



UPCOMING EVENTS

General Meeting Tuesday, Feb. 19th, 7:30 pm

Meeting will be held at **Franconia Governmental Center, 6121 Franconia Road, Alexandria Helen Wilson Room**

President's Notes

Pat Geary

Hello again neighbors. Our LDCA had a very good year in 2012. Here's the Year in Review. Among other things, we:

- Adopted new operating concepts for the LDCA Board of Directors;
- Rebuilt the LDCA website;
- Held two community social events – Screen on the Green and the Summer Picnic
- Held a Yard Sale
- Completed two community Clean-up Days
- Repainted speed bumps and no-parking zones
- Repaired the lake retaining wall near the spillway
- Passed a LDCA By-Law Change adding flexibility to general membership meetings
- Personally visited 76% of the LDCA homeowners at least once
- Collected over 88% of the multi-year delinquent dues and fees
- Mulched the lake path
- Developed the LDCA Google group
- Approved a new lake management contract
- Approved a new general maintenance contract
- Approved a new towing contract
- Developed and adopted a new towing policy and procedure
- Developed and adopted a new state regulation complaint process
- Removed lower limbs and overgrowth to improve the view of the lake
- Removed several damaged trees that posed a danger to the community residents
- Developed a new sign-up sheet for LDCA residents who are willing and able to help or will need help during hazardous weather and power outages
- Approved a new contract for common area maintenance and upkeep
- Approved a new snow removal contract for the townhouse area
- Reviewed and updated the LDCA documents on the website
- Adopted a LDCA budget for 2013
- Adopted a budget, developed a bid process, reviewed bids and held several committee planning meetings for the new Lake Cove Drive Path

Many thanks to all those who helped accomplish the above. Although we accomplished all these things, there will always be more things to do and we are thankful to have a community that responds with vigorous enthusiasm.

Election Results. Congratulations to our newly elected or reelected LDCA Board Members! Mehnaz Khan and John Michaels were elected as At-Large Board Members--Mehnaz to a term ending December 2015 and John to complete the term ending December 2013. Yours truly was reelected as President for the term ending December 2014. A sincere thank you goes to Barbara Lawless who retired from the Board after four years of service to our community. Thanks again Barb for all your extra efforts!

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

President:	Pat Geary	Phone 703/924-9198
Vice President:	Teresa Brooks	703/971-3617
At-Large Delegates	Mehnaz Khan	703/501-5993
	Dan Tuma	703/879-8117
	John Michaels	703/960-5211
	Jane Reeves	703/313-0127
	Courtney Swift	703/971-6977
Treasurer:	Dan Tuma	650/303-8057
Secretary:	Janis Boyce	703/313-9346
Architectural Control Committee (ACC) Chair:	Dave Wegner	703/924-9291
Common Area Maintenance Committee Chair:	Jean Felix	703/924-1115
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
Lake Cove Drive Path Committee Chair:	Woody Eischens	703/971-9554
Nominating Committee Chair:	Jane Reeves	703/313-0127
Newsletter Editor:	Tania Malferrari	917/817-9017

Presidents Notes continued

Renting/Leasing. The Board has been notified of a number of neighbors who appear to be renting or leasing portions of their home. This is strictly prohibited by our neighborhood covenants (Article VI of the "Declaration") and might also be a violation of the Fairfax County Fire Code, zoning laws and business license requirements. This is not the same as renting out your entire home or having family or friends stay with you. Under the LDCA covenants, there can be only one lessee (renter) for each home, and the lease must be for the entire home. Increased rental activity in a neighborhood can also decrease the value of EVERY home in that neighborhood. Please remember, the Board must protect the interests of ALL LDCA homeowners, so violations of these covenants are subject to legal action. Further information on Fairfax County regulations is available at <http://www.fairfaxcounty.gov/code/property/overcrowding.htm> and in the specifications for finishing a basement at <http://www.fairfaxcounty.gov/dpwes/publications/basements/basements.pdf>.

Lake Cove Drive Path. Our biggest project for 2013 will be the demolition and replacement of the deteriorating path behind the odd numbered townhomes on Lake Cove Drive. Woody Eischens and the rest of the neighbors on the path committee have been hard at work for months to make this possible. The winning bidder was approved by the Board last month and demolition has already begun. The new path will be made of pavers just like the path around the lake and should be completed within the next few weeks. If this path is behind your property, now is the time to complete any drainage issues you might have before the new path is completed.

Please check our website occasionally at www.lakedevereux.com for recently updated useful information.

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 Tuesday, February 19, at 7:30 PM, in the Helen Wilson Room at the Franconia Governmental Center, 6121 Franconia Road. You'll find the agenda later in this newsletter. The minutes from the last General Membership meeting are also included below. Please join us.



Agenda
LDCA GENERAL MEMBERSHIP MEETING
Feb. 19, 2013, Franconia Govt. Ctr., Helen Wilson Room

Welcome and Introduction: 7:30 PM - Pat Geary

Approval of Agenda

Secretary's Report (29 November General Membership Meeting Minutes) – Jan Boyce

Treasurer's Report – Dan Tuma

Unfinished Business

1. Thank You Former Board Member Barbara Lawless
2. Welcome Newly Elected and Reelected Board Members John Michaels (2013), Mehnaz Khan (2015) and Pat Geary (2014)
3. Door to Door Contact Report
4. Power Outage Preparations

Committee Chair Reports

1. ACC – Dave Wegner
2. Common Grounds – Jean Felix
3. Communications – Bill Hollyer
4. Neighborhood Watch – John Dean
5. Lake – John Michaels
6. Social and Recreational – Vacant
7. Lake Cove Drive Path Ad Hoc Committee – Woody Eischens

New Business

1. Committee Appointments
2. General Membership Meeting Planning
 - 21 May, 20 August and 19 November
 - Franconia Government Center

Adjourn: 9:00 PM



Common Grounds

Jean Felix

The area around the Lake during the Holiday was just fabulous. Many of the residents had decorated their decks with outdoor lighting. There were many homes that also had interesting decorations, especially Dreams Way Ct. Would a competition for the best area next year be in the making?

The final mulching of the leaves and trimming of scrubs around the common area before winter and cold weather took place. The large scrub across from the visitors parking on Lake Cove Drive now shows a great view of the lake. Valley Crest assured us that the scrub will not die, and that the greenery around the bare branches is considered nourishment.

Common Grounds continued

Because of the mild winter we did not have to have the streets plowed or salted by our contractor, Valley Crest. Let's hope that the remainder of the wintry season stays the same.

Taylor Beach, Executive Director from Fairfax ReLeaf, Inc. will visit with us in February to determine what trees will be most beneficial around the lake. Fairfax ReLeaf, Inc. will be getting a new stock of seedlings from The Department of Forestry in the spring so our community will have more of a selection. Planting won't begin until March. If you would like to be part of the planting group, contact Jean Felix @ 703-924-1115.

The spring clean-up date will be determined at the next general meeting.

ACC Roundup

by Dave Wegner

Hello to all. My name is Dave Wegner and I am the new Architectural Control Committee (ACC) Chairman. I took over from Lon Pribble as the new ACC Chair in November. I would like to take this opportunity to both introduce myself and to thank Lon for his long service as member and Chairman of the ACC. His efforts have in no small way directly contributed to both the agreeable appearance of our community and, by extension, the relative stability of our neighborhood's property values. I hope I can continue his good work.

After looking over some of the previous ACC Roundups, it occurred to me that a large majority of them concern either the requirement to have all exterior alterations approved by the ACC and/or a reminder about parking, campaign sign and trash collection policies. While I do not want to diminish the importance of those issues in any way, I would like to bring up another issue that I think will start to become more and more important as time goes by. Construction in Lake d'Evereux began in the early eighties and most of the houses here are now thirty years old. While the overall appearance of our neighborhood belies that fact, it does so only because of the efforts we all put into maintaining our individual homes. As our homes age, it will become more and more important that they be maintained properly. It will take only a few neglected homes to negatively affect all of our property values. I have listed below a number of issues and problems that commonly plague older homes and neighborhoods. I would encourage everyone to take a look at the exterior of their homes and, if any of the issues I listed apply, take action to remedy them as soon as possible. If we all keep our homes in good repair we will all benefit. If you are unclear whether you need

ACC approval for a maintenance project on the exterior of your home, please refer to Exterior Alterations Approval Policy dated August 31, 2008 which you can find under the For Residents section of the Lake d'Evereux web site.

- Older Decks and fences in disrepair and/or in need of new coats of stain/paint.
- Windows, doors, gutters and/or siding in need of replacement and/or paint.
- Cracked and crumbling driveways.
- Yards neglected and not properly maintained or landscaped

ACC Representatives

Dave Wegner, Chairman (703) 924-9291 Green Glade Ct. Calabria Court	<i>LLDLWegner@aol.com</i> Chapel Gate Court
Larry Thimm (703) 922-5010 Dogue Forest Ct d'Evereux Ct	<i>Thimm_mail@cox.net</i> Dreams Way Ct. Mariners Mill Ct
Mario Cordero (703) 719-0980 Lake Cove Dr (7100-7135) Lake Cove Ct	<i>Cordme2000@gmail.com</i> Captains Cove Ct
Dan Tuma (650) 303-8057 Lake Cove Dr (7136-7211) Snug Harbor Ct	<i>tumadan@yahoo.com</i> Pleasant Point Ct
Teresa Brooks (703) 971-3617 d'Evereux Circle Dr	<i>tacbrooks@yahoo.com</i> Glen Green Ct

General Membership Meeting Minutes of November 29, 2012

Franconia Government Center

Attendees: Pat Geary, Teresa Brooks, Dan Tuma, Jean Felix, Dave Wegner, John Michaels, Woody Eichens, Courtney Swift, Janis Boyce, Mehnaz Kahn, Brenda Shortt, Hope Stephens, Carolyn Rawdon, Mario Cordero, Virginia Clark-Billups, George Alexander, Dorene Hurt, Diane Stewart, Ned Hogan.

The general meeting convened at 7:32 p.m. Pat welcomed everyone and asked if there were any changes to the agenda as presented. There being no changes, the agenda was approved.

General Membership Meeting Minutes continued

No changes were made to the minutes of the August 15, 2012 meeting and the minutes were approved.

Treasurer's Report: Dan Tuma presented the Treasurer's Report and reported that the LDCA treasury is healthy and that all 2012 expenditures are as budgeted. Dan then presented the Proposed 2013 Operating Account and Reserve Account Budget for consideration by the general membership.

- The operating account budget has slight increases and decreases in the itemized expenses resulting in a proposed 2013 budget of \$90,499 (an increase of \$3,474 over 2012.)
- The reserve account budget includes \$10,000 for lake improvements and \$50,000 for the Lake Cove Drive path. The reserve account is well funded for the 2019 proposed improvement in the private roads within the community.
- The tennis courts are not included in the 2013 budget as the process has not started.
- Pat reported that the Board endorses the 2013 budget as presented. After discussion and hearing no objections Pat called for a vote and the 2013 budget was approved without objection.

Unfinished Business

- **Door to Door Contact Status.** Pat reported that he has knocked on over half of our neighbors' doors and will continue to visit as many homes as possible in the coming months. He has received very positive feedback and is learning a lot about our community.
- **Power Outage Planning Update.** Teresa reported that at the August 15th General Meeting there was a sign-up sheet for volunteers who are willing to provide assistance to our neighbors if extra help is needed during weather events and/or power outages. Pat asked us all to check on our neighbors who might have a medical condition or need assistance during the upcoming winter weather events.

Committee Reports

ACC: Dave Wegner introduced himself he is looking forward to working with everyone and had nothing to report at this time.

Common Grounds: Jean Felix reported that she has been in touch with Fairfax ReLeaf, Inc. and requested a site visit and specific recommendations for planting tree seedlings. The seedlings are provided free of charge. The common grounds committee will also consider options to plant trees behind the townhouses on Captains Cove Court to replace the

Bradford Pears that have been lost over the past few years.

Communications: Pat reported that the LDCA website has been upgraded at a lower cost and is much more effective. He reminded homeowners to look on the website for information and thanked Woody Eichens and Bill Hollyer for their good work.

Lake Committee: John Michaels reported that the fountains have been removed for the winter.

- One additional fountain will be installed in the spring and new LED lights are being retrofitted onto the existing fountains.
- LDCA has received a notice of assessment of the lake from Fairfax County which cited an area of the lake with an eroding shoreline and other specific details. This was received in the mail and John is following up with Fairfax County.
- A question was raised about the shallowness of the lake, John reported that bio-dredging removes only the bio-degradable material; it does not handle solid materials such as sand. The fore-bays are designed to capture solid materials before entering the lake and these will be cleaned out quarterly.
- Eventually some standard dredging of the lake will be needed to keep it alive but that will be a major project in the years to come.

Lake Cove Drive Path: Woody Eichens reported that the Ad Hoc committee has a very active group of residents.

- RFP's have been sent to six contractors outlining the scope of work. To date, Woody has given a tour to three of the contractors. Various options for the type of materials and the length of the path are to be included in the proposals from the contractors. The deadline to receive the responses is December 17th
- The committee will review the responses and make a recommendation to the Board for consideration.

New Business

- Pat reported that the Common Grounds Maintenance Agreement with Valley Crest has been approved with the modifications requested by the Board. Jean Felix is the primary contact for the Common Grounds committee. Valley Crest provided LDCA with a \$2,200 coupon for future service. Pat thanked Jean for doing a great job taking care of the grounds.

General Membership Meeting Minutes continued

- Pat reported that the Snow Removal Contract has also been awarded to Valley Crest. Snow removal will begin when there is at least three inches of snow or ½ inch of sleet/ice on the road. A homeowner raised a question regarding the pipe-stem drives which provide access to a few homes in the community and asked whether these are covered in the snow removal contract. As these are the individual homeowner's private property, they are not included.
- Pat reported that LDCA is in compliance with the Common Interest Community (CIC) Ombudsman Rule. This rule requires a written Association Complaint Procedure where a homeowner, or any citizen, can file a complaint concerning an action, inaction, or decision by the Association that is inconsistent with the applicable laws and regulations. This information can now be found on the LDCA website. Pat thanked Teresa Brooks for her initiative and hard work.

Lake d'Evereux Community Association General Election:

- As announced in the newsletter, three board positions were to be decided by ballot at the November General Meeting – the President, an At-Large Board Member for a one year term, and an At-Large Board Member for a three year term. The Ballot was included in the newsletter and homeowners sent it in by mail or brought it to the meeting.
- Jan Boyce reported that 27 ballots were received. The LDCA homeowners unanimously elected Pat Geary as President for a two year term (January 2013 thru December 2014), John Michaels as At-Large Delegate for a one year term (November 2012 thru December 2013), and Mehnaz Kahn as At Large Delegate for a three year term (January 2013 through December 2015.)
- Pat thanked everyone for voting and reported that 2012 was a good year for LDCA and more good things are planned for the coming year.

Additional Items Discussed

- Pat introduced Virginia Clark-Billups who has been providing homeowners with the LDCA telephone directory for many years now. Virginia is calling homeowners again this year to update the information. This is a great resource for the community and Pat thanked Virginia for doing this.

- Dan Tuma reported that the parking policy has been updated and will be enforced as outlined on the website. New signs will be installed to comply with regulations.
- A homeowner expressed concern about a dog running off-leash in the neighborhood and also complimented the board members on doing a good job taking care of the community.

The meeting adjourned at 8:30 p.m.



COMMUNITY BULLETIN

- * Article/Ad Submission Deadline: **April 20, 2013 for the May 2013** 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.
- * For those who would like to join the Coffee Group, please contact Jean Felix @ 703-924-1115 for more information. We meet once a month either at a home or a coffee shop. It's a great way to meet the neighbors.

