



## UPCOMING EVENTS

**General Meeting, Tuesday, May 16, 7:30 PM** ❄️ Helen Wilson Rm., Franconia Gov't. Ctr. 6121 Franconia Rd.  
**Community Yard Sale, Saturday, May 13<sup>th</sup> (Rain Date: May 27)**  
**Community Clean-up, Saturday, May 20<sup>th</sup>, 8:30 AM-12:30 PM**

## President's Notes

by Pat Geary

Hello again neighbors.

**We Need Website, Google Group and Facebook Page Help.** Our website and Communications Committee Chairman, Bill Hollyer, will be stepping down soon so we need someone from our LDCA community who is willing and able to help us keep our LDCA website, Facebook page and Google Group up to date. We also need someone who is willing and able to keep our website secure and well maintained. If an LDCA member in good standing does not step forward to manage one or more of these tasks for us, the Board might be forced to issue a contract for these purposes which could in turn cause an additional dues increase for all LDCA households. Please see the website article later in this newsletter describing the duties and skill-sets we are seeking and contact me or anyone on the Board if you know anyone who is willing and able to help us.

**Annual Yard Sale.** Our annual yard sale is scheduled for Saturday, May 13th from 8:00 AM to 1:00 PM with a rain date of May 27th. If you would like more information on this project, please contact Jean Felix.

**Semi-Annual Clean-up Day.** Our next Semi-Annual Clean-up Day is scheduled for Saturday, May 20th from 8:30 AM to 12:30 PM and is being headed up by Brooke George with assistance from Jean Felix. One of the concerns is over-grown plant life hindering those who walk on our paths and sidewalks, so make sure your plant life does not hinder pedestrian traffic. Please join us at the tennis courts at 8:30 AM on the 20th where supplies will be handed out with donuts, coffee, and water.

**New Committee Chairs.** Please join me in congratulating the following committee chairmen appointed for 2017:

- a. Architectural Control Committee – Dave Wegner
- b. Common Area Maintenance Committee – Brooke George
- c. Communications Committee – Bill Hollyer
- d. Lake Committee: Bettina Camcigil
- e. Newsletter Editor – Tania Malferrari
- f. Nominations Committee – Teresa Brooks
- g. Social and Recreational Committee – Regina Greenblatt
- h. Roads, Sidewalks and Curbs Ad Hoc Committee – Jon Kaskin
- i. Tennis Courts Revision Ad Hoc Committee – Ryan Orme

**Neighborhood Watch Committee Chair.** After many years of service to our community, John Dean has decided to step aside as Chairman of our Neighborhood Watch to let someone else have a chance to lead the effort. He has also offered to help the new person with contacts etc. during the transition. Please join me in thanking John for all his efforts for our community.

**Roads, Sidewalks and Curbs Update.** The Board has approved and the LDCA President has signed a new contract with Community Association Engineering for pavement & concrete repair engineering & inspection services and another contract with AL Ridge LLC to conduct 10 test excavations and patch pot holes. The excavations are expected to begin in May. If you would like to be a member of this committee or would like more details on this project, please contact Committee Chairman Jon Kaskin.

## Inside This Edition

Article	Page
President's Notes	1-2
Gen. Membership Mtg. Agenda	3
Treasurer's Notes	3
Hunger Pains: Stop Feeding Wildlife	4
Looking for New LDCA Webmaster	4
Upcoming Change to LDCA Website	4
Common Area Maintenance	5
Gen. Membership Mtg. Minutes	5-7
Community Bulletin	7
Lake Path Safety and Courtesy	7

*President's Notes continued*

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**Tennis Court Renovation Update.** As mentioned in the last two editions of this newsletter, we have formed this ad hoc committee to look into all the diverse suggestions, options and considerations for the tennis courts and to make one or more recommendations for Board approval. Ryan Orme has been appointed Chairman. He and the other members of the committee have been working hard to address all the concerns. The committee will be reporting their findings/recommendations to the Board in June. If you would like to be a member of this committee or would like more details on this project, please contact Committee Chairman Ryan Orme.

**New Street Light Update.** The new street light has been partially installed at the intersection of Lake Cove Court and Captains Cove Court to address safety and security issues in that area. The Board has approved a solution to address the concerns of nearby residents and the light will become fully operational after the solution is implemented by Dominion Power.

**New Website Contacts Security Action.** We are in the process of modifying the website procedure for contacting LDCA Board members. This is necessary to reduce the vulnerabilities exposed in recent spam and phishing attacks on our lakedevereux.com email addresses. The details of the new procedure are contained in the website article later in this newsletter.

**Dues Delinquency Report.** Approximately 90% of LDCA households have now paid their dues for 2017 or are using one of our convenient payment plans. We have received a favorable court judgment against the homeowner who is delinquent on 2014-2016 dues and our lawyers are now pursuing wage garnishment. Four homeowners have not paid their dues assessments for 2016 and our lawyers have filed liens on these properties. As mentioned in the last two editions of this newsletter, our new lien process has been approved by our attorneys and by the Board and is available at: <http://lakedevereux.com/node/8> under the "For Residents" tab. Go to "Governing & Community Documents" then click on "LDCA Policy on Maintenance Assessments." For more details on delinquent dues assessments, please refer to Diane Stewart's article later in this newsletter.

**New Sheriff in Town.** The Fairfax County Police have begun patrolling LDCA-owned streets as stated in our newly signed agreement with them for the purpose of enforcing motor vehicle and trespass laws. This agreement will be in effect for a renewable three-year period.

**Lake Update.** The broken lake fountain has been replaced and all four of our lake fountains and the associated light kits are now fully operational. The Board has approved and the LDCA President has signed a new contract with Solitude for bio-dredging when the lake water temperature warms up. Bio-dredging is designed to breakdown organic sludge accumulations on the bottom of the lake. The geese have once again become a problem in and around the lake. Please note the article from Lake Committee Chair Bettina Camcigil later in this newsletter on the dangers of feeding the wildlife.

**Website Reminder.** Please remember to check our website occasionally, especially the resident's section, at [www.lakedevereux.com](http://www.lakedevereux.com) for news about our events and answers to common questions like "What do I do if a street light is burned out?" or "What do I do if I see someone who walks their dog(s) in our neighborhood and allows their dog to defecate on someone else's property without cleaning up after the dog?" or "What do I do if I see a fox in the neighborhood?"

**Get involved.** I encourage you to stay informed and get involved. We can use your help. Please feel free to contact any member of the Board or a committee chair you see listed in this newsletter if you are interested in getting involved. If you have a specific proposal, let us know - we'd like to hear from you.

For planning purposes, we have booked the Helen Wilson Room of the Franconia Government Center, 6121 Franconia Road, Alexandria, for our 2017 General Membership Meetings. The remaining planned meeting dates are Tuesdays, May 16 and August 15 plus Wednesday, November 29, 2017 at 7:30 PM.

Our next LDCA General Membership meeting is scheduled for 7:30 PM, Tuesday, May 16. You'll find the agenda later in this newsletter. The draft minutes from the last General Membership Meeting are also included below. Please join us.

## LDCA General Membership Meeting AGENDA

May 16, 2017, 7:30 PM

Helen Wilson Rm., Franconia Govt. Ctr.  
6121 Franconia Road

WELCOME AND INTRODUCTION: 7:30 PM - Pat  
Geary

APPROVAL OF AGENDA

APPROVAL OF FEBRUARY 21 GM MEETING  
MINUTES

TREASURER'S REPORT—Diane Stewart

UNFINISHED BUSINESS

1. Reemerging Geese Problem and Electric Boat Solution – Bettina Camcigil
2. Spring Yard Sale (May 13) – Jean Felix
3. Semi-Annual Clean-up Day (May 20) – Brooke George
4. New Street Light Update
5. Police Patrol Agreement

COMMITTEE REPORTS

1. ACC – Dave Wegner
2. Common Area Maintenance – Brooke George
3. Lake – Bettina Camcigil
4. Communications – Bill Hollyer
5. Social & Recreational—Regina Greenblatt
6. Roads, Sidewalks, and Curbs – Jon Kaskin
7. Tennis Court Renovation – Ryan Orme

NEW BUSINESS

1. We Need Website, Google Group and Facebook Page Help
2. Neighborhood Watch Committee Chair
3. Remaining General Membership Meeting Planning for 2017 -- August 15 and November 29, Franconia Govt Ctr

ADJOURN: 9:00 PM

### Treasurer's Report

*by Diane Stewart*

As I prepare my report for the newsletter, I am pleased to report that 89% of our homeowners have paid their 2017 assessment or are on a payment plan. We are planning several significant projects that are funded from our 2017 budget; so many thanks to all of you who made timely payments. A friendly reminder that the due date for 2017 was April 1, 2017; and payments received after April 10th were deemed late and charged interest from the due date.

If we received your payment after April 11th, please note you will not get a statement for the outstanding interest due. We will include the interest due on the statement for your 2018 assessment. If you are on an approved payment plan, please note you too will not receive subsequent statements. Please ensure all payments are received on or before the due dates in your approved plan to avoid interest charges.

As a courtesy, a second statement to the outstanding 32 accounts will be mailed on or about May 1, 2017. If you wish to pay your assessment in installments, the

## LDCA Board Members

(voting Board members are in **bold**)

	Phone	Committee Chairs
<u>President</u>		<u>Architectural Control Committee (ACC)</u>
<b>Pat Geary</b>	<b>703/924-9198</b>	<b>Dave Wegner</b> 703/924-9291
<u>Vice President</u>		<u>Common Area Maintenance Committee</u>
<b>Teresa Brooks</b>	<b>703/971-3617</b>	<b>Brooke George</b> 843/708-5201
<u>At-Large Delegates</u>		<u>Communications Committee</u>
<b>Mehnaz Khan</b>	<b>703/501-5993</b>	<b>Bill Hollyer</b> 703/922-5997
<b>Dave Wegner</b>	<b>703/924-9291</b>	<u>Neighborhood Watch Committee</u>
<b>Diane Stewart</b>	<b>703/971-7296</b>	Vacant
<b>Jon Kaskin</b>	<b>703/922-6933</b>	<u>Social &amp; Recreational Committee</u>
<b>Ned Hogan</b>	<b>860/559-0396</b>	<b>Regina Greenblatt</b> 202/905-9662
<u>Treasurer</u>		<u>Nominations Committee</u>
<b>Diane Stewart</b>	703/971-7296	<b>Teresa Brooks</b> 703/971-3617
<u>Secretary</u>		<u>Roads, Sidewalks &amp; Curbs Committee</u>
<b>Ned Hogan</b>	860/559-0396	<b>Jon Kaskin</b> 703/922-6933
<u>Newsletter Editor</u>	ldcanews@gmail.com	<u>Lake Committee</u>
<b>Tania Malferrari</b>	917/817-9017	<b>Bettina Camcigil</b> 571/215-2945

form for the LDCA simplified plan is posted on our website under the Forms link at the For Residents section, and ensures current dues are paid in full by November 1, 2017. Once a payment plan is approved, interest will not accrue unless payments are not timely. Interest and late fees will be posted on accounts if installment payments are received after the approved due date, in accordance with the LDCA Policy on Maintenance Assessments.

Please note that in accordance with statute a one-time late fee of 5% will be posted on all assessments overdue by 60 days. This means that any accounts with 2017 assessments not paid in full or on an improved installment plan by May 31st will be assessed the late fee. The late fee is also applied if you paying your dues in installments and are more than 60 days late on an installment payment.

As I reported in the February newsletter, 4 accounts were turned over to legal counsel for collection and filing of liens and/or lawsuit in 2016. These accounts now have two or more years of dues outstanding; and it is the intent of the Board to pursue lawsuits, in addition to liens, on these accounts. This allows us to pursue collection from the individual through means such as wage garnishment rather than a lien on the actual property.

Finally I want to thank Mario Cordero, Jean Felix, Kathy Souser, Teresa Brooks and Tania Malferrari for assisting me in preparing the 2017 statements for mailing. Generating the statements does take several steps in QuickBooks; but once printed, the folding, stamping, labeling and stuffing envelopes goes very fast with multiple hands. With their assistance, we completed all 281 statements in just over 1 hour!

The following is excerpted from a Fairfax County article "**Hunger Pains: Stop Feeding Wildlife**" and quotes Dr. Katherine Edwards, Wildlife Management Specialist.

(<http://www.fairfaxcounty.gov/news2/hunger-pains-stop-feeding-wildlife>)

Many people enjoy feeding wildlife because it allows them to have close encounters with animals and they believe the food is contributing to the overall health and survival of the animal.

However, providing food to wild animals can have unintended negative consequences for both humans and wildlife. Our wildlife officials are urging residents to stop feeding wildlife because (with few exceptions) it often does more harm than good.

As wild animals are fed they tend to lose their natural fear of humans and become too comfortable in residential areas, appearing almost tame. These animals may be considered a nuisance or worse, may display bold or aggressive behaviors and pose a safety threat to people and domestic pets as a result of being fed.

Dr. Katherine Edwards, Wildlife Management Specialist: "Tolerance of wildlife differs from person to person. What one person may find acceptable, another may perceive as a nuisance or danger. While the intention of those feeding wildlife may be to help these animals, it can create a problem or a potentially dangerous situation within their community."

Other consequences of feeding wildlife include:

Potential for rapid spread of disease and infection by unnaturally concentrating animals in higher numbers than would normally occur in their natural environment.

Human foods also do not contain the proper nutrients for animals and can result in malnutrition and serious health problems.

Feeding may also impact the ability of young animals to develop necessary foraging skills to survive once they are taught to depend on human-provided food.

"The reality is that healthy wild animals may lose their lives because they have become habituated to people after learning to associate humans with food," Edwards says. "The best thing to do is refrain from feeding wildlife to minimize the impacts on the surrounding community and the animals themselves," stated Edwards.

## Looking for a New LDCA Web Master

The current LDCA Web Master, Bill Hollyer, plans to step down soon after many years of dedicated service. The Board is looking for a new webmaster for our community website ([www.lakedevereux.com](http://www.lakedevereux.com)). The website is built within a content management system (CMS) called Drupal (version 7), and is hosted at a shared web host vendor. The webmaster candidate should possess the following skills:

- html
- css
- javascript
- MySQL
- php
- experience maintaining content within Drupal
- experience updating Drupal core releases and regular module updates and security updates
- experience working with a shared web hosting vendor
- maintaining and updating ldca email addresses hosted at the web host vendor

If the right candidate presented themselves and is not comfortable using Drupal, the Board would be open to discussing other CMS platforms.

If you or someone you know is interested in this position please contact Bill Hollyer or any Board Member. Volunteering to serve in this position is a great way to give back to the community and get to know more of your neighbors!

## NOTICE OF UPCOMING CHANGE TO THE LDCA WEBSITE

In an effort to mitigate spam and phishing attacks to our [lakedevereux.com](http://lakedevereux.com) email addresses, the Board will be implementing a contact form where residents will be able to select which board or committee member to contact. Upon submission of the form via the website, that person will be notified. Once this form is available on the website, we will remove and disable all currently active [lakedevereux.com](http://lakedevereux.com) email addresses. If you have saved any of these email addresses in your contacts list they will no longer work once we have launched the new contact form. If you have any questions please contact Bill Hollyer.

## Common Area Maintenance

by Brooke George

There have been several questions about how Lake d'Evereux manages trees and limbs in our community, so I thought I would write a detailed article explaining the procedures of tree and limb removal.

The common area maintenance committee is responsible for disposing of fallen trees and large limbs in the common areas. The common areas include: the playground/tennis court area, the large grassy areas between the townhomes, the entrance to our sub division, along Telegraph Road, the entrance to the townhome area, and the path behind the townhomes adjacent to Huntley Meadows. If you ever see a fallen tree or large limb in one of these common areas or if you notice a dead limb or tree that is still standing, but looks hazardous please contact common area maintenance. We can be contacted by going to: <http://www.lakedevereux.com/committees> and click on "common area maintenance committee" and fill out the form with your concern.

Smaller sticks and branches that have accumulated over the winter will be picked up during the Spring Clean-Up happening on May 20th from 8:30-12:00 pm and during the Fall Clean-Up that will happen in September. Blade Runners does pick up some small branches during their maintenance visits, but is not required in the contract. Thank you to the individuals who have put the branches in piles along the lake path. That is very courteous and helpful to your fellow neighbor.

As a homeowner, you are responsible for a fallen limb or tree and maintaining tree branches when the tree is on your property. You do not need approval from the Architectural Control Committee (ACC) to maintain tree branches or remove a DEAD tree or limb. As it is stated in Article VI, section 6 (i) of Lake d'Evereux Community Association Documents:

No sound hardwood trees measuring in excess of six (6) inches in diameter two (2) feet above the ground shall be removed from any lot without written approval of the Association acting through the Architectural Control Committee or duly appointed subcommittee.

So to remove a live tree that meets the standard listed above please contact the ACC committee by going to: <http://www.lakedevereux.com/committees> and scroll down to ACC committee to find your ACC representative for your street.

The last concern I'll address is Huntley Meadows. We are not allowed to cut down or trim trees on Huntley Meadows' property. Lake d'Evereux's property line is close to the path that is located behind the townhomes. The majority of the trees outside of the path is Huntley Meadows' property. If there is a concern of a hazardous tree outside of the path please contact common area maintenance, so it can be determined if it on Lake d'Evereux's property line. If a tree or large limb falls from Huntley Meadows on to our path, then Lake d'Evereux will dispose of the tree. If you have a concern about hazardous trees in Huntley Meadows please contact them at: <http://www.fairfaxcounty.gov/parks/huntley-meadows-park/huntmail.htm> or 703-768-2525.

## General Membership Meeting Minutes Lake d'Evereux Community Association (LDCA) February 21, 2017

### ATTENDEES:

Pat Geary (President); Teresa Brooks (Vice President); Diane Stewart (Treasurer); Jon Kaskin; Dave Wegner; John Michaels; Bettina Camcigil; Dick Reed; Jean Felix; Marlys Norby; Regina Greenblatt; Cathy Masson; Amy Schick; Ned Hogan (Secretary)

### AGENDA

Mr. Geary called the meeting to order at 7:31 pm. He presented the agenda for review, and when no changes were suggested, the agenda was approved as submitted.

### APPROVAL OF THE PREVIOUS MINUTES

Mr. Geary presented the minutes from the November 15, 2016 General Membership Meeting for review and approval. When no changes were suggested, the minutes were approved.

### TREASURER'S REPORT

Ms. Stewart announced 76 households have paid their 2017 annual dues (27%) and 4 others have submitted partial payment or a payment plan.

#### With respect to dues in arrears:

1. We received a judgment against the homeowners who are delinquent for more than one year, and our attorneys are negotiating a payment.
2. Liens have been placed on the four homes whose homeowners did not pay 2016 annual dues.

### UNFINISHED BUSINESS

#### 1. *Welcome New Board Members*

Pat Geary was re-elected at LDCA President through 2018.

Jon Kaskin was re-elected as an At Large Delegate through 2019.

Ned Hogan was elected as an At Large Delegate through 2019.

*Membership Meeting Minutes cont'd.***2. Special Thanks to John Michaels**

Mr. Michaels did not run for re-election to the Board and is stepping down as Chairman of the Lake Committee. Mr. Geary expressed the community's gratitude for his years of service.

**3. Website Assistance**

Mr. Geary reported the Board has approved Kevin Phillips' plan to address some LDCA website security vulnerabilities revealed in recent hacking, phishing and spoofing attacks.

**COMMITTEE REPORTS**

**Architectural Control Committee** – Mr. Wegner reported no new applications for exterior renovations or changes have been filed in the past month. He asked for new members and Mr. Hogan expressed an interest in joining the ACC.

**Common Area Maintenance – Ms. Brooke George reported:**

- The Spring Community Clean-Up Day will be May 20, 2017, beginning at 8:30 am at the Tennis Courts;
- A fallen limb was removed from LDCA common area property along Telegraph Road;
- Blade Runners (the landscaping contractor) has performed work on some of the common area beds (clean-up, edging and mulching);
- Marlys Norby volunteered to try to do some clean-up of the lake, either from a kayak or a standing paddle board. Mr. Geary, on behalf of the Board and the Community, enthusiastically approved her proposal.

**Communications** – Mr. Hollyer reported we have had some hacking and spoofing attacks through the LDCA website. Kevin Phillips has been able to run some Drupal security upgrades that should address the hacking issues, and has proposed a solution to the phishing and spoofing problems.

**Lake Committee** – Mr. Michaels reported there is not much happening at this time, but the Canada geese are once again becoming a nuisance. He occasionally uses laser pointers to discourage the geese but the pointers are only effective at night. The community owns two "remote control" motorized boats that act as a nuisance to the geese. Ms. Camcigil agreed, as the incoming chair of the Lake Committee, to try to employ the boats, if they are operational, to ward off the geese.

**Neighborhood Watch** – no report at this time

**Social and Recreational Committee** – Ms. Greenblatt was welcomed as the new Chair and suggested that she is

moving ahead with three initiatives: the Community Picnic, a possible outdoor movie night(s) and a "Welcome Wagon" idea to welcome new residents to the neighborhood.

**Roads, Sidewalks and Curbs Ad Hoc Committee** – Mr. Kaskin reported the proposal to engage Community Association Engineering was approved by the Board and Mr. Geary has signed the contract. They are looking for more members of the committee.

**Tennis Court Renovation Ad Hoc Committee** – Mr. Geary reported an organizational meeting of this committee is set for Thursday, February 23 at 7:30 PM at Pat Geary's home.

**NEW BUSINESS**

1. **Annual Committee Appointments** – Mr. Geary announced the Board had approved the list of members of the various standing and ad hoc committees of the Association.
2. **Committee Chairs – Mr. Geary appointed the following list of committee chairs:**
  - a. Architectural Control Committee – Dave Wegner
  - b. Common Area Maintenance Committee – Brooke George
  - c. Communications Committee – Bill Hollyer (he is requesting to have a new chair appointed during 2017)
  - d. Lake Committee – Bettina Camcigil
  - e. Newsletter Editor – Tania Malferrari
  - f. Nominations Committee – Teresa Brooks
  - g. Social and Recreational Committee – Regina Greenblatt
  - h. Roads, Sidewalks and Curbs Ad Hoc Committee – Jon Kaskin
  - i. Tennis Courts Revision Ad Hoc Committee – To Be Determined 2/23/17
3. **Geese on the Lake** – this was covered in the Lake Committee Report
4. **Semi-Annual Community Clean-Up Day** – Saturday, May 20, 2017 beginning at 8:30 at the Tennis Courts
5. **Spring Yard Sale** – Ms. Jean Felix has agreed to coordinate this, and she contacted Tartan Village. The Community Yard sale at Tartan Village is May 13, so the Board approved the same date for the Lake D'Evereux Community Yard Sale. More info to come via the May newsletter.

Membership Meeting Minutes cont'd.

6. General Membership Meetings in 2017

- a. May 16
- b. August 15
- c. November 29 (Elections and 2018 Budget Approval)

All meetings are scheduled for 7:30 pm at the Franconia Government Center.

ADJOURNMENT

The meeting was adjourned at 8:25 pm. These notes were prepared by Ned Hogan, Secretary.

COMMUNITY BULLETIN

- \* Article/Ad Submission Deadline: July 15, 2017 for the August 2017 issue of the Lakeside Letter.
- \* General Membership Meetings for 2017: Tuesday, August 15 and Wednesday, November 29, 2017 at 7:30 PM in the Helen Wilson Room of Franconia Government Center, 6121 Franconia Road, Alexandria VA
- \* Community Yard Sale, Saturday, May 13th (Rain Date: May 27th)
- \* Community Clean-up, Saturday, May 20th, 8:30 AM-12:30 PM, meet at the tennis courts

Lake Path Safety and Courtesy

Please remember the path around our lake is intended for residents who wish to have a safe, convenient and scenic walk around the lake. The path should remain clear of any trip hazards such as children's toys or equipment. Young toddlers have also been seen blocking the path, forcing walkers to go elsewhere to avoid tripping over the young children. Please be courteous to all our residents by keeping the lake path clear.

ACC Representatives

<b>Dave Wegner, Chairman</b> (703) 924-9291 Green Glade Ct. Calabria Court	<i>LLDLWegner@aol.com</i>  Chapel Gate Court D'Evereux Circle Drive
<b>Larry Thimm</b> (703) 922-5010 Dogue Forest Ct d'Evereux Ct	<i>Thimm_mail@cox.net</i>  Dreams Way Ct.
<b>Mario Cordero</b> (703) 719-0980 Lake Cove Dr (7100-7135) Lake Cove Ct	<i>Cordme2000@gmail.com</i>  Pleasant Point Ct
<b>Jon Kaskin</b> (703) 922-6933 Lake Cove Dr (7136-7211)	<i>jkaskin@cox.net</i>  Mariner's Mill Ct
<b>Douglas Drob</b> Captains Cove Ct Snug Harbor Ct	<i>dpdrob@cox.net</i> Glen Green Ct

