



# Langley Oaks Newsletter

Spring 2009

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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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**LANGLEY OAKS HOMEOWNERS ASSOCIATION WELCOMES NEW BOARD MEMBERS:** The community welcomes three new board members who will each serve for the 2009-2012 term: Vinay Bhargava, Gail Welch and Derrick Swaak. Thanks to these neighbors who have volunteered their time and talents to keeping Langley Oaks a "hot property."

**FASTER ACCESS TO LOHA NEWS VIA E-MAIL:** Did you hear from your neighbor, a few weeks after the fact, that several police cars were seen speeding through the neighborhood in response to a call about a home break-in (turns out it was a false alarm)? Did you receive a flyer in your mailbox, several days after it happened, about a failed attempt to steal a car from the neighborhood on Christmas Eve?

In an effort provide more timely communication, especially regarding public safety, and to take advantage of the technology inherently available to us, LOHA is developing an e-mail communications list. The residents whose e-mail addresses are available to us will receive occasional notices, directly to your inbox, about important developments that affect our neighborhood and community.

If you already provided your e-mail address when you registered with [www.langleyoaksmclean.com](http://www.langleyoaksmclean.com), the neighborhood web site, you will automatically be included on our new e-mail distribution list. If you would like to be added to the e-mail list, please go to [www.langleyoaksmclean.com](http://www.langleyoaksmclean.com) and register for a password.

Of course, LOHA will not use these e-mail addresses for any purpose other than communicating about news and events directly relevant to the residents of Langley Oaks. If you have already registered your e-mail address through the Langley Oaks web site but do not want to receive e-mail communications from the home owners association, please e-mail newsletter editor Liz Holzapfel, to have your address removed from the list.

**2009 DIRECTORY COMING SOON:** The Board intends to publish the 2009 edition of its ever-popular Langley Oaks Directory this summer. The last directory came out in 2006. If you would like to be included (or opt out) and did not submit your new or updated contact information along with your annual dues, please complete the enclosed green page in the back of this newsletter and mail it to: LOHA Directory, P.O. Box 681, McLean, VA 22101.

**METRO TO DULLES: TRAFFIC UPDATE:** Beginning about April 20<sup>th</sup>, the Dulles Corridor Metrorail Project began performing additional utility work in the cloverleaf of Route 123 and the Dulles Connector Road, and along Route 123 between the Dulles Connector Road and Anderson Road during nighttime hours. The work is scheduled to be completed within 60 days, though other disruptions in the Tyson's area will continue. For the most current information about how traffic patterns are affected due to the metro rail construction, please visit [www.dullesmetro.com](http://www.dullesmetro.com).

**SHARE, INC. NEEDS HELP TO PROVIDE HELP:** SHARE, Inc. of McLean is an all-volunteer organization that works to support families with emergency needs in McLean, Great Falls, Falls Church and the surrounding area. SHARE provides these families with food, clothing, furniture and funds, and is administered by volunteers. More families than ever are asking SHARE for assistance.

SHARE operates out of the McLean Baptist Church, 1367 Chain Bridge Rd. You can donate food for the food pantry, seasonally appropriate clothing and household items by bringing them to SHARE on Wednesdays and Saturdays between the hours of 10am-2pm. As you stand in front of the parking lot facing the church follow the sidewalk to the left of the building, past the playground. Take your second right and you'll see a door and the large green plastic storage box to the left of the door. You may leave items in the storage box if you cannot bring them to SHARE during regularly scheduled drop-off hours.

SHARE also provides used furniture to its clients. On Saturdays SHARE will collect clean, usable furniture from your home; call 703-448-1054 to schedule a pick up.

In addition, SHARE operates a transportation network of volunteers who provide rides, free of charge, to doctors' offices, hospitals and clinics. SHARE also provides family assistance with expenses such as rent, utilities, prescriptions, medical services and more. If you know someone who needs transportation assistance or family assistance you can reach SHARE at 703-284-2179.

If you would like information about how to become a volunteer or make a monetary

donation to SHARE, please call 703-297-7299.

## **RABID ANIMAL ATTACKS REPORTED IN MCLEAN AND OAKTON:**

Fairfax County police issued an alert in early April, reporting at least two attacks of rabid animals across the county. Police and health officials canvassed neighborhoods in McLean and Oakton, alerting the public to the threat of the rabies virus and steps they can take to reduce their risk of exposure.

On April 1 at around 6pm, Animal Control officers responded to a home on Lyrac Street in Oakton for a report of a very sick cat on the front porch. Follow up testing showed that the cat tested positive for the rabies virus.

In another April 1 attack, a man was charged by a raccoon around 7pm as he got out of his car at his home in the 6900 block of Southbridge Dr., McLean. The animal ran at him, grabbed his pants leg and tried to bite. After the victim was able to shake the raccoon off of him, it ran after the man's younger brother, but did not come into contact with the boy.

On April 2 a raccoon, which later tested positive for the rabies virus, attacked two people near the 1400 block of Buena Vista Avenue, McLean. The men were working on a landscaping crew when a raccoon ran out from shrubbery and attacked them, biting and tearing their pants.

Rabies is a deadly virus that is transferred through the blood or saliva of an infected animal. Vaccinations are mandatory in Fairfax County for all dogs and cats. Even if your pet is an "indoor-only" pet, the threat of rabies virus transmission is very real. Rabies is carried by a number of animals that live in Fairfax County, including raccoons, foxes, skunks, bats and others.

All dogs and cats four months of age and older must be inoculated against rabies. All dogs more than four months of age must be licensed in Fairfax County. Failure to comply with these laws may result in fines of up to \$250.00.

For more information about rabies contact the Animal Services Division at 703-324-0222, or check with [www.fairfaxcounty.gov/police](http://www.fairfaxcounty.gov/police).

**AT-RISK TREES REMOVED:** Last fall the LOHA Board contracted with an arborist to identify at risk-trees on LOHA common property. Early this spring those trees were removed from the LOHA common areas and from the County-owned land adjacent to Langley Oaks. We remind you to please notify the Board of any trees that may be potentially dangerous to LOHA property or residents.

**STORMWATER MANAGEMENT PONDS RENOVATION:** The Department of Public Works and Environmental Services has contacted the LOHA Board about two stormwater pond projects in the neighborhood that need to be renovated.

The first pond, located behind the homes at the end of Sunny Hill Ct. and on Fairfax County Park Authority land, will be accessed from Bright Mountain Road in an adjacent community. This work, which includes stabilizing the eroded stream bank and drain channel, will have minimal impact on LO residents.

The second pond is behind two homes in the 900 block of Ridge Dr., on LOHA property. While the access path, also on LOHA property, is adequate for routine maintenance of the stormwater pond, it is not suitable for access to perform repair work on the dam embankment and to remove sediment that has accumulated. The Department of Public Works is working with the two home owners on the details for construction access. Ultimately the Department of Public Works will also improve the LOHA path to the woods so it will blend with the yards it abuts and can be used for future pond maintenance.

Construction on these ponds will not begin before Labor Day. Notices will be sent out if any major interruptions are expected due to the construction equipment.

**ANNUAL MEMBERSHIP MEETING:** The Annual Membership meeting was held at Langley High School on February 10, 2009. As is the Board's custom, the draft meeting minutes, last year's financial statement and the current year budget 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 2010.

## ***DRAFT MINUTES***

# **LANGLEY OAKS HOMEOWNERS ASSOCIATION ANNUAL GENERAL MEMBERSHIP MEETING 10 FEBRUARY 09**

## **I Call to Order**

The duly-noticed 2009 Annual General Membership Meeting was called to order at 7:40 pm by President Andrew Hirsch in classroom 200 of Langley High School. Thirty-two members representing twenty-nine lots were present in person and members representing one hundred and five additional lots were present by proxy all representing a quorum. (Attendance and proxy lists are attached to the official file copy of these minutes maintained by the Secretary.)

## II Secretary's Report

John Speicher distributed the draft minutes from the 2008 General Membership Meeting. Upon motion made and seconded, they were unanimously approved with no corrections.

## III Treasurer's Report

John Bender presented the 2008 Financial Statement and, separately, the 2009 Budget. Upon motions made and seconded, both were unanimously approved (copies attached). He explained the Association was in sound financial condition including an accumulated surplus of \$50K held in CDs at BB&T. John noted that our largest recurring expenses were for maintaining the front entrance, paying the insurance premiums and snow removal. Whereas snow removal for the last five years has averaged \$2,200 per year, he reminded us that six years ago there were three back-to-back January snowfalls that cost over \$13,000 to plow. He explained the accumulated surplus provides a cushion to meet unexpected demands such as emergency tree removal or unexpected snow removal without having to seek a special assessment. In closing, John noted the 2009 dues were set by the Board at its last Quarterly Meeting at \$100. This represents the first reduction in the annual assessment in the thirty-three year history of LOHA.

## IV Committee Reports

**Architectural Control** - Chairperson Keith Fischler reported the Committee had processed approximately 25 mostly-routine requests during the year. He noted that there had been several complaints about political signs during the past election year. For the record, our Association documents prohibit the display of any yard sign larger than one square foot ~ except for one For Sale or Rent sign that may be two square feet.

**Audit** – Chairperson Craig Liddell reported he was looking for people to serve on this committee to review the Association's financial practices and procedures. In addition, John Bender said he would be stepping down as Treasurer at the end of his tour (2/10) and recommended that a CPA review be conducted prior to his departure.

**Community Activities** - Chairperson Suzanne Samuels was unable to attend. Her written report noted the Halloween Parade raised \$115 for the McLean Volunteer Fire Department. Additional community activities were being planned for the coming year, including an ice cream social. Interested volunteers should contact her.

**County and State Liaison** - Chairperson Doug Goldhush reported that his efforts to have VDOT repave our streets had met with virtually no progress. However, his work to have the County get the unkempt, tall grass mowed at a Briar Hill Ct. residence last summer was successful.

**Maintenance** - Chairperson Andrew Hirsch reported the Association had engaged the services of an arborist last year to walk the neighborhood perimeter to identify any Fairfax County parkland or common-area trees that posed a danger of falling, especially in severe weather conditions. Doug Goldhush has sent a letter to the County about those trees located on parkland property and Andrew intends to walk the common-area with tree man John Wayne Corbin to mark those trees for removal. Andrew also reported that CLS has been plowing our neighborhood streets for years. Nevertheless, even though we regularly fax them street maps, they occasionally seem to send new drivers who occasionally miss a cul-de-sac or pipestem. One neighbor asked if we could also engage CLS to clear the Ridge Drive sidewalk. Someone else suggested that affected homeowners could hire one of the dependents listed in the Directory to do it.

**MCA Liaison** – Chairperson Suzanne Samuels was unable to attend. Her written report noted the MCA works closely with the Supervisor's Office to ensure that McLean citizens' views on all major issues are taken into consideration when laws are under consideration or new ones enacted. Items tackled this year included 1) not disputing a Verizon request to increase a cell phone tower height at LHS, 2) supporting a resolution to the FCPS to review and possibly change

the grading system in County schools, 3) sponsoring several community meetings to collect opinions for a Main Street concept for McLean's Central Business Zone, and 4) monitoring the ongoing Metro through Tyson's Corner to Dulles Airport magillah. She said the MCA would host a Budget Crisis Forum on 18 Feb to be held at its Community Center located at 1234 Ingleside Avenue.

**Neighborhood Safety** - Chairperson Andrew Hirsch reported that while generally quiet and peaceful, our neighborhood was not entirely free from occasional crimes or vandalism. He noted that many of these incidents were "opportunity crimes" and cautioned all residents not to leave valuables in sight and to immediately report suspicious activity to the Fairfax County Police Department (703-691-2131 for non-emergencies). Andrew said the Balls Hill Station Crime Prevention Officer regularly sent him "alerts" of local police incidents. He opined that if these, in turn, were posted on our website, interested neighbors could access more "real time" safety information.

**Newsletter** - Editor Liz Holzapfel reported that spring and fall Newsletters were published in 2008. Two more are scheduled for 2009. The spring issue always contains the draft minutes from this meeting as well as the revised Board Member assignment list. She noted that Board consideration was being given to possibly merging the Newsletter and Website functions so that important notices could be posted in a more timely manner.

**Website** - Chairperson Keith Fischler reported the Langley Oaks website has been up and running for two years, but fewer than sixty neighbors (20%) had signed up for access. He said the first and current Webmaster, Ellen Fischler, was also stepping down this month. Neighbor Kamal Doshi volunteered to help with a LO email group list.

**Welcome** - Chairperson Ron Torrence reported that he has welcomed every new family that had been brought to his attention this past year. He added that there was no "scientific method" to his work. Instead, he relied entirely on us homeowners to advise him of any new neighbors, including renters, so that he could properly welcome them.

## V Old Business

The visibly-deteriorating condition of one house in the 700 block of Ridge Drive was discussed again this year. During the last year, the owner has been approached in person (and in his native language) by at least one neighbor and has responded to a letter from the Board with a brief "We will do our best to make everyone happy. Thank you again for your concern" letter. However, no visible corrective action has been taken. President Hirsch explained that our Association documents, unlike the Reston Association documents, for instance, do not require that everything from "downspouts to walkways to windows be maintained in clean and repaired condition substantially similar to the Design Review Board standards". Consequently, LOHA is not empowered to force maintenance. Andrew noted that the procedure for amending our documents requires the assent of more than 2/3<sup>rds</sup> of the general membership at a meeting of members duly called for that purpose. Such approval would require many months of door-to-door canvass to explain our intent and enlist support. Instead, concerned neighbors might want to approach the offending neighbor or the County directly.

## VI New Business

One neighbor suggested the Association consider installing a gatehouse at the front entrance. This idea was soundly rejected by virtually all present as impractical and expensive ~ not only to construct, but particularly to maintain on a 365/24/7 basis.

Nominating Committee Chairperson, Liz Holzapfel, reported that three neighbors had been identified who were willing to serve, if elected, for the upcoming three-year term. They were Vinay Bhargava, Derrick Swaak and Gail Welch. There being no additional nominations from the floor, President Hirsch called for a vote and they were unanimously elected for the 2009-2012 term.

Both Derrick and Gail were present and received a warm welcome to the Board. Vinay was out of the country on travel status. Outgoing Board Members Keith Fischler, Doug Goldhush and Andrew Hirsch received genuine and well-deserved thank-yous from all those present for their dedicated service over the years.

## **VII Next Meetings and Adjournment**

Quarterly Board meetings for the next year are scheduled for:

7:30 pm on Tuesdays, Mar. 3, June 2, Sept. 22 and Dec. 1, 2009

The Annual General Membership Meeting for 2010 is scheduled for:

7:30 pm on Tuesday, 9 Feb 2010 at Langley High School

The meeting adjourned at 8:40 pm.

***End draft minutes***

## **LANGLEY OAKS HOMEOWNERS ASSOCIATION**

### **BOARD ASSIGNMENTS ~ March 2009 thru March 2010**

(Numbers in parentheses designate the year in which each board member's three-year term ends.)

President - Suzanne Samuels ('10)

Vice President – Gail Welch ('12)

Secretary - John Speicher ('10)

Treasurer - John Bender ('10)

Architectural Control Chairperson – Derrick Swaak ('12)

Member and Alternate Chair - Suzanne Samuels

Member - Liz Holzapfel

Alternate Member - Gail Welch

Audit Committee Chairperson - Gail Welch

Community Activities Committee - Derrick Swaak

County and State Liaison – Vinay Bhargava ('12)

Maintenance – Craig Liddell ('11)

McLean Citizens Association - Suzanne Samuels

Neighborhood Safety - Derrick Swaak

Newsletter Editor – Liz Holzapfel ('11)

Website Committee – Craig Liddell (interim)

Welcome Committee – Ron Torrence ('11)

**WELCOME TO LANGLEY OAKS:** If you know a new family or if you are a new family in Langley Oaks, please contact Board Member and Welcome Chairperson Ron Torrence so he can provide a proper "welcome to the neighborhood." He also delivers some materials to include the latest Directory recent newsletters, LOHA documents, bumper ID stickers, and the like. This information is also added to the directory, either directly or through updates published in the newsletter. ~~Please welcome:~~