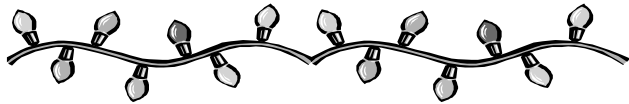




# THE LONDON TOWNE CRIER

The London Towne Community Newsletter

December 2009



## Holiday Decorating Contest

Judging for the  
"Holiday Decorating Contest" will be  
**Saturday, December 19th**  
after 6:00 pm

Please be sure to have your lights on  
and decorations up by then!

Categories are:

- Best Theme
- Best Use of Lights
- Best Decorations

Most Christmas Spirit: Street with the  
most holiday decorations



London Towne Wishes  
You a Wonderful  
Holiday  
Season!



## HALLOWEEN COSTUME CONTEST WINNERS!

### BABY TO TWO YEARS OLD:

- First Prize* – Lucas Ramos-Murno
- Second Prize* – Tanner Ford
- Third Prize* – Everett Yarcho



### THREE TO FOUR YEARS OLD:

- First Prize* – Brennan Bierhanzl
- Second Prize* – Nicholas Blandino
- Third Prize* – Elisa Madrid



### FIVE TO SIX YEARS OLD:

- First Prize* – Sabrina Piazza
- Second Prize* – Katherine Sawyers and Micaela Ramos-Murno
- Third Prize* – Tea White, Eshal Ikram, Andre Solis and Ryan Do

### SEVEN TO EIGHT YEARS OLD:

- First Prize* – Alicia Solis
- Second Prize* – Malika Piazza
- Third Prize* – Erica Simpson



### NINE TO TEN YEARS OLD:

- First Prize* – William Merino
- Second Prize* – Mykala Rosario
- Third Prize* – Ariana Ferguson and Hira Ikram

### ELEVEN TO TWELVE YEARS OLD:

- First Prize* – Hector Gonzalez

### THIRTEEN AND UP

- First Prize* – Rivanna Morgan
- Second Prize* – Maritza Reuas



## THE LONDON TOWNE CRIER

### SEQUOIA MANAGEMENT COMPANY, INC.

13998 Parkeast Circle  
 Chantilly, VA 20151  
 Samantha Winterstine, Community Manager  
 E-mail: [swinterstine@sequoiamanagement.com](mailto:swinterstine@sequoiamanagement.com)  
 Day Telephone: 703-803-9641  
 Emergency Telephone: 703-968-6705  
 FAX: 703-968-0936

### LONDON TOWNE BOARD OF DIRECTORS

Michele McCormack, President  
 Linda Evans, Vice President  
 Sally Saucedo, Treasurer  
 Henri Stein McCartney, Secretary  
 Robin Peralta, 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.*

### CSI (RECYCLING & SANITATION)

Call 703-444-3181 to schedule large item pick-up  
 Pick-Up Days: Tuesday & Friday  
 Recycling Day: Friday ONLY

BATTLEFIELD TOWING: 703-378-0059

NON-EMERGENCY POLICE & FIRE: 703-691-2131

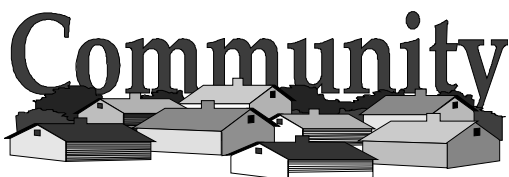
POISON CENTER HOTLINE: 1-800-222-1222

ANIMAL WARDEN: 703-830-1100

### 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**

[swinterstine@sequoiamanagement.com](mailto:swinterstine@sequoiamanagement.com)

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 5th 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.*

## Need Info Quick?

Visit our website at [www.lthoa.com](http://www.lthoa.com)  
 or email the Board at [lthoa1@verizon.net](mailto:lthoa1@verizon.net)

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



**Check it out!**

## 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.



## LONDON TOWNE HOA 2010 APPROVED BUDGET



2009 BUDGET  
@ \$55.83/MONTH

2009 PROJECTED  
ACTUALS

2010 BUDGET  
@ \$56.00/MONTH

### REVENUE

RESIDENTIAL ASSESSMENTS	445,523	445,523	447,552 **
MISCELLANEOUS INCOME	3,500	3,250	3,500
INTEREST	13,000	15,000	15,000
LATE CHARGES	<u>12,500</u>	<u>8,500</u>	<u>10,000</u>
<b>TOTAL REVENUE</b>	<b>474,523</b>	<b>472,273</b>	<b>476,052</b>

### ADMINISTRATIVE EXPENSES

MISCELLANEOUS ADMINISTRATIVE	1,000	750	1,000
POSTAGE	8,500	7,500	8,500
MANAGEMENT FEES	59,675	59,675	59,675
LEGAL FEES	25,000	15,000	22,000
LEGAL FEE REIMBURSEMENTS	-7,500	-2,500	-7,500
AUDIT FEES & TAX REPRESENTATION PREP	3,425	3,425	3,625
BOARD EXPENSES/ANNUAL MEETING	250	250	250
LICENSES/REGISTRATIONS	250	280	250
COMMUNICATIONS/NEWSLETTER	10,000	8,400	10,000
RECREATION PROGRAM	3,000	8,400	3,000
STORAGE UNIT	2,000	1,650	2,000
RESERVE STUDY	0	0	1,895
BAD DEBTS	<u>3,000</u>	<u>3,500</u>	<u>3,000</u>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>108,600</b>	<b>106,330</b>	<b>107,695</b>

### UTILITIES

GAS	3,000	2,550	3,000
ELECTRICITY	<u>300</u>	<u>250</u>	<u>300</u>
<b>TOTAL UTILITIES</b>	<b>3,300</b>	<b>2,800</b>	<b>3,300</b>

### OPERATING & MAINTENANCE EXPENSES

TRASH REMOVAL	125,000	120,000	128,400
LANDSCAPING CONTRACT	79,042	79,042	79,042
TREE REMOVAL/OTHER LANDSCAPING	30,000	17,000	25,000
SNOW REMOVAL/SPRING SWEEPING	12,000	10,000	12,000
CONTRACT MAINTENANCE	21,675	21,675	21,675
COMMON AREA MAINTENANCE	<u>3,000</u>	<u>1,500</u>	<u>3,000</u>
<b>TOTAL OPERATING &amp; MAINTENANCE</b>	<b>270,717</b>	<b>249,217</b>	<b>269,117</b>

### TAXES & INSURANCE

PROPERTY & LIABILITY INSURANCE	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>6,000</b>	<b>6,000</b>	<b>6,000</b>

<b>TOTAL EXPENSES</b>	<b>388,617</b>	<b>364,347</b>	<b>386,112</b>
<b>NET INCOME</b>	<b>85,906</b>	<b>107,926</b>	<b>89,940</b>

### RESERVES

REPLACEMENT RESERVE	70,000	70,000	70,000
RE-INVESTED INTEREST	12,434	15,000	13,000
OPERATING/CONTINGENCY RESERVE	<u>3,472</u>	<u>3,472</u>	<u>6,940</u>
<b>TOTAL RESERVES</b>	<b>85,906</b>	<b>88,472</b>	<b>89,940</b>

<b>SURPLUS/(DEFICIT) FUNDS</b>	<b>0</b>	<b>19,454</b>	<b>0</b>
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\*\*MAXIMUM ALLOWABLE ASSESSMENT INCREASED TO \$56.22/MONTH (0.7%)

# London Towne HOA Approved Board of Directors Meeting Minutes

## August 27, 2009 Meeting

### ATTENDANCE:

Michele McCormack, President; Linda Evans, Vice President; Henri Stein-McCartney, Secretary; Samantha Winterstine, Sequoia Management; Shannon Cook, Sequoia Management. Absent: Sally Saucedo, Treasurer; Robin Peralta, Member at Large.

### CALL TO ORDER:

Ms. McCormack called the meeting to order at 7:01 pm.

### RESIDENT FORUM:

One resident was present to discuss solicitation within the community.

One resident was present to discuss the declaration and guidelines of the community.

One resident was present to discuss the trees in the neighborhood.

One resident was present to discuss the parking issues within the community.

**(M) Mrs. Winterstine to contact Sully District Police Station to patrol London Towne more regularly.**

### ARCHITECTURAL HEARINGS:

The Board held Architectural Hearings.

### MINUTES:

The Board reviewed minutes from July 30, 2009 meeting. Ms. McCormack made a motion to approve the minutes as submitted. Ms. Evans seconded, all were in favor.

### NEW BUSINESS:

The Board reviewed Architectural Applications.

- a. 14829 Smethwick-Storm Door-Approved
- b. 14826 Smethwick-Storm Door-Approved
- c. 6308 Paddington-Color Change-Approved

The Board reviewed the financial report.

The Board reviewed the operational calendar.

The Board reviewed the 2008 taxes. Ms. McCormack made a motion to approve the 2008 taxes, Mrs. Evans seconded, all were in favor.

The Board reviewed the 2010 draft budget.

The Board reviewed a proposal for aeration and over seeding of the community. The Board decided not to complete the aeration and over seeding this year.

The Board reviewed the new homeowners list.

The Board reviewed the monthly mcbees.

The Board reviewed the premier monthly reports.

### EXECUTIVE SESSION:

Ms. Evans made a motion, Ms. McCormack seconded to enter Executive session to discuss violations on homeowner's accounts and hold Architectural hearings for the homeowners who did not attend the meeting at 8:30 pm.

Ms. Stein-McCartney made a motion to reconvene in open session at 8:30 pm, Ms. Evans seconded. All in favor.

Ms. McCormack made a motion to assess \$10/per day to all outstanding Architectural Hearings. Mrs. Stein-McCartney seconded. All were in favor.

Ms. McCormack made a motion to approve the 2010-2013 Premier Landscaping Contract. Mrs. Evans seconded. All were in favor.

### ADJOURNMENT:

Ms. McCormack made a motion to adjourn the meeting at 8:48 pm, Ms. Stein-McCartney seconded, and all were in favor.

## September 24, 2009 Meeting

### ATTENDANCE:

Michele McCormack, President; Sally Saucedo, Treasurer; Henri Stein-McCartney, Secretary; Samantha Winterstine, Sequoia Management; Shannon Cook, Sequoia Management. Absent: Linda Evans, Vice President; Robin Peralta, Member at Large.

### CALL TO ORDER:

Ms. McCormack called the meeting to order at 7:04 pm.

### RESIDENT FORUM:

A resident expressed concerns about the lights on Gatwick Square that were not operational, there were currently seven. They were tired of looking at the trash on the street that is placed out early constantly. CSI the current trash company is not picking up trash when the bags break open, causing animals to come.

### ARCHITECTURAL HEARINGS:

The Board held Architectural Hearings.

### MINUTES:

No minutes were reviewed at the meeting. They will be reviewed at the next meeting.

### NEW BUSINESS:

The Board reviewed Architectural Applications.

- a. 14758 Gatwick Square – Color Change and Front Door – approved
- b. 14800 London Towne Square – Shed – approved with stipulations
- c. 14800 London Towne Square – Color Change – approved
- d. 6023 Regents Park Road – Concrete Driveway – approved
- e. 14844 Bodley Square – Color Change – disapproved
- f. 14898 Lambeth Square – Walkway, Patio, Landscaping, Column Replacement – approved

The Board reviewed the financial report.

*continued on page 5*

## September 24, 2009 Board Minutes

The Board reviewed the operational calendar.

The Board reviewed the PSI proposal to re-stripe the streets within the community.

Ms. Saucedo made a motion to accept the PSI proposal, Ms. Stein-McCartney seconded and all were in favor.

The Board reviewed the 2010 draft budget.

The Board reviewed the new homeowners list.

The Board reviewed the monthly McBees.

The Board reviewed the Premier monthly report.

### EXECUTIVE SESSION:

Ms. Saucedo made a motion, Ms. McCormack seconded to

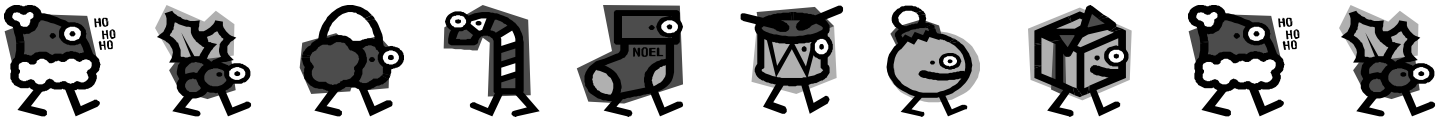
enter Executive session to discuss violations on homeowner's accounts and hold Architectural hearings for the homeowners who did not attend the meeting at 7:45 pm.

Ms. Stein-McCartney made a motion to reconvene in open session at 8:20 pm, Ms. Saucedo seconded. All in favor.

Ms. McCormack made a motion to assess \$10/per day to all outstanding Architectural Hearings. Mrs. Stein-McCartney seconded. All were in favor.

### ADJOURNMENT:

Ms. McCormack made a motion to adjourn the meeting at 8:25 pm, Ms. Stein-McCartney seconded, and all were in favor.



## FCPS Inclement Weather Notification



Fairfax County Public School parents can access important information from the school system during inclement weather. Schedule changes will be available:

- \* By visiting the FCPS Internet home page, <http://www.fcps.edu>
- \* By tuning in to cable Channel 21
- \* By e-mail through the Keep in Touch e-mail notification service
- \* Announcements will also be available from local radio and television stations.

FCPS has several schedules set up to deal with inclement weather; these are put into effect when conditions threaten the safety of children who are walking or riding school buses to schools. These schedules are:

- \* Keep schools closed
- \* Open two hours late
- \* Close two hours early



When the decision is made that schools will be closed all day or will open 2 hours late, the announcement will be made by 5:00 am. If schools will close 2 hours early, the announcement will be made by 10:30 am whenever possible.

### Are you behind in your mortgage payments?

### Afraid you will be soon?

### Let us help!

Reston Interfaith, a social services organization celebrating 40 years serving northwestern Fairfax County, now offers **FREE foreclosure mitigation and prevention services.**



Our certified counselors will meet with you to review your loan documents, understand your financial history and circumstances, explain options, and follow up with you based on strategy you select for your situation.

Don't wait until it's too late!

### Contact the Housing Counseling Program:

Martin Rios, Housing Counselor  
11150 Sunset Hills Road, Suite 210  
Reston, VA 20190  
Phone: 571-323-1438 / Fax: 571-323-9554  
[www.restoninterfaith.org](http://www.restoninterfaith.org)

- Candy Cane
- Chanukah
- Christmas
- Cookies
- Decorate
- Dreidel
- Family
- Feliz Navidad
- Festival
- Gift
- Holly
- Ivy
- Kwanzaa
- Lights
- Menorah
- Mistletoe
- Ornaments
- Poinsettia
- Santa
- Seven Principles
- Snow
- Star
- Stockings
- Toys
- Tradition
- Tree



G F E L I Z N A V I D A D M P  
 I S T P G J T M L U F S V I O  
 F F A M I L Y E O E E G T S I N  
 T Q R N Q Y D D X O S N R T N  
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 S E V E N P R I N C I P L E S



## Holiday Recipe for Kids!

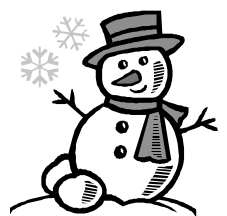
### Sugar Cone Spruce Trees

- 8 sugar ice cream cones
- 1 can (16 oz.) vanilla frosting, divided
- 1/2 c. confectioners sugar
- green gel food coloring
- assorted candy decorations (M&Ms, red hots, gummi bears, sprinkles, etc.)

Use a serrated knife to carefully score and cut ice cream cones to desired heights. In a small bowl, combine 1/4 c. frosting and confectioners sugar; tint green. Set remaining frosting aside. Cut a hole in the corner of a plastic bag. Fill bag with green frosting. Squeeze frosting onto cones in rows (vertical or horizontal). You can also just spread icing onto cones with a plastic knife. Decorate with candies.

## Word Jumble!

- SEFNIRD
- SANNOWN
- OSINPHPS
- OSFRYT
- DEEMCBRE
- IFYLMA
- FTGIS
- TNSIMET
- SDACTONIEOR
- RSFAC
- TACNVOIA



- Decorations
- Scar
- Vacation
- December
- Family
- Gifts
- Mittens
- Friends
- Snowman
- Shopping
- Frosty



# Lynn Rowland

*The London Towne Expert*

CRS, GRI, ABR

Associate Broker

NVAR Lifetime Top Producer

Top 1% In Sales Nationwide

20+ Years Experience

## **Buying or Selling** ***EXPERIENCE MATTERS***



Call Lynn for a ***FREE***, NO OBLIGATION,  
Market Analysis of YOUR Home

# 703-772-4919

If your home is currently listed for sale with a Broker, please disregard. This is not a solicitation.



## THE LONDON TOWNE CRIER

London Towne Homeowner's Association  
 c/o Sequoia Management Company, Inc.  
 13998 Parkeast Circle  
 Chantilly, VA 20151-2283

PRESORTED  
 FIRST CLASS MAIL  
 U.S. Postage  
**PAID**  
 Centreville, VA  
 20120  
 Permit #6403

## Kid Power!

### AnaMichele Babyak, 12

14844 Maidstone Court  
 703-802-1064  
 House cleaning, organizing, mother's helper,  
 babysitting. References available upon request

### Katlyn Babyak, 15

14844 Maidstone Court  
 703-802-1064  
 Babysitting, pet sitting, tutor/homework help with  
 English, Reading, Writing, Spelling, Spanish to grade 5

### Christina Bonilla, 16

14808 Hancock Court  
 703-815-8247  
 Babysitting, flexible hours, CPR certified. May also be  
 contacted at *XoXLionGirlyXoX@aol.com*

### Kevin Fleming, 17

14732 Gatwick Square  
 703-825-1700  
 Pet sitting, lawn mowing, leaf and snow removal,  
 babysitting and tutoring

### Tulia MacDicken, 16

14809 Maidstone Court  
 571-331-2585  
 Babysitting, CPR certified. Tutoring in Math, English, Read-  
 ing. Prefer to work with ages 4 and up. Puedo hablar Espanol  
 si es necesario

### Megan Peralta, 16

6214 Paddington Lane  
 703-509-9319  
 Private violin lessons, \$15/lesson. Also, pet sitting, babysitting  
 (prices negotiable), math, science and English tutor up to grade  
 10. Lots of experience. References provided.

**Kid Power** is an area where kids can advertise for free for jobs they can do in the neighborhood, such as tutoring, babysitting, pet sitting, mowing, and leaf and snow removal.

To sign up for **Kid Power**, please send a note signed by a parent or guardian with your name, address, age, job description and phone number to:

Samantha Winterstine, Sequoia Management Co.  
 13998 Parkeast Circle, Chantilly, VA 20151.