our police department's random patrols is dependent on citizen cooperation and their resistance to crime. Many crimes would never be committed if more citizens would be alert to suspicious activity and take it upon themselves to notify the police.

When should I call the Police?

Whenever you observe suspicious activity, even though you may be the only observer, call the Police. A good rule to follow is, when in doubt, call the police immediately.

Graffiti is an ongoing problem. Write down the vehicle license plate number or click a picture with your cell phone camera.

What is suspicious activity?

- A stranger around your neighbor's house or a strange truck or car parked at your neighbor's home when they are away.
- The sound of breaking glass.
- Anyone peering into vehicles or removing tags, gasoline or auto parts.
- An improperly parked car, or a parked car with someone in it that seems out of place.
- Someone carrying property such as TVs, stereos or burglary tools.
- Apparent business transactions conducted from a vehicle or on street corners.
- A constant flow of strangers to and from a particular house on a regular basis, especially at late hours.
- Persons involved in a fight or any loud explosions or screams.
- Door-to-door solicitors or any

stranger knocking at doors (*burglars sometimes knock at the door first to see if anyone is at home.*) **Southlake has "No Soliciting" signs posted on their private streets.**

- Vehicle driving slowly through the neighborhood.
- Persons standing around, possibly acting as a lookout.

Dial 911 for an emergency, or 703-792-6500 for a non-emergency.

Southlake's Neighborhood Watch Program

- 🔦 Do you want to know what is happening in your Southlake neighborhood?
- 🔦 Have you witnessed any suspicious activity lately?
- 🔦 Do you know what to do?
- 🔦 Join the Southlake's Neighborhood Watch group TODAY!
- 🔦 **Visit the Southlake Watch Yahoo Group page** at www.groups.yahoo.com/group/southlakeswatch - then click on "Join this Group"

Questions? Contact your Neighborhood Watch Coordinator, Shannon Gates @ 703-622-9141 or snowl-ovin1@yahoo.com.

Combined with Prince William County Police Patrols, we're *"taking a bite out of crime and vandalism."* Parents are reminded to speak with their youth about respecting the common elements and not vandalizing signs, fencing, courts, mailboxes, playground equipment and recreational facilities.

Prince William County has a Curfew Ordinance which makes it unlawful for anyone 17 years of age or less, to be or remain, in any public place between the hours of 11 p.m. To 5 a.m. Sun. through Thurs.; and between 11:59 p.m. and 5 a.m. Friday & Saturday. (There are exemptions obtainable online at www.pwcgov.org)

FYI - For Your Information...

What constitutes a “GOOD” neighbor? – one who agrees to abide by the community guidelines, doesn't allow family members and pets to violate their neighbors' premises and noise barriers, parks in a considerate manner and maintains their property, mowing their grass, weeding their landscape beds and picking up toys, trash and pet feces.

While we are all entitled to enjoy our space, we must maintain respect for our neighbors. It sounds so SIMPLE – *Are you a good neighbor?*

Fall is a great time for those needed home repairs and painting.

Homeowners must submit a Property Improvement Request (PIR) to the Montclair Property Owners Association (MPOA) @ 703-670-6187 prior to any exterior modifications to their home.

CHECK IN WITH MPOA and Southlake Landing THA for boat stickers and beach passes. Southlake Landing THA boats (no gasoline-powered) are to be stored on boat racks on Montview Drive. Southlake Cove THA boats are to be stored on the boat racks at West Beach. Boat trailers are not allowed.

PARKING is always at a premium in townhome communities. Please be considerate and use your allocated spaces and driveways before using a “Visitors” space. Visitor parking is limited to under 24 hours.

ADVISE your Townhome visitors and renters not to park in numbered allocated spaces other than your own.

DO NOT PARALLEL PARK on townhome streets. Boats, RVs, trailers and commercial vehicles are not permitted. Please review your Parking Rules and Regulations.

FIRE LANES and Fire turn-arounds have been designated by Prince William County Dept. of Fire & Rescue. PWC Police Dept. has been authorized to ticket and TOW vehicles from MARKED fire lanes and turnarounds. Fire response vehicles require 18' clearance.

ARE YOU SELLING YOUR HOME? Virginia Property Owners' Association Act requires that home sellers obtain a “Resale Disclosure Packet” from each Association for their buyer. Contact Manager Lin Stauffer at 703-670-2376 to obtain a request form.

TRASH SERVICE is NOT included in your assessment fee. You must individually contract with American Disposal Service at 703-368-0500.

PLEASE CONTAIN YOUR TRASH in trash cans, and bind and cover your recyclables. Newspapers and empty milk cartons take flight on windy days.

CLEAN UP AFTER YOUR PET. Carry a plastic bag in your pocket to pick up pet feces, invert the bag and throw in a trash can. IT IS THE LAW!

SECURITY LIGHTING IS IMPORTANT to our communities. Make sure your front porch lights are ON.

SENSOR LIGHTING can be obtained at major hardware stores, and installed high on your home front exterior, will provide lighting for your neighbors' walks or **DETER VANDALS.** Outside lighting requires MPOA ARC approval.

STREET LIGHTING outages can be called into NOVEC at 703-335-0500. ‘**SLOW** – Children Playing’ Please SLOW DOWN and watch out for our children. They are our most valuable asset.

LEAKING VEHICLES — The Declaration of Covenants assigns personal financial responsibility to residents whose leaking vehicle fluids damage parking spaces and streets. Check your vehicles for leaks and do not perform vehicle repairs in parking lots.



If You Suspect Fraud

While you may have some ability to protect your identity, you can't control all situations.

If you fear you're the victim of identity theft:

Contact the fraud department of any of the three major credit bureaus and ask someone to put a fraud alert on your file:

Equifax, 800-685-1111

Experian 888-397-3742

TransUnion 800-888-4213

✓ Close any accounts in question

✓ File a police report

✓ File a complaint go to www.idtheft.gov

Manager's Corner

Let me preface this article by reminding homeowners that when referring to "the Association", you need to remember that "YOU" are the Association. There is no magic solution to any community problem – without the cooperation & contribution of the residents.

Having Fun at Southlake Rec . . .

■ New Community Landscaping

You may have noticed some recent landscaping improvements to common areas and entrance features. Southlake Associations have recently completed negotiations and signed settlements with E.I. DuPont de Nemours and Company ("Dupont"), and the Associations will continue the process of removing dead trees as they decline and planting improved landscaping and differing tree species, as determined by the Board with landscape company expertise.

As reported in the January, 2012 Newsletter, the Southlake Community has lost multiple 20+ year old trees to age and disease over the past several years. In the Spring of 2011, however, management noted multiple White Pines and Norway Spruce showing signs of demise and death. Upon investigation, it was noted that our Landscaping contractor, Community Landscape Services (CLS) applied Dupont "Imprelis" broadleaf weed control in the Spring. "Imprelis", initially lauded and approved by the EPA as an effective broadleaf weed control product, was a commercial product which has produced devastating effects on popular shallow-rooted tree species, principally White Pines and Norway Spruce, throughout the Nation. On August 11, 2011, the Environmental Protection Agency banned the sale of Imprelis.

In conjunction with Community Landscape Services, an Independent Arborist and our attorneys at Chadwick, Washington, Moriarty, Elmore & Bunn P.C., the Southlake Associations submitted Claims through the **Dupont Imprelis Claims Resolution Process**, categorizing multiple declining trees throughout the community, complete with detailed photographs and symptoms to substantiate their claims.

Prince William County Service Authority (PWCSA) will soon begin clearing their utility easements along the Lake Montclair shore line in Southlake Landing & Southlake Cove. PWCSA will also be monitoring their water & sewer lines for any blockages requiring maintenance. This work is being performed to allow PWCSA to easily access sewer and water lines in the case of an emergency. This is also necessary to prevent sewage backup into the Lake.

■ Reserve Studies

Your Southlake Boards of Directors continue to monitor the status of community Reserve Funds, with the advice of Reserve Specialists. **Southlake Recreation Association** repaved parking lots and trails and made multiple landscaping improvements in 2012. **Southlake Landing** has installed new landscaping. **Southlake Cove** has performed landscaping improvements, asphalt repaving and will be performing street cracksealing and repairs and parking space pavement remarking this Fall. Residents will be advised when work will take place.

Successful communities are measured according to their relationships among neighbors, respect for diversity within the community, participation by homeowners as stakeholders in building and maintaining community unity, a focus on civility, and a value and respect afforded the elected and hired leadership within the community. Southlake Boards of Directors have passed Resolutions No. 12-001, **Association Complaint Procedures**. Homeowners may access Complaint Forms and instructions on the web site: www.southlakerecreation.com.

A development becomes a community when residents care about its reputation and each other, when where they live becomes part of how they define themselves. A community, regardless of the economic status level of its residents or the market value of its housing, can preserve, protect and enhance the community's appeal. And that "appeal" will have a bearing on every single owner's resale property values.

Please support your community and your Boards. Remember – YOU are the Association !



Something for the Whole Family



JAZZERCISE

Saturdays @ 8:30 a.m. Southlake Rec. Center

Jazzercise helps you DANCE your way to a BETTER BODY. When's the last time YOU danced?

Contact: Mary Taylor mbtaylor99@hotmail.com or 703-368-4413 for other locations. Visit www.jazzercise.com for new student specials. \$36/month, \$10 walk-ins.

YOGA

Mondays @ 6:15 p.m.

Do you ever wish you were more agile or more centered? Want to improve your flexibility and performance as a runner or walker? Curious to learn easy routines to help you relax? No yoga experience necessary! Complimentary yoga mats are available. Join our friendly mixed-level yoga group \$28 per month (4 classes) check or cash ~ \$8 drop-in fee. Call Polina at 703-541-8477 for more info.

ENGINEERING FOR KIDS

Tuesdays @ 6:00 – 7:30 p.m.

January 15, 22, 29 and February 5, 12, 19, 2013

Why teach engineering to children? Children are naturally curious about the world they live in. We build on that curiosity by teaching engineering concepts through hands-on learning 6-Week sessions.

■ Mechanical Engineering

During the Mechanical Engineering classes, our most experienced engineering students use the Engineering Design Process to design, create, test and refine a variety of machines and mechanical systems. Students

learn about fluid mechanics, simple machines, and other designs and advanced engineering concepts while constructing roller coasters, egg-drop vehicles and an incredibly fast CO2 Dragster designed to stop within a target zone.

Contact: Myrtha at Stafford@engineeringforkids.net or 540-288-1335 or www.EngineeringForKids.net/stafford.

VANDORA's DANCE, Drama and Voice Company **Wednesday evenings**

Ages 3 to adult. Individualized programs for young people. By appointment.

Call Vandy Dixon @ 703-670-8351

DRAMA KIDS International

Thursdays – Sept 27, 2012 - May 9, 2013

Grades K – 2 @ 5:00 – 6:00 p.m.

Grades 3 – 5 @ 6:00 p.m. 7:00 p.m.

Grades 6 – 12 @ 7:00 p.m. – 8:00 p.m.

Enthusiastic students who speak out clearly and relate confidently with their peers develop skills that make the journey through life much easier. Our programs are designed to build self-confidence, as well as strong speaking and acting skills through the creativity of drama. Above all, our drama classes are fast paced and great fun! New activities are taught each week, including: improvisations, mini-scripts, speech training, character analysis, theater games, creative movement, and MORE. Each school year also concludes with a wonderful on stage performance. The tuition fee is varied and is pro-rated based on the date of enrollment. Visit www.dramakids.com/va3 for additional info. and online registration or call 540-658-1190.

DRAMA KIDS CAMP

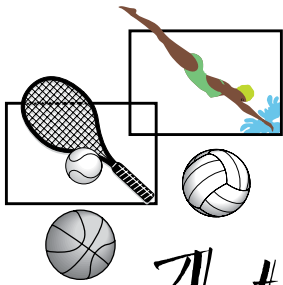
July 15 – July 19

Monday - Friday

9:00 a.m. - 4:00 p.m.

Tennis Courts are available to

Southlake members year-around, and are kept locked. If you require a new key, please contact the Management office.



SOUTHLAKE News and Views

Southlake Recreation Association
Post Office Box 263 • Dumfries, VA 22026

PRESORTED
STANDARD
US Postage
PAID
Dumfries, VA
Permit #22

Autumn has arrived!



Safety in Common and Parking Areas



Everyone agrees that the safety of our youth is paramount. Play in streets where vehicles traverse is a real hazard. Use the suitable grassy common areas and recreational facility for ball games and play. **SLOW DOWN and watch out for children.** Parents please remind children not to violate neighboring private yards, and not to climb and break trees.

- **Play in the streets is prohibited by Board Resolution**, including street ball games. Homeowners have reported hard ball damages to vehicles in parking areas. Streets are for vehicle traffic and parking.

- **Skateboarding** on association-maintained sidewalks and stairs poses a safety concern for youth, and can cause damages to concrete gutters and vehicles.

- **Motorized bikes and ATVs** pose a safety hazard on streets and common areas. ONLY vehicles licensed for use on V.D.O.T. state roads may be driven on Association-maintained streets and are prohibited on turf areas.

PLEASE RETAIN YOUR 2012 POOL PASSES.

Southlake Recreation Association notified Southlake members in the May, Events Schedule –SRA Passes will be required on the person of all members anywhere on SRA property. In order to protect the interests and attempt to ensure the availability of SRA facilities for Southlake members, Police, community patrol and management have the authority to view passes on SRA property. Each member pass may be accompanied by 2 guests. *(Passes must be applied for each calendar year and will be reissued by the management office in May of each year. If you did not apply for 2012 Pool passes, please do so.)*