



# Langley Oaks Newsletter

Spring 2007

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**Langley Oaks Homeowners Association**  
P. O. Box 681, McLean, Va 22101  
[www.langleyoaksmclean.com](http://www.langleyoaksmclean.com)

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**LOHA WEBSITE; UP AND RUNNING:** The Langley Oaks Homeowners Association website has recently gone online. Please take a look; as noted on the newsletter masthead, our web address is [www.langleyoaksmclean.com](http://www.langleyoaksmclean.com). The site includes information about the community and a calendar of upcoming events. We also have information about Langley Oaks, including a directory of the members of the Board of the homeowners' association with email addresses. We plan to set up special, password protected sections including a directory of residents and an email notification system about events in the Oaks for all residents who are interested. If you would like to participate in these sections, you can register on line. The process is easy – just follow the prompts on the site. Please be assured that we will protect the confidentiality of all information provided. This information will be maintained separately in a password protected portion of the website that can be accessed only by registered Langley Oaks residents.

The site is still under construction. Please contact any of the Board members with any ideas or suggestions you may have to improve the site.

The Board would like to thank Ellen Fischler, for her time and effort in creating and maintaining this website. She is a volunteer and will manually enter the registration materials for each person who seeks access to the protected portions of the site. We anticipate a high volume of requests initially, and ask for your patience during this process. Once the initial sign-ups have taken place, additional requests will be able to be handled more expeditiously.

**GOT GAS? WANT GAS?** While many homes in Langley Oaks have the option of using natural gas instead of electricity for cooking/hot water/heating/laundry, there are still many that do not. Some of our neighbors have even gone so far as to install underground propane tanks to substitute

for natural gas. If your home does not presently have natural gas service and you are interested in converting your electric heat system to gas heating, or converting your hot water heater, oven, range or dryer to natural gas, please contact L.O. neighbor Ron Jarvis Washington Gas is not legally obligated to extend existing gas mains to presently unserved homes, but will consider the possibility if it can be shown that its investment can be recouped from new customer usage within a reasonable time frame. If a sufficient number of residents are interested in obtaining access to natural gas, we can press our case together.

**SPRING CELEBRATION:** It is time again for the Community Events Committee to set up a Spring Event. Keep an eye out on the website and in your mailbox for announcements. As always, if you are interested in helping out, please contact Suzanne Seigel

**KINDERGARTEN ROUNDUP:** If you have a rising Kindergartner and would like to meet other future classmates, you are welcome to come to the Churchill Road School Playground every second Sunday of the month from 10 am - 12 noon (April - June) for an informal playdate. Please pass this information on to anyone you know who has a rising Kindergartner as well. For more information please contact Sarah Westmoreland

**STILL SAVING THE BAY:** Again a reminder that the chemicals that we put in our lawns, or that our lawn services will put on them, will runoff with the rainwater runoff through Turkey Run, into the Potomac River, and into the Chesapeake Bay. For information about what you can do to help protect the Bay and still maintain that healthy lawn, please take a look at the Interstate Commission on the Potomac River Basin website, at [www.potomacriver.org](http://www.potomacriver.org). Well-informed homeowners can make well-informed decisions.

**EMERGENCY VEHICLE ACCESS:** Please trim back your trees and shrubs so that Emergency vehicles can see your house number, on the structure and on the mailbox. It will not only help them find you in an emergency, but it will help them find others on the block. Also please make sure that the shrubs adjacent the sidewalks, walkways, and common driveways are trimmed back. Also, there is NO PARKING on the common driveways. Violators can be towed.

**CRIME PREVENTION:** The following text appeared in a letter that was distributed to Fairfax County Residents by the Fairfax County Police Department. Please take note:



County of Fairfax, Virginia

**NEIGHBORHOOD CRIME ALERT**

March 1, 2007



Dear Neighbor:

Each year there are more than five million home burglaries in the United States. Nine out of ten of these are preventable. The majority of burglaries occur during the daytime when most people are away at work or school and most are crimes of opportunity. Criminals prefer to break into homes that are easily accessible and stay away from homes that have more secure prevention measures in place. Most burglars will give up and move on if they can not gain access in a few minutes. There are many things you can do, both individually and in conjunction with your neighbors, to lower your risk of being burglarized. If you need more assistance please contact your local district station to schedule a home security check.

To Report Crime call: 911 Emergency  
703-691-2131 Non-Emergency

Burglary Prevention Tips

1. Lock all your doors.
2. Lock all windows and patio doors.
3. Be sure valuables are not visible from outside.
4. Illuminate your property.
5. Keep shrubbery around the house trimmed and low.
6. Be aware of unfamiliar persons loitering in the neighborhood.
7. Consider placing your lights and TV's on timers.
8. Consider placing alarm monitoring signs in your windows.
9. Have a trusted neighbor check on your house when away on vacation.
10. Make house look occupied.
11. Immediately report crimes or suspicious activities.

Fairfax County Police Department

To request this information in an alternate format, call the Public Information Office at 703.246.2253. TTY 703-204-2264

**CLEMEJONTRY PARK:** After numerous delays, the park finally opened last fall, to the delight of the local children. Crowds have been huge at the park on nice days. PLEASE drive carefully on Georgetown Pike, as children and other park attendees have to cross the Pike in order to get to the park from the sidewalk.

**SELLING YOUR HOME?** If the Buyer requests a POA packet, the owner has the responsibility to provide it. State law allows a buyer to get out of the contract in some cases based on the packet, so it's important to set the process in motion as soon as you have a signed contract.

The seller, or their real estate agent, must request a Packet in writing, accompanied by a check for \$100 (payable to LOHA). It should be mailed to LOHA, P.O. Box 681, McLean, VA 22101. As soon as the packet is ready, the LOHA Treasurer will notify the requester to coordinate pick-up. While selling a home is stressful and often filled with urgency, please do not expect overnight turnaround; in fact, state law allows 10 working days. The contact point for packets is the LOHA Treasurer, John Bender.

**DOG DAYS:** The board continues to receive periodic complaints about dogs. Fairfax County ordinances require that dog walkers clean up after their animals. Fairfax County also has a leash law. Any dogs found roaming the neighborhood without a leash are subject to being picked up by Animal Control. There are also periodic complaints about barking dogs. Homeowners with noise complaints should call the FC Zoning Administrator at 246-1300 between 8am and 4:30pm weekdays

**TRASH TREATMENT:** The board has received numerous complaints about trash cans being left in visible areas, and/or trash left in visible areas of the yard. Please be courteous and make sure that your trash cans are hidden from view (from the front and, if you are on a corner or common driveway, from the side of your house visible from the side street or common driveway), and that your yard is clean. If you put your trash out the night before pickup day, please be sure to use proper trash containers. Please do not set trash outside, especially the night before in the flimsy plastic bags provided by the supermarkets. There have been several incidents in the 900 block of Ridge Drive and elsewhere where these bags were literally shredded by the crows

causing an unsightly and unhealthy morning mess.

## **LOOKING FOR DEPENDENTS TO DELIVER LOHA**

**PUBLICATIONS:** From time to time, the Board needs reliable dependents to deliver items like the Newsletter, Directory, one-time notices about changing traffic patterns, dog bites, rabid raccoons and so forth. If you are middle-school age or older and would like to earn \$50 for a couple of hours work, please write: LOHA Delivery, PO Box 681, McLean, VA 22101.

**MAKING CHANGES:** All property in the Oaks is subject to LOHA's Declaration of Covenants, Conditions and Restrictions. This document requires that property owners obtain *written approval* from the Architectural Control Committee before constructing or altering any structure or cutting any hardwood trees. Using the form inside the cover of this Newsletter will ensure your request contains all the information needed by the ACC to consider your project. It is strongly recommended that you have the form signed by your immediate neighbors, which can expedite the review process. Mail the form to: LOHA Architectural Control Committee, P.O. Box 681, McLean, VA 22101-0681.

**VERIZON WORK:** Again our friends at Verizon have been running some cables through the neighborhood; some of you may have noticed that they did some damage to the road and to the shoulders of the road, in particular on Ridge Drive near Sandy Knoll Court. The board is trying to address this issue with Verizon and their subcontractors.

**ASSESSMENT COLLECTION PROCEDURES:** Your Association collects a modest dues assessment annually for each lot. The procedure to accomplish this task is summarized below for the information of all members.

The Association Board sets the assessment amount at its December meeting. The January mailing that provides notice of the Annual Meeting also informs all residents and absentee owners of the dues amount and provides a return envelope. Dues are payable by the end of February.

While almost everyone pays in good time, each year some 20 to 30 members need a reminder, which is sent shortly after March 1<sup>st</sup>. For those whose payments are still not received by April 1<sup>st</sup>, another reminder is sent. On or before June 1<sup>st</sup>, any accounts still delinquent are turned over to legal counsel

for collection.

While the dues are minimal, it is mandatory that everyone pays their share. On occasion, the Association has had to place liens on houses, garnish bank accounts or send the County Sheriff to seize a delinquent's vehicle.

**ANNUAL GENERAL MEMBERSHIP MEETING:** The Annual General Membership meeting was held in Room 200 at Langley High School on February 6, 2007. As is the Board's custom, the draft meeting minutes are set out below. These minutes will not become final until approved by a majority vote of the attendees at the next annual meeting in February of 2008.

***DRAFT***

*LANGLEY OAKS HOMEOWNERS ASSOCIATION*  
***ANNUAL GENERAL MEMBERSHIP MEETING***  
*06 FEBRUARY 07*

***I Call to Order***

*The duly-noticed 2007 Annual General Membership Meeting was called to order at 7:40 pm by President Andrew Hirsch in Room 200 of Langley High School. Thirty-four members representing twenty-nine lots were present in person and members representing ninety-two additional lots were present by proxy. No refreshments were served.*

***II Secretary's Report***

*John Speicher distributed draft minutes from the 2006 General Membership Meeting. Upon motion made and seconded, they were unanimously approved with no corrections.*

### **III Treasurer's Report**

*John Bender presented the 2006 Financial Statement and answered several questions. Upon motion made and seconded, the statement was approved without change. As an aside, a question was asked about the dues payment percentage for the Oaks. John replied that it was, and always has been, one hundred percent. FTR, on a handful of occasions it has been necessary to engage counsel or go to court for collection purposes.*

### **IV Committee Reports**

***Architectural Control** - Chairperson Suzanne Samuels Seigel reported the Committee processed approximately two dozen requests during the year. Virtually all of them were for routine items such as additions, decks, roof replacements and so forth.*

***Audit** – Chairperson Keith Fischler reported the committee had not met during the year. However, he said during the summer our CPA firm conducted its annual review of the Association's financial documents and, again, found no issues requiring attention.*

***Community Activities** - Chairperson Suzanne Samuels Seigel reported there were two neighborhood-wide events held during the year. The summer Ice Cream Social and the fall Halloween Parade were both very well attended. A spring fling is also being planned for 2007 and any interested volunteers should contact her.*

***County and State Liaison** - Chairperson Gene Bondy reported the in-pavement sensors for the traffic signal at the front entrance would be replaced by VDOT. However, because of budget constraints, it was unlikely our streets would be repaved before 2008. Various attendees asked him to investigate whether the sidewalks could*

*be repaired, the paint-can splotches in the 700 block of Ridge Drive and on Jill Court removed, and the numerous rain water run-off gullies along some of our streets filled.*

***Maintenance** - Chairperson Gigi Jarvis was unable to attend, but had submitted a written report. Topics covered included the grounds maintenance work being done by CLS, the renewal of their snow plowing contract, the recent refurbishing of the two front entrance signs vandalized during "spirit" week, and hanging the annual Holiday wreaths.*

***MCA Liaison** – Keith Fischler has joined the MCA as the LOHA representative. He reported they are involved in an array of current issues, including the Tysons Tunnel.*

***Newsletter** - Editor Doug Goldhush reported that spring and fall Newsletters were published last year and two are planned for 2007. The spring issue always contains the draft minutes from this meeting as well as the revised Board Member assignment list. He said middle-school-age and older dependents interested in delivering Newsletters and other Association items for pay should contact him.*

***Neighborhood Watch** - Chairperson Andrew Hirsch reported he now receives incident reports from the FCPD and will make items affecting the Oaks available to all. In this regard, his ability to communicate quickly with the general membership will be greatly facilitated by our Langley Oaks website (see New Business) soon coming on line.*

***Welcome** - Chairperson Andrei Quinn-Barabanov was unable to attend, but had submitted a written report. He has delivered welcome materials to fifteen new arrivals since taking over this responsibility earlier this year. Attendees were asked to report any new neighbors, including renters, to him so that he could properly meet and greet them.*

## **V Old Business**

*Neighbor Dennis Frew reported the National Park Service continues to work on its long-range plan to extend an eight-foot-wide multi-purpose trail from Rosslyn to the American Legion Bridge. A major link between Pimmit Run and Route 123 is currently under review now that the environmental impact assessment has been completed. For the record, it appears unlikely the trail will come through the Langley Oaks neighborhood.*

## **VI New Business**

*At the Board's request, Keith Fischler reported that his wife, Ellen, has developed a prototype Langley Oaks website. Its purpose will be to market our neighborhood and to provide a venue for quick internal communications. Our web address most likely will be **LangleyOaksMcLean** and the site should be operational in a matter of weeks. The spring Newsletter will contain a sign-up form for homeowners interested in receiving email alerts and general mailings. Access to a future online directory would be password protected, with passwords assigned by the web master.*

*President Hirsch reported that two nearby rain-water-collection ponds were being refurbished by the County. One is located beyond the end of Sunny Hill Court and the other in the common property area between Ridge Drive and Mackall Avenue. The Board will continue to monitor access to, and construction activity at, these sites.*

*Treasurer John Bender presented the proposed 2007 Budget and answered several questions vis-a-vis community activities, insurance, legal counsel, etc. Upon motion made and seconded, the budget was unanimously approved. For the record, the 2007 dues will remain at \$105 and were not increased from the prior year ~ a first since*

1993.

*Nominating Committee Chairperson, Keith Fischler, reported out-going Board members John Bender, Suzanne Seigel Samuels and John Speicher had each agreed to serve, if elected, for another 3-year term. There were no additional nominations from the floor. President Hirsch called for a vote and they were unanimously elected for the 2007-2010 term. In addition, President Hirsch said the Board was always seeking volunteers to assist in one capacity or another and that interested homeowners should contact him.*

### ***VII Next Meetings and Adjournment***

*President Hirsch reported quarterly Board meetings for 2007 are scheduled for Tue 6 Mar, Tue 5 Jun, Tue 25 Sep, and Tue 4 Dec. These meetings are always held at a Board member's home and start at 7:30 pm. All property owners are welcome to attend, but should call the Secretary as the date approaches for the exact location. The 2008 Annual General Membership Meeting is scheduled for Tue 12 Feb in Langley High School.*

*The meeting adjourned at 9 pm.*

*By JCSpeicher ~ Secretary*

***END DRAFT MINUTES***

## Langley Oaks Homeowners Association Board Assignments ~ March 2007 thru March 2008

President - Andrew Hirsch (08)  
Vice President - Doug Goldhush (09)  
Secretary - John Speicher (10)  
Treasurer - John Bender (10)

Architectural Control Chairperson - Keith Fischler (09)  
Audit Committee Chairperson - Keith Fischler  
Community Activities Committee - Suzanne Samuels Seigel (10)  
County and State Liaison - Gene Bondy (08)  
Maintenance - Gigi Jarvis (09)  
McLean Citizens Association - Suzanne Samuels Seigel  
Neighborhood Safety - Andrew Hirsch  
Newsletter Editor - Doug Goldhush  
Website Committee - Keith Fischler  
Welcome Committee - Andre Quinn-Barabanov (08)

Architectural Control Committee  
Chairperson - Keith Fischler  
Member and Alternate Chair - Doug Goldhush  
Member - Andrew Hirsch  
Alternate Member - Suzanne Samuels Seigel

**WELCOME TO LANGLEY OAKS:** If you know a new family, or if you are a new family, please contact Board Member and Welcome Chairperson, Andrei Quinn-Barabanov so he can provide a proper welcome to the neighborhood. He also delivers some welcome materials to include the latest Directory, recent Newsletters, Association documents, bumper ID stickers and the like. This information is also added to the directory either directly or via updates published in this newsletter.