



The London Towne Crier

The London Towne Community Newsletter

June 2005



London Towne Annual Meeting

On May 9, 2005, London Towne held its Annual Meeting at the Sully District Police Station. Thanks to everyone who attended in person and by proxy. Part of the agenda for that meeting was to elect members to the Board of Directors. We proudly introduce to you the London Towne Board of Directors for 2005/2006:

President – Robin Peralta

Vice President – Joe Climo

Treasurer – Sally Saucedo

Secretary – Mike Mallon

Director at Large – Michele McCormack

A very special welcome and thanks is also extended to Ms. Leslie Neiss, who has volunteered to act as the London Towne representative for the Western Fairfax Community Association.

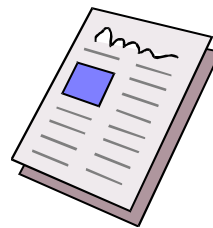
The Board of Directors is elected to serve the London Towne Community and its Residents. It is the commitment of each elected Director to uphold all of the Governing Documents of the Community, while representing each Homeowner and Resident in the fairest means possible. The Board of Directors can be reached by email at londontownehoa@aol.com or through Sequoia Management at 703-803-9641.



How About Those Kids!!

School is about at an end. Do you have a student graduating with honors? Is there something your student did that you would like to share with the Community? Maybe you'd just like to wish that special student a happy summer. We'd love to publish any of your student's good news. Please submit any items for publication to londontownehoa@aol.com no later than June 12, 2005. If you don't have access to a computer, you can also submit items directly to Sequoia Management, ATTN: Crier Editor. All items received by the June 12 deadline date will be published in the July edition of the Crier.

*London Towne Wishes
You A
Wonderful Spring!*



Looking for Crier Material!

Do you have an article, announcement, letter to the editor, resident comment, etc., that you would like to have published in the Crier? If so, please email them to londontownehoa@aol.com. Submission deadline for all articles is noon on the 12th of each month.

THE LONDON TOWNE CRIER

SEQUOIA MANAGEMENT COMPANY, INC.

13998 Parkeast Circle
Chantilly, VA 20151
Craig Courtney, Property Manager
Jessica Azzarano, Assistant
E-mail: jazzarano@sequoiamanagement.com
Day Telephone: 703-803-9641
Emergency Telephone: 703-968-6705
FAX: 703-968-0936

LONDON TOWNE BOARD OF DIRECTORS

Robin Peralta, President
Joe Climo, Vice President
Sally Saucedo, Treasurer
Mike Mallon, Secretary
Michele McCormack, Director at Large
London Towne's Board of Directors meets on the 4th Thursday of each month at 7:00 pm. Meetings are held at London Towne Elementary School during the school year and at Sequoia Management during the off-season or inclement weather.

COMMITTEE CHAIRS

Architectural Committee
Please contact Sequoia Management
Landscape Committee
Michele McCormack, Chair

AAA (RECYCLING & SANITATION)

Call 703-818-8222 to schedule large item pick-up
Pick-Up Days: Tuesday & Friday mornings
Recycling Day: Tuesday mornings ONLY

BATTLEFIELD TOWING

703-378-0059

NON-EMERGENCY POLICE & FIRE

703-691-2131

ANIMAL WARDEN

703-830-3310

MALFUNCTIONING STREETLIGHTS

NOVEC: 703-335-0500

STATE ROAD MAINTENANCE

VDOT: 703-383-8368

Advertisers Wanted

Any local firm or professional individual seeking a well-read outlet at reasonable prices, please contact Samantha Winterstine at Sequoia Management:

703-803-9641

The London Towne Crier is published monthly for the benefit and interest of the residents of London Towne. Contributions of articles, letters, news items, photographs, drawings, and community advertisements are welcome.

The deadline for submission is the 10th of each month.

Written material **MUST** include name, address, and phone number.

The views expressed in the *Crier* are those of the contributor and do not necessarily reflect the views of the Board of Directors or the Editor.

The *Crier* encourages advertising for London Towne residents who have services to offer, items for sale, items needed, or lost pet notices. There is no charge for this service. Advertisements will run for one month. Each advertisement must be submitted monthly if a reprint is requested.



This is an official publication of the London Towne Homeowners Association. Publication in this newsletter of announcements, resolutions, rules and regulations duly adopted by the Board of Directors serves as official notice to the membership and residents of the adoption and implementation of these enactments for the purpose of enforcement.

The London Towne Homeowners Association does not endorse, guarantee, or warrant the nature, quality, or attributes of any products or services advertised in this newsletter.

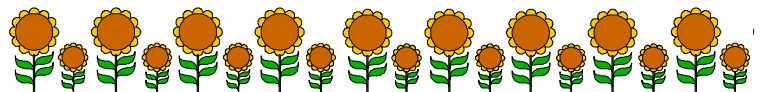
Calendar of Events

JUNE

23 Thursday: HOA Meeting, 7:00 pm, Sequoia Management Office



Hello to spring!



Crier Advertising Rates

Business Card	\$25.00
1/4 Page	\$45.00
1/2 Page	\$75.00
Full Page	\$125.00

10% discount for 6-month prepaid ad. 15% discount for 1-year prepaid ad.

Personal classified ads for residents are free.

Business classified ads for residents are \$10.00 with a 3-line maximum.



Let Your Light Shine

During London Towne's recent inspections there were a significant number of homes that were written up for inoperative exterior lights. Please remember, gas pole lights are required to burn continuously 24 hours a day and approved electric pole or wall mounted lights must be on from dusk to dawn. It is not only a violation, but a safety hazard, not to have your lights on



and working properly. If you have a gas lamp, please change the mantels if they are burned out. If you have an electric light, you should install a

sensor that will turn your light on and off automatically. If your pole has fallen down and not operational, it needs to be repaired as soon as possible. Light poles may not be removed without Board approval.

There are too many dark areas within London Towne's courts, and your light serves a significant purpose. It offers safety when entering your home at night and helps to provide security against break-ins, vandalism and other unwanted activity. Having your light on at night may cost you a bit monetarily, but the peace of mind you and your neighbor's receive should more than make up for it.

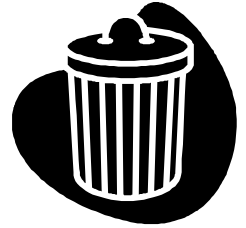
Towing Information

Battlefield Towing:
703-378-0059.

DON'T FORGET THOSE PARKING PASSES! Vehicles without parking passes will be towed from ALL common area unreserved parking spaces. Parking passes are not needed in vehicles parked in RESERVED parking spaces, driveways or on state roads.



Another Trash Alert!!!!!!!



Complaints are still coming in from all over London Towne about trash being placed curbside long before scheduled trash pick up days. This is a clear violation of the Architectural Guidelines and could result in a \$50 reoccurring assessment. As a reminder, trash runs Tuesday and Friday mornings ONLY. Trash should not be placed on the curb before 5:00 pm the day BEFORE a trash run, and all trash and recycle receptacles should be removed as soon as possible after the trash has been picked up. If weather prevents trash from being picked up, you may leave it at the curb until AAA has had a chance to run, however, if your trash is blown over you need to pick it up and re-bag it so that it is not a nuisance to your neighbors.

If you live on a court where you have been instructed by AAA to place your trash in one specific area for pick-up, please follow those instructions, however, only place trash in those area's on designated trash days. Violating this Guideline could result in a \$50 reoccurring assessment.

This is the time of year that families move out, new families move in and renovations abound. If you are a resident experiencing a move or renovation, and you have large items, such as washers/dryers, mattresses, building materials, furniture, etc., please call AAA, at 703-818-8222, for bulk item pick-up. AAA will not take large items, even if they are placed out on trash days, without a scheduled bulk item pick-up. Do not place bulk items out on the curb until a pick-up has been scheduled. Not only is it unsightly, but blocking the sidewalk becomes a safety hazard to children playing, or residents walking, around these items. Bulk items should be placed at the curb, in front of your home, or space designated by AAA, no more than one day prior to the scheduled pick-up. Do not place your bulk items on any part of the common area, unless designated by AAA. AAA does not pick up items randomly placed on common areas, even on scheduled trash pick-up days. If the Association has to remove the trash on your behalf, you will be billed for any expenses incurred. Unfortunately, continuous dumping of trash by unknown persons could result in higher fees for the entire Community.

If you are new to London Towne and are interested in recycling your trash, you can contact AAA and request they deliver a recycling bin to your home. Remember, recycling pick-up is on Fridays ONLY.

Thanks for helping to keep London Towne looking beautiful!

London Towne Homeowners Association

Approved Board of Directors Meeting Minutes

March 24, 2005 Board of Directors Meeting

Attendance: Robin Peralta, President, Joe Climo, Vice President, Sally Saucedo, Treasurer, Mike Mallon, Secretary, Mike Lannes, Director (left early), Jessica Azzarano, Sequoia Management, Samantha Drysdale, Recording Secretary. **Absent:** Craig Courtney, Sequoia Management

Call to Order: The President called the meeting to order at 7:00 p.m.

Resident Input: A resident from Maidstone Court expressed concerns for paying HOA dues. His account was not credited with his payment for January. ⚡ A resident from Smethwick Place expressed concerns about trash being put out early, expressed his concerns about the new parking policy. He strongly disagreed with the way the policy was set up. ⚡ Another resident from Smethwick expressed his concerns about homeowners being held responsible for the actions of the tenant. Also about trash concerns, he would like AAA to provide the community with green barrels for trash. ⚡ A resident from Hatfield expressed her concerns about the trash on the yards and all over the street.

Management Report: Ms. Azzarano presented an analysis of the Balance Sheet, Income Statement and General Ledger. The Board reviewed the information. The Board did not have any questions.

Minutes: The minutes from the March 3, 2005 meeting were discussed. A motion was made to approve the minutes as changed, seconded, and approved (6,0,0).

Committee Reports: **Landscaping Committee:** No written report. **Block Captain Committee:** No written report. **Declaration Committee:** No written report

Architectural Applications: The following applications were presented to the Board: Riley (6116 Gothwaite Drive) – landscaping and shed – approved ⚡ Baird (14832 Bodley Square) – existing windows and French doors – approved ⚡ Capital Investments (14826 Hatfield Square) – resubmission, windows have grids in now – approved ⚡ Osheroff (6339 Paddington Lane) – new windows – approved ⚡ Legat (6161 Gothwaite Drive) – flagstone steps and walkway – approved ⚡ Howard (14819 Bodley Square) – front door replacement – approved subject to new door exactly matching old door ⚡ Mid-Atlantic (14734 Wycombe Street) – new windows, new front door, and siding – approved ⚡ Mid-Atlantic (14816 Palmerston Square) – new windows, new front door, and fence – approved ⚡ Pham (6312 Paddington Lane) – install two satellite dishes – approved ⚡ Martinez (14895 Lambeth Square) – new windows – approved ⚡ Riley (6116 Gothwaite Drive) – new windows – approved subject to windows having grids (8 over 8) ⚡ Peralta (6214 Paddington Lane) – new windows, concrete steps, stoops, and light fixture – windows approved subject to having grids (8 over 8), approved steps, stoop and driveway, as well as light fixture approved.

New Business: Annual Meeting is on May 9, 2005 at the Sully District Police Station. ⚡ A meeting should be set up with BOSCO to discuss the plan to replace the swings and other play items. The Board would like to put something basic in at first then continually add something every year. The Board would like to have a couple more swings as well as baby swings. The Board would like to paint the spider from Spider Park and move it to Piccadilly Park. The Board would like to put more swings in at the Spider Park once the spider is moved. ⚡ The Board approved for Centreville Baptist Church to come in and clean up Happy Island Park, High Hoops Park, and London Towne Square. ⚡ The Board reviewed a new parking policy with changes to the number of days a car can be stored in an unreserved space, as well as charging a fee for using a voided parking pass.

EXECUTIVE SESSION: The Board recessed in Open Session and convened in Executive Session to discuss pending and proposed litigation as well as delinquent accounts at 9:05 p.m. ? The Board reconvened in Open Session at 9:41 p.m.

ADJOURNMENT: A motion was made, seconded and approved unanimously to adjourn at 9:45p.m. (4,0,0).

Our Furry Friends . . .

One of the great things about London Towne is the abundance of grassy areas in the neighborhood that is used by our Residents and their pets. In order to keep these areas clean for everyone's use it is important for all pet owners to make sure they pick up after their pets when going for walks. It is never a welcome surprise when someone else comes across the droppings left behind by neglectful pet owners. Please remember to pick up after your pets when taking them for walks. Leaving pet droppings is not only unsanitary, but also against Fairfax County regulations. Please be a scooper, not a pooper.





DIRECT DEBIT

Sequoia Management Company is canvassing London Towne to determine the level of interest in automatic debit for monthly homeowner's assessments. There is no guarantee of, or commitment to, automatic debit at this time. A minimum of 40 residents are needed before automatic debit can begin (***we are halfway there, only 20 more requests to go***). If you have an interest in automatic debit, please fill out the information below and fax your request to Jessica Azzarano at 703-968-0936. You may also email Jessica at jazzarano@sequoiamanagement.com. When emailing, please be sure to reference London Towne and provide the information on the form. You may also include this form with your monthly payments. Once the appropriate number of residents have responded you will be notified by the Management Company with instructions. If you have any questions, please call Jessica at 703-803-9641.

FROM: MEMBER, LONDON TOWNE HOMEOWNER'S ASSOCIATION

Yes, I am interested in paying my monthly homeowners assessment through automatic debit.

Name: _____

Address: _____

Please mail to:
 Sequoia Management, 13998 Parkeast Circle, Chantilly, VA 20151
 Attn: Jessica Azzarano



National Night Out



The 22nd Annual National Night Out, a unique crime and drug prevention event sponsored by the National Association of Town Watch, has been scheduled for **Tuesday, August 2, 2005**. For the first time, London Towne will be taking part in this eventful fun-filled evening. More information will be available soon. If you would like to help in the planning process, contact Robin Peralta at rep@ehsmaail.org or 703-409-8821.



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 Direct Line: 703-200-3916

www.homesdatabase.com/thesamsons

Need Info Quick?

Visit our website at www.lthoa.com or email londontownehoa@aol.com

Did you know that each month's *Crier* appears on the website about a week before the printed version arrives in your mailbox?



Check it out today!

Put It In Writing!

Please remember, if you have any questions, comments, complaints or suggestions, please take a few minutes to put it in writing and send it to the Board. To reach the Board quickly, please send an email to londontownehoa@aol.com. We look forward to hearing from you.





HURRICANE & FLOOD PREPAREDNESS

Knowing what to do before, during and after severe storms can mean the difference between life and death. The Fairfax County Office of Emergency Management, in cooperation with the National Weather Service and state emergency management officials, offers the following safety tips to protect lives and reduce property damage:

BEFORE THE STORM:

- ✍ Register for alerts from the CEAN – Community Emergency Alert Network – offered by the county through the Office of Emergency Management (www.fairfaxcounty.gov/cean). CEAN delivers important emergency alerts, notifications and updates to county residents during a major crisis or emergency.
- ✍ Know your risk. Consult your local emergency management office to find out if your area is flood-prone or for local preparedness information.
- ✍ If you live in a flood-prone area, identify where to go if you are told to evacuate and the safest route to get there. If there is a flood, you may only have minutes to get to safety. Choose several places – a friend's home in another town, a motel or a shelter. Remember, public shelters and many motels don't allow pets in their facilities.
- ✍ Get ready for a possible power outage by gathering a minimum one-week supply of foods that don't require refrigeration or cooking, such as canned goods, as well as bottled water, flashlights with extra batteries, a first-aid kit and battery-powered radio. If you need to evacuate, make sure you can consolidate these items into a portable "go" kit, such as a backpack or duffel bag.
- ✍ Purchase a NOAA Weather Radio for National Weather Service reports and severe weather warnings.
- ✍ Cut dead trees and limbs that could fall on your home.
- ✍ If your home or business is in a flood-prone area, make sure you have a current flood insurance policy (not typically part of a standard insurance policy). A 30-day waiting period is generally required to purchase flood insurance, so take time now to check with your insurance agent to learn more.
- ✍ Take pictures of your property before the storm to help validate your claim and remember to take your policies with you if you need to evacuate.

WHEN A HURRICANE IS APPROACHING:

- ✍ Listen to your local radio and TV stations for updated storm information. A hurricane or flood watch means possible danger. If the danger increases, a hurricane or flood warning will be issued.
- ✍ If you have space in your refrigerator or freezer, consider filling plastic containers with water, leaving about an inch of space inside each one. (Remember, water expands as it freezes, so it is important to leave room in the container for the expanded water.) Place the containers in the refrigerator and freezer. This chilled or frozen water will help keep food cold for several hours if the power goes out.
- ✍ Fill your bathtub with water to use for toilet flushing in case water services are unavailable after the storm.
- ✍ Bring in garbage cans, lawn furniture and other items that could blow away.
- ✍ Fill your car's gas tank. Functional gas stations will be in short supply in a power outage.

IF HEAVY RAINS OCCUR:

- ✍ Be aware that floods are deceptive. Avoid already flooded areas. Floodwaters that are above your knees are dangerous. Turn around and go back to higher ground.
- ✍ If you find floodwaters on the road while driving, turn around and find an alternate route. The road could be washed out and rapidly rising water could lift your car and carry it away.

AFTER THE STORM:

- ✍ Listen to your local radio stations for official disaster relief information and instructions.
- ✍ Prepare to be without power, telephone or any outside services for a week or more.
- ✍ Watch out for downed power lines, weakened structures, rodents and snakes, and avoid standing water.
- ✍ Avoid drinking tap water unless officials say it is safe. Eat only foods you are absolutely sure are safe.
- ✍ Be extra careful when handling power tools, gas lanterns and matches.
- ✍ Operate generators outdoors only in a well-ventilated, dry area, away from air intakes to the home. Never

use a generator indoors or in attached garages. Poor ventilation can result in carbon monoxide poisoning or death.

☞ Avoid using candles as a light source. Deadly fires can result.

Even when hurricanes strike other areas of the country, they can still cause significant damage and loss of life in Virginia. In fact, some of the worst storms in Virginia's history were from hurricanes that made landfall in other states. In 1969, Hurricane Camille made landfall in Mississippi, but killed 153 people in Virginia, making it the commonwealth's deadliest hurricane on record. Two years ago, Hurricane Isabel made landfall in North Carolina, but Virginia suffered 36 deaths and more than \$1.9 billion in damages.



For more information on hurricane and flood preparedness, contact the Fairfax County Office of Emergency Management at 703-324-2362, TTY 711 or visit the emergency information page on the county's Web site at www.fairfaxcounty.gov/emergency.



What's the Buzz?

Even though summer hasn't arrived yet, mosquitoes are already starting to rear their ugly, and painful, little heads. If you've noticed them already, or know that you've had problems in the past, there are things you can do to make sure that you are not providing breeding sites in your yard. Mosquitoes prefer to breed in all sorts of still water held in artificial containers. Any water feature with continuous flowing water, or ponds with predators such as fish, frogs or dragonflies are not good breeding sites for mosquitoes.

To keep you, your family, your pets, and your community healthy you should check the following:

- ? Roof gutters – clean out leaves and debris frequently to ensure water flows freely and does not accumulate.
- ? Flexible plastic pipes for downspout drainage – grooves in plastic pipes can hold enough water for breeding. Treat with larvicide.
- ? Buckets, watering cans, drinking glasses, plastic cups, bottle caps, or trash cans – store indoors or turn over. It only takes a few teaspoons of water to breed.
- ? Cans and containers – throw away, store indoors, turn upside down, drill holes in the bottom or empty after every rain shower.
- ? Bird baths – change the water or flush out and clean with a garden hose at least once a week.
- ? Ornamental ponds – stock with fish, or filter/aerate the water with a recirculation pump, or treat with larvicide as needed. "Mosquito Dunks" work great and can be purchased in most garden centers, nursery's and even pet stores.
- ? Puddles and wet, soggy areas – drain the water or fill with dirt and other landscaping material. Treat the area with larvicide.
- ? Potted plants with saucers – empty saucers or flush out with a garden hose once a week.
- ? Dripping outdoor faucets – if water puddles, repair the faucet.
- ? Swimming/wading pools – when not in use, drain or keep covered. Remember, any swimming pool larger than 3x6 feet requires architectural approval.
- ? Hot tubs – when not in use, keep covered.

For more information, contact the Fairfax County Health Department at 703-246-2300 or by email at fightthebite@fairfaxcounty.gov.

Public Service Announcement

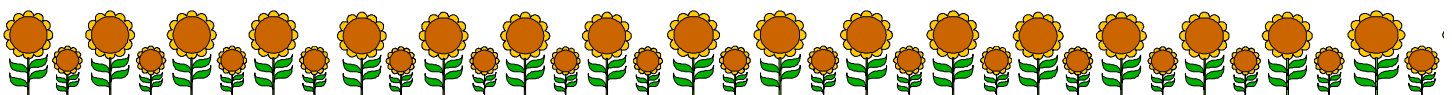


Provided by the Sully District Police Department

At the April 28, 2005 HOA meeting, questions came up about parking on State streets; specifically, what actions may prompt the Police to issue a citation, or have a vehicle towed. The Officer's who attended the meeting promised to provide the Association with information regarding these issues. Below is that information. If you witness any of these violations, please call the non-emergency number for the Fairfax County Police Department at 703-691-2131.

Section 82-5-1. Parking prohibited in specified places.

- a) No person shall park a vehicle, except when necessary to avoid a conflict with other traffic or in compliance with the directions of a police officer or traffic-control device, in any of the following places:
1. On a sidewalk;
 2. In front of, or within ten (10) feet to either side of, a public or private driveway;
 3. Within an intersection;
 4. Within fifteen (15) feet of a fire hydrant located on private or public property or within a fire lane as defined in Chapter 62 (Fire Protection), of the Code of the County of Fairfax;
 5. On a crosswalk;
 6. Within twenty (20) feet of a crosswalk at an intersection;
 7. Within thirty (30) feet upon the approach of any flashing beacon, stop sign or traffic-control signal located at the side of a roadway;
 8. Between a safety zone and the adjacent curb or within thirty (30) feet of points on the curb immediately opposite the ends of a safety zone, unless a different length is indicated by official signs or markings;
 9. Within fifty (50) feet of the nearest rail of a railroad grade crossing;
 10. Within twenty (20) feet of the driveway entrance to any fire station and on the street opposite the entrance to any fire station within seventy-five (75) feet of the entrance when properly signposted;
 11. Alongside or opposite any street excavation or obstruction when such parking would obstruct traffic;
 12. On the roadway side of any vehicle parked at the edge or curb of the street;
 13. Upon any bridge or other elevated structure upon a street or highway or within a tunnel;
 14. At any place where official signs prohibit parking;
 15. Repealed; or
 16. So as to prevent the use of curb ramps located on public property or on privately owned property open to the public.
- b) No person other than a police officer shall move a vehicle into any such prohibited area or away from a curb such distance as is unlawful, or start or cause to be started the motor of any motor vehicle or shift, change or move the levers, brake, starting device, gears, or other mechanism of a parked motor vehicle to a position other than that in which it was left by the owner or driver thereof, or attempt to do so. (3-13-63; Code, § 16-121; 14-74-16; 37-76-82; 38-76-82; 28-80-82; 17-83-82; 34-84-82; 31-91-82; 49-93-82; 18-97-82.)



London Towne Homeowners Association, Inc. Architectural Improvement Request Form

To: London Towne HOA Architectural Review Committee
c/o Sequoia Management Company, Inc.
13998 Parkeast Circle
Chantilly, VA 20151-2283
(703) 803-9641

Name of Applicant: _____

Address: _____

Telephone Number: (H) _____ (W) _____

Proposed Improvement: Fence Deck Lighting Windows Color Change

Other (please describe):

APPLICANT MUST SUBMIT THE FOLLOWING WITH THE APPLICATION

1. Site plan showing size, shape and location of improvement to residence and to adjoining properties (including specific dimension of improvement and distances to adjoining properties).
2. Manufacturer's brochure, if available.
3. Color samples, if applicable.
4. Architectural plans/drawings (for major additions/improvements).
5. Grading plan (if applicable).
6. Detailed written description of improvement.

Applicant hereby warrants that Applicant shall assume full responsibility for:

1. All landscaping, grading, and/or drainage issues relating to the improvements.
2. Obtaining all required State or County approvals relating to said improvements.
3. Complying with all applicable State and County ordinances.
4. Any damage to adjoining property (including Common Area) or injury to third persons associated with the improvement.

Signature of Applicant

Date

Architectural Review Committee

Date Application Received: _____

Request Approved As Submitted

Request Approved Subject To: _____

Request Disapproved Because: _____

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