



THE LONDON TOWNE CRIER

The London Towne Community Newsletter

July 2009

TRASH REMINDER



The Board was asked to remind residents that trash days in London Towne are Tuesdays and Fridays. Also, recycling pick-up is on Fridays only.

Please remember trash/recycling should not be placed on the curb before 5:00 pm the night before a scheduled pick-up. Please also remember to remove trash/recycling receptacles as soon as possible after PDS has made their respective pick-ups. Receptacles are not allowed to be stored in the front yard.

If you need a special pick-up, please call PDS at 703-560-8866 to schedule large item pick-up.

If you have any questions at all about trash pick-up or receptacle storage, please refer to the London Towne Covenants, Trash Removal Procedures, and/or the Architectural Guidelines. If you do not have copies of any of these documents, please visit the London Towne website at www.lthoa.com or contact Samantha Winterstine at Sequoia Management at 703-803-9641. Thank you for your help in keeping London Towne looking and smelling sweet.



COMMUNITY YARD Sale!

SATURDAY, JULY 18

(Rain Date: JULY 25)

- The main setup area is on the grassy area along Rt. 29
- between the service road and the fences. You may also
- use common areas within the neighborhood.
- Please do not block mailboxes or fire lanes.



London Towne Festival Planning Committee



Volunteers Needed!

• Before you know it, it will be time for the London Towne Annual Festival. We need volunteers to help coordinate this event. If you would like to help, there will be a meeting on July 18 at 12:00 noon.

• Questions? Please contact Michele McCormack at lthoa1@verizon.net.

THE LONDON TOWNE CRIER

SEQUOIA MANAGEMENT COMPANY, INC.

13998 Parkeast Circle
 Chantilly, VA 20151
 Samantha Winterstine, Community Manager
 E-mail: 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
 William Sheldon, Vice President
 Sally Saucedo, Treasurer
 Linda Evans, Secretary
 Kim Hershey, 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

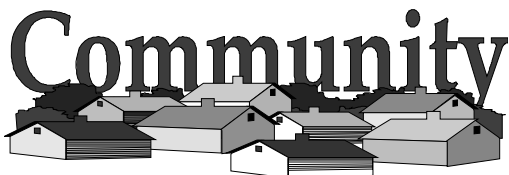
POISON CENTER HOTLINE: 1-800-222-1222

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

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
 or email the Board at 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.



Police Warn Seniors of "Phony" Callers



Several seniors across Fairfax County have been victimized by a phone scam in recent weeks. Thousands of dollars have been lost by these few individuals and many others have nearly lost money.

The scam begins with a phone call from a "grandchild." The caller tells the senior they have been involved in an accident or arrested for DWI. They plead with the senior to wire money and not tell "mom and dad." They also say the money cannot be sent directly to them because their wallet is in the car which was impounded. Instead, they ask for the money to be sent to a "friend" or "attorney." In some cases, another person posing as the "attorney" calls the senior a few minutes later and supports the claims made by the initial caller.

This technique, known as social engineering, is preying on the fact that most seniors will do anything to help a family member. Steps need to be taken to not fall victim of this attack. If you get a call from anyone asking for immediate money, you need to:

- * Verify who the caller is by asking personal questions.
- * Be cautious; don't give personal information.
- * Call other family members before sending any money.
- * Call the location where the "family member" is being held or treated.
- * Remember, an unsolicited call does NOT guarantee verification.



Homebuyer Education

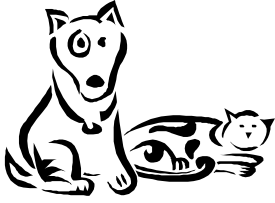
Homebuyer education de-mystifies the confusing process for first-time homebuyers and gives confidence in understanding homebuyer terminology and making the right decisions about home choice and loan products. The importance of homebuyer education is supported by a study by Freddie Mac that cites a 26% reduction in 90-day delinquency rates for those buyers who received classroom counseling.

Demonstrating completion of a homebuyer education program is a mandatory pre-requisite to use any Fairfax County homebuyer programs. Most new homebuyers complete the Virginia Housing Development Authority (VHDA) Homeownership Class. This six-hour class is taught in several locations throughout Northern Virginia. The VHDA Homeownership Class is free but because seating is limited registration is required. A schedule of VHDA Homeownership Education classes is listed below. To obtain a class schedule and for more information about other classes call VHDA's toll free number (1-888-643-2696). You may also visit the VHDA website for information on their schedules and programs.

To register: call 703-246-5087 between 1:00 pm- 4:00 pm, Monday through Friday. Please note: You must attend both three-hour class sessions to obtain full credit and be issued a certificate. All classes are held at the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, VA 22035.

- * **September 9, 2009**, 6:30 pm, Rooms 4 & 5 **AND**
September 16, 2009, 6:30 pm, Rooms 2 & 3
- * **October 7, 2009**, 6:30 pm, Rooms 2 & 3 **AND**
October 21, 2009, 6:30 pm, Rooms 7 & 9





2009 Reduced Cost Rabies Clinics

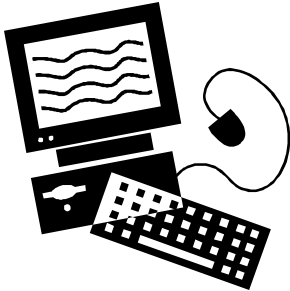
Sunday, August 9, 2009 and Sunday, November 15, 2009

Rabies clinics will be held from 2:00–4:00 pm at the Fairfax County Animal Shelter, 4500 West Ox Road, Fairfax, 22030. The cost is \$12.00.

* Dogs, cats and ferrets will be eligible for vaccinations.

- * Dogs MUST be on leashes; cats and ferrets MUST be in carriers.
- * All pets will receive a 1-year rabies vaccine. To obtain a 3-year vaccine, bring your pet's rabies certificate showing your dog's current rabies vaccination and expiration date. Only those who are able to show proof will be eligible for the 3-year vaccination for their pet.
- * Only rabies certificates will be issued (no tags).
- * 2009 dog licenses will be sold at each clinic at a cost of \$10.00.

Electric Sundays at the I-66 Transfer Station



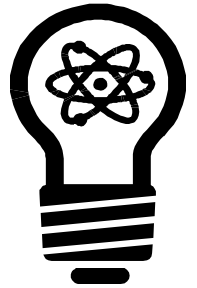
County residents can recycle televisions, computers and electronic peripherals at the I-66 Transfer Station from 10:00 am – 3:00 pm at upcoming Electric Sunday events on July 12, August 16, September 20, October 18 and November 15. The Transfer Station is located at 4618 West Ox Road in Fairfax. There is no cost to Fairfax County residents for this service. This event is sponsored in part by Covanta Fairfax, LLC.

Electric Sundays are limited to the collection of central processing units (CPU), computer monitors, computer peripherals, laptops, desk-top computers, televisions, console TVs, projector TVs, flatscreen TVs, consumer electronics containing circuit boards, stereos, video cassette recorders, CD/DVD players, telephones, cell phones, printers, scanners, copiers, fax machines, computer parts and accessories, keyboards and mice. Equipment brought to these events does not need to be in working order.

Home Depot Accepts Compact Fluorescent Light Bulbs

Home Depot is accepting compact fluorescent lightbulbs for recycling, free of charge.

Take the unbroken, expired bulbs to the returns desk of any store.



HAPPY SUMMER FROM
THE LONDON

TOWNE
HOMEOWNERS
ASSOCIATION!



Free Mortgage Review

Do You Need Answers About Your Current Loan
Is Your Adjustable Mortgage Re-Setting Soon
Looking For A Better Rate
Do You Want To Move Up To A Larger House
Call Today For Your Free Mortgage Review

Jeffrey Farrell

703-946-7419 Direct 703-734-2424 Office

HOMESTEAD
FUNDING CORP.



A Division of
1st Niagara Bank

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: _____



LYNN ROWLAND

NVAR Lifetime Top Producer
Top 1% In Sales Nationwide
20 Years Experience

Buying or Selling

EXPERIENCE MATTERS

Recently Sold in London Towne

6010 Westbourne Pl.	\$230,000.*
14949 Lady Madonna Ct.	\$205,900.*
14845 Basingstoke Loop	\$205,000.*
6267 Astrid Ct.	\$185,000.*



CALL LYNN TODAY
YOUR HOME COULD BE NEXT

Over **20 Years** helping London Towne Buyers and Sellers
with all Their Real Estate Needs

Call Lynn for a *Free, No Obligation, Market Analysis* of Your Home

703-772-4919

* List Price



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 by at *XoXLionGirlyXoX@aol.com*

Kevin Fleming, 17

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

Megan Peralta, 16

6214 Paddington Lane
 703-509-9319
 Private violin lessons. \$15/lesson. 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.