

President's Notes

Pat Geary

Hello again everyone.

My sympathy goes to those of you who lost trees or major branches of trees as a result of the recent violent storms in our area. The Geary household was among those who lost a big tree. Although there were also some power outages, at least I'm not aware of anyone being injured in our neighborhood.

Door to Door. As I promised back in February, I'm continuing to make progress knocking on every door in our LDCA neighborhood to introduce myself and listen to any ideas you might have on how we might make our community even better than it already is. If you are not available when I stop by, I leave a calling card in the door. I have enjoyed meeting many of you so far but with 281 homes in our community, it will take time to get to everyone's home.

Board Position Update. Please welcome with me, Jan Boyce as our new LDCA Secretary. Jan will be writing and reporting the minutes of both the Board and General Membership meetings and will keep our action items on track. The Board approved her appointment in June and we are very glad she has volunteered to help! Two of our committee chairmen have decided to concentrate on other commitments. If you know anyone who is willing and able to chair either the Social/Recreational Committee or the Common Grounds Committee, please let me know.

Complaint Procedure. We have received notification of a new Virginia Ombudsman Regulation requiring community associations to establish a complaint process by September. Our LDCA Board is hard at work trying to create these new procedures and we hope to have a complete draft ready to hand-out during our next LDCA General Membership meeting on August 15th.

Lake Cove Drive Path. Some of you have asked about replacing the asphalt path behind the townhouses on Lake Cove Drive. We are accepting written proposals for the project but we will not be able to begin the work until we can find an LDCA neighbor who is willing and able to chair the project. If you know someone who might be interested please let me know.

Towing Contract. Thanks to the hard work of Dan Tuma we are close to reestablishing a contract with a towing company to tow abandoned and illegally or double-parked cars within the LDCA neighborhood. We should have an approved contract by the next LDCA General Membership meeting.

By-Law Change. If you are a LDCA homeowner and you haven't already voted to approve the By-Law change listed in the agendas of the May and August LDCA General Member meetings, please do so by following the directions in the proxy located in this newsletter no later than August 10th. The change will give the Board the flexibility to modify the day of the week for general membership meetings when necessary.

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UPCOMING EVENTS

General Meeting
Wednesday, August 15, 7:30 pm

Meeting will be held at
Hayfield Secondary School,
Classroom 1375
7630 Telegraph Road

LDCA Board Members and Committee Chairs (voting Board members are in bold)

President:	Phone
Pat Geary	703/924-9198
Vice President:	
Teresa Brooks	703/971-3617
At-Large Delegates	
Barbara Lawless	703/924-2525
Dan Tuma	703/879-8117
Chris Mead	571/257-6575
Jane Reeves	703/313-0127
Courtney Swift	703/971-6977
Treasurer:	
Dan Tuma	650/303-8057
Secretary:	
Jan Boyce	703/313-9346
Architectural Control Committee Chair:	
Lon Pribble	703/922-7397
Common Area Maintenance Committee Chair:	
Una Geary	703/924-9198
Communications Committee Chair:	
Bill Hollyer	703/922-5997
Lake Committee Chair:	
John Michaels	703/960-5211
Neighborhood Watch Committee Chair	
John Dean	703/924-6324
Social & Recreational Committee Chair:	
Katie Mead	571/257-6575
Nominating Committee Chair:	
Vacant	
Newsletter Editor: ldcanews@gmail.com	
Tania Malferrari	917/817-9017

Presidents Notes continued

Here are a few quick reminders:

- 1) Election season is here. Don't forget the LDCA prohibition against political signs in your yard or anywhere on your home. (I had to be reminded of this myself a while back.).
- 2) Please take note of Teresa Brook's article below about preparing for power outages. She is trying to create a list of our LDCA neighbors who would be willing and able to help and a list of those who might need help during the next power outage.
- 3) Thanks to the vast majority of you who have already paid your 2012 LDCA dues. If you haven't yet done so, the dues are now overdue and late fees will be assessed soon. Please make sure you send your dues to the LDCA mailing address (P.O. Box 10557, Alexandria, VA 22310).
- 4) Please check our website occasionally at www.lakedevereux.com for recently updated useful information.
- 5) We will have the annual LDCA Board of Director elections at our General Membership Meeting in November. We will be electing two members of the Board including the President. If you are interested in either of these positions, please let me know.
- 6) We will have our semi-annual LDCA Clean-up Day this fall. The date is announced later in this newsletter.

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 have a specific proposal, let us know - we'd like to hear from you.

Our next LDCA General Membership meeting is scheduled for 7:30PM, August 15, at Hayfield High School. You'll find the agenda later in this newsletter. The minutes from the last General Membership meeting are also included. Please join us.

Preparing for a Power Outage

Lake D'Evereux was extremely lucky during the Derecho storm in late June, retaining full power for all but a few minutes. Lake D'Evereux typically fares well during major storms since our power

lines are underground. However, a week later on July 7th & 8th some parts of the neighborhood experienced a power outage. Luckily, Dominion Power was very responsive with power being restored within a few hours each time. Let's hope we continue to be so lucky.

But, it doesn't hurt to be prepared. We'd like to encourage a sense of community where neighbors watch out for each other, especially those who are elderly or may have medical needs. With that in mind, we'd like to put together a list of any residents who have medical needs that could become critical in the case of a power outage, and compile a list of homes that may have back-up generators and/or 4-wheel drive vehicles that could be used for transport in case of emergencies during winter storms. If you'd like to be on one of these lists, please contact Teresa Brooks at 703-971-3617 or at tacbrooks@yahoo.com. The list is not a guarantee that assistance will be provided, but it's a good starting point to be aware of needs in the neighborhood.

Notwithstanding the above, anyone experiencing a power outage should contact Dominion Power at 1-866-DOM-HELP (1-866-366-4357) directly. Call 911 if there was a transformer blown or for wires on fire. Elderly people and people with disabilities who are on power-dependent medical devices should arrange for back-up power with their vendors. Power-dependent devices include: medication pumps connected to IV, including pain control, anti-arrhythmia and chemotherapy; dialysis machines; home ventilators; and backup oxygen tanks. Medically dependent persons without adequate back-up power can call 911 for transport to a hospital where power can be supplied until the outage is over. Additionally, if you have a serious medical condition that requires the use of electrically-powered medical equipment, you should consider get on Dominion's Medical Notification list (info on this can be found on their web site or by calling the above number.) You may also want to check with Washington Gas and Fairfax Water to see if they offer similar programs.

The Fairfax County Office of Emergency Management contains useful information to assist in emergency preparedness. This information can be found at:
<http://www.fairfaxcounty.gov/oem/prepare/>.

The OEM advises that people with disabilities and people who cannot be self-sufficient in a shelter in the case of an emergency necessitating an evacuation, should register with Fairfax County's [Medical Needs Registry](#). The medical needs registry is an emergency preparedness tool and will be used by Fairfax County officials for communicating with people with medical needs, pre-event emergency planning, and for evacuating and sheltering during actual emergencies. There is no guarantee that services will be provided, nor does registration guarantee that services will be received on a preferential basis, so in case of an emergency you should still call 911.



Agenda
LDCA GENERAL MEMBERSHIP MEETING
August 15, 2012
Hayfield High School

WELCOME AND INTRODUCTION: 7:30 PM - Pat Geary

APPROVAL OF AGENDA

SECRETARY'S REPORT (16 May General Membership Mtg Minutes) – Jan Boyce

TREASURER'S REPORT – Dan Tuma

UNFINISHED BUSINESS

1. The LDCA Board has endorsed the following change to [Article III, Section 1](#). of the Lake d'Evereux Community By-Laws:
 "Quarterly Meetings. Quarterly Meetings of the Members shall be held on a day of the Board's choosing during the months of February, May, August and November – subject to the standard 15 day notice in the LDCA newsletter."
2. Lake Cove Drive - Path Status
3. Door to Door Contact Status
4. Dues Are Overdue
5. Election Season Sign Prohibition Reminder

COMMITTEE CHAIR REPORTS

1. ACC – Lon Pribble
2. Common Grounds – Una Geary
3. Communications – Bill Hollyer
4. Neighborhood Watch – John Dean
5. Lake – John Michaels
6. Social and Recreational – Katie Mead

NEW BUSINESS

1. New Lake Management Contract
2. New Lake Area Maintenance Contract
3. New Towing Contract

4. New Virginia Ombudsman Regulation – Complaint Process Development
5. New Power Outage Preparations
6. LDCA Board Elections at the November General Membership Mtg.
7. Fall Clean-up Date

ADJOURN: 9:00 PM

Neighborhood Parking

What vehicles neighbors park in a community, and how they park them, can be a source of debate in a community. Fairfax County has clear rules and enforcement rights on Lake D'Evereux's county-maintained roads (i.e. serving single-family homes), and the Association has similar rules and rights for roads owned by the Association (i.e. serving the townhouses).

There are no new rules, but in August the Board will consider renewing a contract with a private towing company, for enforcement of the existing rules.

To prepare for increased enforcement, please review the Association's rules on parking:

- Junk vehicles may not be parked within Lake D'Evereux. Although a "junk vehicle" is not defined, it is generally accepted to be a vehicle that has not been moved for a significant length of time or shows signs of neglect or inoperability.
- Trailers or campers may not be parked within Lake D'Evereux.
- Any vehicle parked on a common area which impedes vehicular or pedestrian traffic may be towed upon violation.
- Vehicles may not be double-parked in a driveway (i.e. one behind the other), except in the rare instance that the two vehicles are within private property. Driveways are, on average, one car length long, regardless of whether there is a sidewalk behind it or not.
- Curbs painted yellow are No Parking zones; vehicles violating this rule may also be towed.
- Guests and additional vehicles may be parked in the overflow lots throughout the townhouse area.

Details on the Association's parking policies may be found in Article VI, Section 6(d) of the Declaration and the LDCA Parking Violations and Enforcement addendum of July 8, 2007.

ACC Roundup

Now that the weather is nice and days are long the ACC has been getting out and taking a look around. On recent walks we have found the community is looking quite nice. However, there are a few homes that need some work. We have contacted a few homeowners (and renters) directly and asked them to take some action. We greatly appreciate all of those that have taken corrective action. In most cases, some yard work and clean-up is all that is necessary. Below are a few common items that we ask all of you to consider.

- Trash containers in public view: Residents who are storing trash containers in the front must hide them behind shrubbery. If your shrubs are not high enough to hide the cans yet, then you may use lattice work in the interim. Please note that single family home residents must store trash containers either behind the home or in the garage.
- Trash/water bottles/yard waste out too early: Please wait to put refuse out until the night before. Remember, yard waste is picked up on Wednesday, and should be bundled or in paper or clear plastic bags. If you do your yard work on the weekend, please wait or the bags will remain out for a few days.
- Double parking/parking on sidewalk: Please leave the sidewalk for pedestrians.

With the summer here, we are seeing an increase in requests for exterior alterations. You will see a number of homes getting new decks, windows, roofs, shutters, garage doors, fences, and more. We attempt to get these things cleared quickly to avoid any delay in your work. If you have not heard from us and/or do not have the documentation from us please let me know right away. We appreciate your efforts to beautify your home as we all benefit and want to assist those of you planning work.

Political Signs. The by-laws that we all agreed to follow when we purchased a home in the Lake d'Evereux community stated that we (nor our renters) would not display signs in our lots. During the upcoming political campaign season we ask everyone to follow the rules and abstain from erecting signs. Admittedly, this is very difficult for us to enforce, so we need community members to voluntarily comply with the rules or things can get

out of hand quickly. For more specifics on signs see Article VI, Section 6 (k) of the by-laws.

ACC Representatives

Lon Pribble, Chairman (703) 922-7397 <i>Lake Cove Dr (7110-7160)</i> <i>Green Glade Ct.</i>	lon.pribble@cox.net <i>Calabria Court</i> <i>Chapel Gate Court</i>
Larry Thimm (703) 922-5010 <i>Dogue Forest Ct</i> <i>d'Evereux Ct</i>	Thimm_mail@cox.net <i>Dreams Way Ct.</i> <i>Mariners Mill Ct</i>
Mario Cordero (703) 719-0980 <i>Lake Cove Dr (7100-7135)</i> <i>Lake Cove Ct</i>	Cordme2000@gmail.com <i>Captains Cove Ct</i>
Dan Tuma (650) 303-8057 <i>Lake Cove Dr (7136-7211)</i> <i>Snug Harbor Ct</i>	tumadan@yahoo.com <i>Pleasant Point Ct</i>
Teresa Brooks (703) 971-3617 <i>d'Evereux Circle Dr</i>	tacbrooks@yahoo.com <i>Glen Green Ct</i>

Social & Recreational Committee

We had a great turnout for our annual community party (the Fiesta) this past June. Thanks to those of you who were able to come out. Fun was certainly had by all! A huge thank you goes out to Rob and Elana Hasson for taking the reins on planning this party, and Mike Malferrari for donating the funds to make it all possible.

The social committee is working on planning our next community event, the Fall Harvest party. We will most likely hold this party in October, so stay tuned for updates. Please check the website regularly (which is looking great nowadays!), the Lake D'Evereux Facebook page, and Google Groups updates for more information.

On a final note, the Social & Recreational Committee Chairperson position will become available after the New Year. Please consider stepping up and helping to lead your community in social activities.

LDCA General Meeting

The following minutes represent the discussions that took place at the last General Membership meeting held May 16, 2012.

The General Meeting convened at 7:30 PM

Attendance: Pat Geary, Teresa Brooks, Dan Tuma, Jane Reeves, Chris Mead, John Michaels, Woody Eischens, Lon Pribble, John Dean, Jean Felix, Jon Kaskin, Elisa Sarnaglia, Marlyn Denham.

No changes were made to the minutes of the February 15, 2012 General Membership meeting and the minutes were approved.

Treasurer's Report: Dan Tuma

- Dan noted that 87% of single family and 82% of townhouses have paid their HOA dues for 2012, for an overall rate of 84%.
- We continue to make progress in collecting on old debt.
- The only significant expense in the past quarter was the routine costs associated with our landscaping contract.

Unfinished Business:

- Pat recognized Woody's significant contributions as the LDCA President the last year and to the LDCA Community as a whole over the last several years by presenting him with a token of our appreciation.
- He also recognized the significant contributions of Tania Malferrari on the LDCA Newsletter and Sharon Woods-Keisling as the former LDCA Treasurer for many years.

ACC Report: Lon Pribble

Lon reported that the ACC is getting lots of Exterior Alternation Forms, many for work associated with fences. Additionally, the Committee recently walked around the townhouses boarding the lake and issued letters (with pictures attached) for properties with maintenance violations. In cases where the townhouse is being rented, letters were sent to the homeowner with a copy to the renters. The initial letter asks homeowners to take prompt action to correct the cited violation. If necessary, follow-on letters will get more demanding and elaborate on LDCA's rights/remedies.

Common Grounds Report: Pat (for Una Geary)

Pat indicated that there was a good turnout of approximately 20 people for our Community Clean-Up Day and that lots of good work was accomplished. Another Community Clean-Up Day

will be held in the Fall, with a date to be determined and publicized in the August newsletter.

One homeowner commented that she believes the landscaping crew is leaving trash in the common area near the visitor parking on Lake Cove Drive and that they also left a lawnmower blade.

Communications Committee Report: *Woody Eischens for Bill Holhyer (Bill Holhyer provided an email report and Woody Eischens expanded on the status.)*

There are some issues associated with the transition to the new web site--Primarily trouble with making changes, accessing linked documents, and being able to send emails. They are working to fix the issues. Pat asked them to make reasonable efforts to correct the problem in the next month and report to the Board at the June meeting. If the issues are not resolved, the Board will consider hiring an expert to assist.

Lon mentioned that people continue to ask him to send emails out to the LDCA google group for them. Lon advises that anyone can email directly to the LDCA google group at the following address: LDCA@googlegroups.com.

Neighborhood Watch: John Dean

Two vehicles with expired tags remain in visitor parking in the townhouse part of the neighborhood. Dan Tuma indicated that one of the cars belongs to someone who no longer lives in the neighborhood. The Fairfax County Police have already ticketed these cars and that any further action is the responsibility of the Community. In the past, the Community used to place stickers on cars advising them they would be towed if cars are not currently tagged. Pat, John and Dan Tuma will work together to reestablish and reaffirm a process for dealing with this issue and report back for the next meeting.

Lake Committee: John Michaels.

John indicated that he is in the processing of getting three quotes for a new contract for lake maintenance. He is also pursuing competitive quotes to replace the broken fountain lights. John will put a package together for the Board meeting in June that includes the proposals received, his evaluation of the proposals against the evaluation criteria he establishes, and his recommendation for contract award.

Social Committee: Chris Mead (for Katie Mead).

There was a good turnout for Screen on the Green with approximately 60 attending. The Community Picnic will be held on June 9th at 5 PM. Thanks to another generous donation from Mike Malferrari we

have some additional dollars to spend so there will be Corona for adults and moon bounce for kids.

New Business.

- The Board proposes modifying the by-laws to provide the Board some flexibility to determine the dates for the quarterly General meetings. Pat noted that in order to pass the proposed modification at the meeting, we needed 28 households to attend the meeting (or to have submitted proxies) and at least two-thirds of them to approve the proposed change. All residents attending the meeting indicated whether they approved the proposed change. But without the required quorum it could not be approved at the meeting. It was recommended that a proxy be put in the next newsletter and be reconsidered at the next meeting.
- The Board is still looking for a volunteer for the Secretary position. Two potential candidates have not panned out.
- A homeowner asked what the status was on replacing the path behind the townhouses on Lake Cove Drive that face the woods. This path was originally budgeted to be replaced last year, but was deferred pending the results of the reserves study. Pat advised that the Board is looking at various options. Woody and Lon indicated that the prior Board considered numerous options when they replaced the lake path and the plan was to do the same for the

path that faces the woods. Pat indicated that the Board will review the options previously considered by the prior Board.

- Another homeowner asked that the trees butting the path near the woods be cut back. They overhang the path and contribute to the damp conditions.

The meeting adjourned at 8:15 PM.

COMMUNITY BULLETIN

- ✧ Fall clean-up will take place the first weekend in October - Oct. 6th. Rain or Shine. Details will be provided by flyer closer to the date.
- ✧ Article/Ad Submission Deadline: **Sept. 15, 2012** for articles/ads to appear in the **October 2012** issue of the Lakeside Letter.
- ✧ For up-to-date information on community matters or to download ACC forms, please visit our website at www.lakedevereux.com.
- ✧ Want to stay up to date on happenings in Lake d'Evereux? Send a note to Lon Pribble (lon.pribble@cox.net) or Bill Hollyer (wchollyer@gmail.com) and we will add you to our email list on Google groups.
- ✧ Join us on Facebook! Search "Lake d'Evereux Community Association" and you will find us right away.

LDCA By-Law Change Proxy

The LDCA Board has endorsed the following change to Article III, Section 1. of the Lake d'Evereux Community By-Laws:

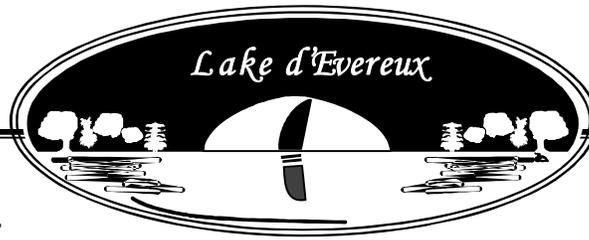
"Quarterly Meetings. Quarterly Meetings of the Members shall be held on a day of the Board's choosing during the months of February, May, August and November – subject to the standard 15 day notice in the LDCA newsletter."

If you are a homeowner in the LDCA, and you approve of the above recommended LDCA By-Law change, please signify your approval by signing your name next to the word "Approve" then fill-in your address and mail it to LDCA, P.O. Box 10557, Alexandria, VA 22310 no later than August 10, 2012.

Approve _____

Address _____

Lakeside



Letter

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*P. O. Box 10557
Alexandria, Virginia 22310*