



Lafayette Village Community Association

December 2011/January 2012 Newsletter

Sequoia Management Company Starts 1/1/2012

Starting January 1, 2012, Sequoia Management Company will take over management of Lafayette Village from KPA. Later this month, you will receive a coupon book from Sequoia for payment of your HOA fees. Fees must still be paid quarterly on or before January 1, April 1, July 1, and October 1 of each year, with a grace period until the 15th of each month. You will still have the ability to pay your fees in advance, or to set up an automated electronic payment against a bank account of your choosing. These details will be included with your coupon booklet.

Here is the contact information for Sequoia:

Mailing address	Payment Address
Sequoia Management 13998 Parkeast Circle Chantilly, VA 20151	Sequoia Management P.O.Box 18003 Ashburn, VA 20146

Dale Edwards will be our property manager. His email address is dedwards@sequoiamgmt.com. Dale's assistant is Glenda Cruz; email address is gcruz@sequoiamanagement.com. Sequoia's phone number is 703-803-9641, and its fax number is 703-968-0936.

Welcome, Dale and Glenda, and the entire Sequoia team. We look forward to a productive relationship with you!

2012 LVCA Budget Keeps HOA Fees Unchanged

The Finance Committee presented the LVCA 2012 draft budget at the Annual Meeting October 3, 2011 and announced that HOA fees would remain unchanged for 2012, at \$328 per quarter for town home owners and \$167 per quarter for detached home owners.

Highlights of the draft budget include:

- Fully funding the reserve fund (to support future major projects) -- \$71,791
- Funding tree maintenance and emergency tree removal-- \$27,000
- Funding for installation of new lights -- \$6,000
- Funding for the swimming pool, including maintenance and early summer hours -- \$46,520

You can review the draft budget on pages 9 and 10 of this Newsletter. The Board will adopt its budget at its December meeting (see Calendar, page 2), when the approved budget will be posted on the website.

LVCA has managed to stabilize HOA fees all homeowners must pay, keeping them unchanged for the third consecutive year. Equally important, the reserve fund is now fully funded for the foreseeable future, and should be adequate to meet all major upcoming HOA expenses, such as resurfacing all community streets.

In this issue...

- *LVCA meeting schedules*
- *President's Corner: Message from President Iddings*
- *Committee Reports*
- *2012 Draft Budget*
- *Community news*
- *Winter Snow Management*
- *Deer Hunting*

Newly Elected Board Member, New Officers

At the LVCA Annual Meeting this past October, new member Carl Iddings was elected to a full three-year term on the Board, taking the seat held by Sean Walsh, who retired from the Board at the end of his term. Thank you, Sean, for your service to the Association!

Carl Iddings was selected as Board President, with John Alexander moving to Vice-President, Jay Jarvis moving to Treasurer, Nathan Garcia becoming Secretary, and Hattie Walden becoming the Member-at-Large. Contact information for your Board members and officers can be found on page 2 of the Newsletter and on the website, www.lafayettevillage.org.

Our Community Information...

LVCA Board Members

Carl Iddings – President

703-206-0170

President@lafayettevillage.com

John Alexander – Vice President

703-208-9614

jmalex14@msn.com

Nathan Garcia – Secretary

202-374-1544

nathanraul2000@yahoo.com

Jay Jarvis - Treasurer

571-235-5420

treasurer@lafayettevillage.org

Hattie Walden – Member-at-Large

703-204-4641

hmwalden@mindspring.com

LVCA Committee Chairs

Architectural Control – Angela Cutter

703-371-9851

aicutter@verizon.net

Grounds – John Alexander

703-208-9614

jmalex14@msn.com

Finance – Sean Walsh

im_sean@msn.com

Pool & Recreation – Lisa Conoly

703-698-7455

linda.l.witham@verizon.com

Communications – Carl Iddings

lvcawebmaster@lafayettevillage.org

Neighborhood Watch – Fred Saah

703-641-0446

fred300@gmail.com

Klingbeil, Powell and Alrutz Inc. (KPA)

(until 12/31/2011)

Diane Tschirhart

Dtschirhart@kpamgmt.com

Phone: 703-532-5005

Sequoia Management Company

(starting 1/1/2012)

Dale Edwards

dedwards@sequoiamgmt.com

Phone: 703-803-9641

Fax: 703-968-0936

HOME OWNERS REMINDER!

First Quarter Assessments are due January 1, 2012.

You will soon receive your 2011 coupon book. Remember that your assessment payment must reach Sequoia by January 15, 2012, or you will be assessed a late payment fee.

LAFAYETTE VILLAGE COMMUNITY EVENTS CALENDAR

Monthly Meetings (Check Website for Details)

Board Meetings - 2nd Monday of month at 7:00 PM at the Mason District Government Building, 6507 Columbia Pike. (December 12 and January 9)

ACC Committee - 7:00 PM at 3713 Yorktown Village Pass (December 15 and January 19)

Grounds Committee – 4th Tuesday of month at 7:00 PM at 7900 Peyton Forest Trail. (December 22 and January 26)

Finance Committee – December and January meetings cancelled. Check the website for details or contact the committee chair, at treasurer@lafayettevillage.org.

Neighborhood Watch – Tuesday after the Board meeting at 7:30 PM at 3721 Yorktown Village Pass (Meetings suspended until spring.)

All residents, including renters, are invited to attend scheduled meetings. Please check the website for the most current information:
<http://www.lafayettevillage.org/>

PRIVATE AFTER-SCHOOL TUTOR AVAILABLE

If you, or someone you know, is looking for a private after-school tutor, I am happy to help! :-)

Credentials:

10+ years of classroom teaching experience

Former FCPS teacher at Columbia Elementary School, Annandale

Masters degree in Reading Instruction

Tutoring experience with K-8 students in ALL subject areas

Contact:

Jaime Carroll (Lafayette Village resident)

703-942-6124

jaimecarroll@gmail.com

The President's Corner – Carl Iddings, LVCA President

First, I would like to thank those who voted to elect me to the LVCA Board of Directors at October's Annual Meeting, either in-person or via proxy. Second, I want to thank my fellow Board Members who selected me to serve as President of the Board. The community has elected a strong Board of Directors that will continue to manage Association business effectively to ensure our community remains a wonderful place to make our homes.

My first order of business as President of the Board will be to manage the transition to our new management company, Sequoia Management, to ensure its – and our – success in this new relationship. Elsewhere in this newsletter you can read about Sequoia philosophy of community management. The Board chose Sequoia in part because of its strength in enforcing ACC guidelines, and we will work hard to ensure the management company understands our guidelines and puts in place an effective inspection and enforcement process. You can expect to hear more about this in the February/March issue of the newsletter.

I also want to take this time to thank KPA and our community manager, Diane Tschirhart, for the work they have done for us over the past four years. KPA's critical success came when it was able to reconcile our books, and finally produce accurate accounts balance sheets. KPA was initially selected as our management company because of its expertise in managing community association financial records, and the company exceeded our expectations in this regard. This was shown by the string of clean audits LVCA received under KPA's management. So, thank you, KPA, for a job very well done!

Contained in this issue of our community newsletter is the draft budget the Board plans to adopt at its December meeting. I thank all the Finance Committee, who under the leadership of Committee Chair Sean Walsh, put together this draft budget. It is not an easy job to make the numbers work for our community, and to do so with no increase in our quarterly assessments is an achievement to be lauded.

Our committee chairs are looking for homeowners to give advice and lend a hand with some of our community projects. If you can give an hour or so each month working on one of these committees, please contact any committee chair. You and the community will benefit.

For the last two years during the holiday season, President Jay Jarvis held a community-wide contest for the best decorated homes and street. I want to continue that tradition. So, for the 2011 holiday seasons, for the best decorated homes in the community, there will be a first, second and third place sign placed in their yards on December 23rd. And the best decorated street will receive a "Best Decorated Street" sign placed at its entrance. This one will go to the street that has the most homes beautifully decorated.

Please use any theme you like for decorating, whether religious or non-religious. And remember to take down all decoration after the first of the year.

Finally, I want to acknowledge and thank Jay Jarvis for his tenure as President of the Board. Jay was (and remains) a tireless worker for the improvement of the community. During his years as President, LVCA took on the state Department of Transportation to ensure we receive just compensation for the state's taking of our property, implemented an aggressive tree management program, completed several significant erosion control projects, all while stabilizing our finances and eliminating HOA fee increases. Excellent job, Jay! Thank you.

On behalf of the LVCA Board of Directors, and our current and incoming management companies, I want to wish you and your family a very happy holiday season and a great 2012.

Martin Luther King Day of Service

To commemorate Martin Luther King's life, we would like to organize a community service event for Martin Luther King Day, January 16, 2012. If you have ideas about an appropriate way to honor Dr. King, please send your suggestions to Carl Iddings at president@lafayettevilalge.org. In January, he will announce time and location of the LVCA volunteer event.

Community Updates: Committee Reports

Finance Committee

The Finance Committee, under the chairmanship of former Treasurer Sean Walsh, has recommended a budget for 2012 that has no increase in assessments. At its November meeting the Board accepted this recommendation and formally approved assessments for 2012 with no increase. The Board will next consider the 2012 budget at its December meeting. You can review the 2012 proposed budget on pages 9 and 10 of this newsletter. According to Walsh, the Finance Committee's total recommendations are included in the budget, with no comments.

For the 2011 year LVCA is expected to finish the year with a small surplus.

In 2009 the Board authorized a community garden to be funded by user fees with a review in three years.. A review of the three years of operations shows revenues collected of \$925.00 and expenses of \$903.87. By all accounts the community garden has been a tremendous success.

The community continues to work through this difficult economic time with some of the properties in foreclosure and failing to pay Association fees. One of these properties, which has been vacant for almost three years, is expected to be taken over by a bank early in 2012. This is good news for the community as the property will sold and a new owner will begin paying assessments. With the exception of this and a few other properties, collections have gone well in 2011.

LVCA owner equity stands at about \$700,000. Our 2009 Replacement Reserve Report calls for spending \$162,109 on replacements in our community in 2012, followed by \$148,334 in 2013, and \$106,207 in 2014. Most if the amounts are scheduled to be spent on redoing our streets. Annually, about \$72,000 is added to reserves from our operating account. So for the next three years the reserve fund will experience a reduction in the overall balance. Beginning in 2015 the reserve fund is schedule to increase annually until 2030.

Comments and suggestions on the 2012 budget or any LVCA financial matter can be sent to treasurer@lafayettevillage.org.

Pool and Recreation Committee

Thank you to everyone who made this past pool season such a success. Pool usage was up again this year and more applications were processed than in recent years. This year, we began our full-day weekday hours about two weeks earlier than in the past. This proved to be a popular decision which we hope to continue. We had three wonderful lifeguards this year with Kyle, Jan and Gabi. Look for the 2012 Pool Pass Application in the April/May 2012 Newsletter.

Architectural Control Committee (ACC)

The Architectural Control Committee is looking forward to 2012 and the transition to a new management company. With Sequoia's experience in residential management and electronic record keeping, we're anticipating that residents will see a big improvement in communications. I'll be meeting with our new management agent early in the new year to learn more about the company and how they anticipate meeting our community's needs in regard to ACC matters. Our expectations are for clearer, more accurate and timely inspections with improved follow up.

I'd like to thank the ACC committee members for their work this year - Penny Horsley, Tina Snapp, Terri Clark, Chas Ryan and Bob Rosenbaum.

For further information on ACC guidelines or the Exterior Request form, please visit our website www.lafayettevillage.org or contact KPA directly. An updated Exterior Request form, with Sequoia Management Company's mailing address, can also be found on page 11 of this newsletter.

(Note: Annual reports from all the committees were included in the October/November 2011 newsletter, available on the website. Check there for more information.)

Community Updates: Committee Report, continued...

Communications Committee

The Communications Committee is responsible for this newsletter, for maintaining and updating the Association website, www.lafayettevillage.org, and for managing the community email notification list. The Committee relies on residents, committee chairs, and the Board to provide interesting content relevant to homeowners and residents of Lafayette Village.

The next newsletter will be distributed at the beginning of February, 2012. The deadline for submitting material is January 30, 2012.

The Communications Committee has a number of volunteer distributors, the folks who distribute the newsletter door-to-door. During the past year, these included Kathie French, Mike Loudon, Christie Prucker, Tina Snapp, Linda Boone, Terri Clark, Shawn Howard, Larry Dunham, and Angela Cutter. A special thanks goes out to these individuals.

Grounds Committee

With the weather changing over the past few weeks, it seems clear that winter will soon be upon us.. Please remember that sand is the best material to use to gain traction on the snow and ice. Using chemicals on the ice can cause your cement porch and sidewalk to scale and spall (aka crack and flake). ☺ Also, while BladeRunners is responsible for plowing our streets once we've receive more than 2" of snow (see article on page 7 for more details), residents need to shovel the sidewalk in front and on the side of their home.

New Additions

The last newsletter was full of proposal reviews and logistics, and I'm happy report in this newsletter the resulting work. The 7 new mailboxes have been installed in time for the gift giving holidays, so I hope the larger individual mail slots as well as the package-sized mailboxes come in handy this season. The plan is to order the 2 remaining units as soon as possible so they may be installed once the weather cooperates. Speaking of new additions, a good-looking and functional walkway was installed on Byrds Nest Pass behind the homes that run parallel to Merrimac Trail. This compliments the retaining wall that was put in late last year.



A new mailbox being installed

Tree Maintenance

We put out an RFP for the annual tree trimming and removal in August, and Big Steve Tree Care was awarded the contract. His crew was out the weeks leading up to Thanksgiving, and still has a few items to complete. Of particular note, many of the trees behind the townhomes have been trimmed up 20' – 30'. As sunlight is let back in and grass returns, erosion in these areas will slow or stop completely. We have experienced this working in several areas around the community and believe it to be the most economically effective solution to erosion prevention.

We received several comments about the Tree Maintenance this fall, many of which could be classified under "what happened?" In an effort to keep the community better informed, and as a mechanism to allow for some feedback, next year we'll post the RFP online.

We have ordered two black gums to plant at the SE and SW corner of the Tot Lot. We've noticed that the equipment gets too hot to play on in the summer, and hope that in the coming years these beautiful trees will provide enough shade to allow our kids more playtime.

NEPP Grant

NEPP is the Neighborhood Enhancement Partnership Program sponsored by Fairfax County. For the last several years they have provided grants up to \$5,000 for neighborhood projects. We submitted a proposal, with the Board's approval, to utilize the northern end of Dominion's right-of-way. We would install a waterline to the area and fence off two areas, one for a Community Garden North and one for a tree nursery. We will be notified in February of the results.

Community Updates: Committee Report, continued...

Neighborhood Watch Committee

Things have been pretty quiet recently with only a few reported incidents in October and November. With the holidays approaching, residents going out of town and the sun setting earlier, everyone should be aware of strange vehicles driving through the streets or people walking around who do not belong here. If you notice something out of the ordinary, you can call the Fairfax County Police non-emergency number, 703-691-2131, and do not approach anyone.

After the holidays, Fairfax County Police recommend putting trash out the morning of the trash collection. If you put trash out overnight, you give the opportunity for crooks to see what presents were received. If they see something they like they may come back when you are not home.

If you would like to join the neighborhood watch or have any questions please contact Fred Saah at fred300@gmail.com.

Community News...

Deer Hunting in Lafayette Village Resumes

Under the terms of the Association's agreement with Suburban Whitetail Management of Northern Virginia, deer hunters are allowed to hunt on community property during deer hunting season, from September through March. If you are out in the early morning or evenings, you may have seen one of the two hunters assigned to our property. Since the hunting season began in September, two SWMNV hunters have conducted 49 hunts lasting a total of 117 hours. They have spotted deer 91 times, and harvested 7 deer. In the five years that SWMNV has been hunting in Lafayette Village, its hunters have taken 27 deer.

SWMNV is not allowed to hunt on Association property between April and August.

Why do we allow deer hunting in Lafayette Village? While the deer are attractive animals especially when you encounter them in the woods, they have proven to be a nuisance in our community. Besides the damage they do to our plantings and trees, a number of residents have had near misses from deer darting out in front of their cars. One resident reported stopping on Lafayette Village Drive by the "S" curve waiting for two deer to walk slowly across the street into woods, only to notice at the last moment two other deer next to the sound barrier wall also wanting to cross the road. We have been fortunate to



Deer grazing on Yorktown Village Pass

only have near miss encounters with deer, but in Fairfax County as a whole, there is an average of 4,000 to 5,000 deer/vehicle collisions a year! And some areas in the county support more than 400 deer per square mile, compared to a healthy density of 15 to 20 deer per square mile. And of course, deer are vectors for the ticks that carry Lyme Disease.

How do SWMNV hunters hunt? And how safe is hunting for residents? Suburban Whitetail Management has a stringent selection process for their hunters. All hunting is done by modern compound bow and arrow from tree platforms from 15 to 20 feet high. Hunters must take a stringent qualification screening for safety and experience and must qualify on a range every year. Hunters are trained only to take shots that are less than 20 yards, and are tested for accuracy at that distance. Only the most experienced and accurate are certified as SWMNV hunters. The State biologist and Virginia Department of Game and Fisheries recognize SWMNV as a safe and effective means to manage the overpopulation of deer in Fairfax County. This year SWMNV hunters are being used to bow hunt deer in a number of county parks because of the overpopulation of deer in them.

Community News, continued...

Winter is approaching!

And that means snow, snow shoveling and snow plowing! Blade Runners is our snow plowing company, and it follows a set of procedures to determine when it will plow or sand and salt our streets. Here are their guidelines:



Feb. 2010 Snow storm

- If winter weather advisory is issued for our area that predicts snow in excess of 2 inches, Blade Runners will wait and see that we receive at least the predicted amount.
- When the snow depth reaches two inches, Blade Runners will begin plowing operations, unless it appears we will be receiving considerable more. Once the snow has stopped and our roads are clear, Blade Runners will apply sand and calcium chloride to our streets to minimize icing.
- If we have a dreaded wintry mix – snow, rain, and ice – making the roads treacherous, Blade Runners will begin to apply sand and calcium chloride to our roads.
- Occasionally, Blade Runners will leave the decision to sand, salt, or plow to the Association. In that case, the Grounds Committee chair and the President will consult and make a decision whether to request services or not.

Blade Runners will communicate with the chair of the Grounds Committee and the President of the Association. In turn, they will provide updates to you through the LVCA email list. If you do not already subscribe to the email list, now is a good time to begin – send your email address to lvcawebmaster@lafayettevillage.org and request to be added to the mailing. You'll then be assured of getting the latest snow updates this winter, as well as other valuable notices.

Recommendations....

Babysitter

We highly recommend the nanny of our two children for babysitting, **Carmelita Jagunos**. Carmie is 28 and has worked and lived with us for 4 years, since our daughter was a newborn and son was 2. She is great with them, plays, disciplines, cooks nutritious meals/feeds, teaches, and loves. She has received training in basic first aid and CPR. She is available evenings and weekends for \$15 hour. Call us if you need further information on Carmie (**Amy :206-953-2789, John: 206-660-2789**). She has also babysat for our neighbor and they were very happy and can call you with a recommendation. **You can reach Carmie directly at 206-890-0376 or carms19@hotmail.com.**

Masonry/Brickwork

David Wight, (703) 862 – 4512. I recently had the brick veneer of my home repaired (it had a crack that was rather large, extending from the second to third story windows), and David Wight performed an excellent job. I had a hard time finding a mason who was actually willing to do the work because the job was considered to be too small or too difficult, since it involved blending colors so the mortar used in the crack repair would match the damaged bricks. Mr. Wight is retired, but does work like this on the side. In our conversation, he mentioned that he lives close by, so doing small jobs like mine is easy for him.

More Community News....

Introducing Sequoia Management Company

Since its founding in December 1986, Sequoia Management has been a leader in the community management industry in Northern Virginia.

Our business model is simple; we assign a Community Manager and their full-time assistant to a portfolio of 6-8 communities. The communities are generally located close to each other geographically to ensure that more time is spent on the property than on the road.

Over the years, we have built strong working relationships with reliable contractors who give us responsive, quality service at competitive rates. This means the Lafayette Village Board of Directors and residents can count on us to take care of all the details and alleviate the concerns of living in the Community. Trash removal, landscaping, maintenance of physical amenities, snow removal and compliance with the Governing Documents by all of the homeowners; the numerous details that affect the value of your property are all areas of Sequoia Management's expertise.

Our approach is straightforward: keep a tight rein on expenses while maintaining the appearance, quality, and value of the property. That simple directive makes a measurable difference, even in a community that you may consider otherwise "well-managed." That difference is what has placed Sequoia at the leading edge of property management.

We look forward to forging a long term, mutually beneficial relationship with the members of Lafayette Village. Sequoia Management stands ready to serve you!



Dale Edwards, our new community manager

HOT Lanes Update

In partnership with the Virginia Department of Transportation, Transurban and Fluor are working to provide the most significant improvements to I-495 (the Capital Beltway) since it opened in 1964. The project is providing four new travel lanes (two lanes in each direction) along a 14-mile corridor that spans from the Springfield Interchange to north of the Dulles Toll Road Interchange. The new Beltway lanes will be free for drivers traveling with three or more persons, and will be available to other drivers who choose to pay a toll. All drivers will benefit from the expanded capacity and new travel options on the Beltway, as well as from the more predictable trip that the High Occupancy Toll (HOT) Lanes will provide.

The project is also replacing 58 aging bridges and providing new direct access points into major employment centers and retail destinations.

With the project over 80 percent complete, many travel improvements already have been finished and are benefitting local communities. Among these improvements are the new Beltway bridges at the Little River Turnpike and Gallows Road Interchanges that were completed and opened to traffic this past

summer. These new bridges, which are among the 58 aging bridges and overpasses that are being rebuilt as a benefit of the Capital Beltway HOT Lanes Project, are wider and provide new bicycle and pedestrian access.

Additionally, the project is providing new and improved sound walls to protect neighboring communities along the Capital Beltway HOT Lanes Corridor. Installation of new sound walls is approximately 80 percent complete.

The Beltway HOT Lanes Project is now entering its final year of construction and is scheduled to open in late 2012. As you travel the Beltway this year, you will see many more changes taking place. Keep up to date with construction activities by visiting www.vahotlanes.com.



New Little River Turnpike Bridge, looking east

2012 Draft Budget...

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION

Proposed Budget - 1/1/12 - 12/31/12

Acct		FY12			FY11
		Proposed Budget	Projected 12/31/11	Actual 7/31/11	Approved Budget
	Income:				
4010	Assessments - Single Family \$167/qtr	14,028	14,028	10,521	14,028
	Assessments - Townhomes \$328/qtr	385,728	385,728	289,296	385,728
4030	Late Charges	1,000	1,090	816	1,300
4050	Pool Passes	600	600	600	850
4060	Interest	100	50	26	1,900
4070	Garden Plot Income	250	200	200	525
4090	Miscellaneous	<u>300</u>	<u>400</u>	<u>355</u>	<u>100</u>
4596	Total Income	402,006	402,096	301,814	404,431
	Operating Expenses:				
4610	Administrative	74,850	82,615	37,751	77,415
4620	Pool	46,520	44,330	32,547	44,875
4630	Maintenance	194,989	181,230	89,387	199,350
4635	Utility	5,200	5,125	2,990	3,500
4640	Fixed	7,735	7,500	3,489	7,500
4650	Replacement Reserves	<u>71,791</u>	<u>71,791</u>	<u>41,878</u>	<u>71,791</u>
4643	Total Operating Expenses	401,085	392,591	208,042	404,431
4710	Net Surplus (Deficit)	921	9,505	93,772	0
	Administrative Expenses:				
5020	Office	3,000	3,000	1,535	4,200
5040	Legal	12,000	11,600	6,711	13,000
5045	Audit & Accounting	3,700	3,425	3,425	3,525
5050	Management Fees	38,400	40,490	23,614	40,490
5055	Bad Debt	12,000	18,800	<u>304</u>	10,000
5069	Community Events	750	500	184	1,200
5070	Communications (Website/Newsletter)	2,000	2,000	853	2,000
5093	Meetings Support	2,500	2,500	1,060	2,500
5125	Neighborhood Watch	<u>500</u>	<u>300</u>	<u>65</u>	<u>500</u>
	Total Administrative Expenses	74,850	82,615	37,751	77,415

2012 Draft Budget, continued...

Swimming Pool Expenses:

5510	Pool Contract	32,345	31,400	28,000	31,400
5540	Pool Telephone	350	330	188	375
5550	Pool Electricity	3,500	3,400	1,823	3,800
5560	Pool Water	2,800	2,700	1,190	2,800
5570	Pool Gas	225	200	106	200
5580	Pool Supplies	3,800	3,300	158	3,300
5583	Pool Maintenance	<u>3,500</u>	<u>3,000</u>	<u>1,082</u>	<u>3,000</u>
5696	Total Swimming Pool Expense	46,520	44,330	32,547	44,875

Maintenance Expenses:

6045	Grounds Upkeep Contract	70,680	70,680	41,229	70,680
6047	Grounds Maintenance/Repair	23,500	23,500	2,422	23,500
6055	Tree Maintenance	20,000	22,000	375	22,000
6056	Emergency Tree Fund	7,000	7,200	6,795	5,000
6058	Tot Lot Maintenance	500	1,200	11	300
6065	General Maintenance	2,000	2,000	1,234	1,200
6075	Trash and Recycling Service	52,309	42,350	29,631	50,785
6095	Snow Removal & Supplies	10,000	5,000	3,059	10,000
6090	Contingency	3,000	0	0	4,885
6160	Mailboxes (4)	0	4,800	4,631	5,000
6170	Lights (4)	<u>6,000</u>	<u>2,500</u>	<u>0</u>	<u>6,000</u>
6296	Total Maintenance Expense	194,989	181,230	89,387	199,350

Utility Expenses:

6330	Electricity for Street Lights	<u>5,200</u>	<u>5,125</u>	<u>2,990</u>	<u>3,500</u>
6336	Total Utility Expense	5,200	5,125	2,990	3,500

Fixed Expenses:

6340	Insurance	4,935	4,700	2,589	4,700
6365	Income Taxes	<u>2,800</u>	<u>2,800</u>	<u>900</u>	<u>2,800</u>
6596	Total Fixed Expenses	7,735	7,500	3,489	7,500

6900-					
0001	Replacement Reserve	<u>71,791</u>	<u>71,791</u>	<u>41,878</u>	<u>71,791</u>
6920-					
0000	Total Replacement Reserve	71,791	71,791	41,878	71,791

New ACC Request for Exterior Improvement Form

REQUEST FOR EXTERIOR IMPROVEMENT FORM (effective after 1/1/2012)

To: Chair, Architectural Control ACC
Lafayette Village Community Association
c/o Sequoia Management, Attn. Dale Edwards
13998 Parkeast Circle
Chantilly, VA 20151

Date: _____

Pursuant to the By-Laws and A.C.C. regulations of the LVCA the following exterior improvements to my property located at: _____
are proposed:

Sketches, pictures, diagrams, color paint chips and further details of my project (as necessary) are attached to help preclude further inquiries that slow the A.C.C. process and delay my work.

I am aware that A.C.C. approval for the project is contingent upon quality workmanship and timeliness of work. I further understand that A.C.C. approval is not a substitute for compliance with applicable Fairfax County building codes, ordinances or any other regulation or restriction (such as easements) and that compliance with the above is the responsibility of the homeowner. Any cost relating to compliance will be borne by the homeowner.

I further understand that it is Association policy that the homeowner is responsible for repairing, to Association satisfaction, any damage done to common properties that might be caused by the homeowner and/or parties contracted by the homeowner during the execution of the project.

NAME: _____

ADDRESS: _____

Phone # _____ Fax # _____ E-mail: _____

ENDORSEMENT

Date of ACC action: _____

The ACC, having carefully considered the above request, hereby:

- approves as submitted
- approves the proposal as modified below
- regretfully cannot approve the project for the reasons cited below:

A follow-up inspection will occur after completion to ensure compliance. Thank you for your cooperation.

Chair, Architectural Control ACC