



Langley Oaks Homeowners Association

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County Board Grants Temporary RPPD District During LHS Construction: By

a unanimous vote on June 3, 2014, the Fairfax County Board of Supervisors approved the establishment of a temporary Residential Permit Parking District (RPPD) for the Langley Oaks neighborhood during the long-awaited renovation of Langley High School.

Led by Dranesville Supervisor **John Foust**, the Board approved the establishment of the temporary RPPD, on the condition that it be phased in over time. Initially, sign installation will be limited to Briar Hill Court, Sparrow Point Court, Urslin Court, and Ridge Drive



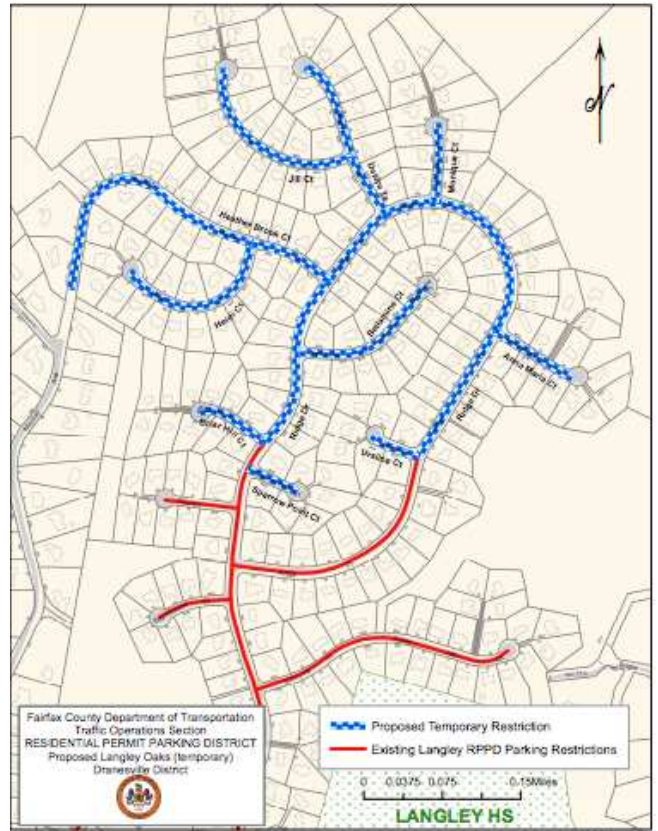
from Urslin Court north to Anna Maria Court and Ridge Drive from Briar Hill Court north to Bellamine Court.

If the Langley Oaks Board determines that the first phase of the temporary RPPD is not adequately deterring a vast majority of student parkers in the first months of the school year, it will contact the County Board to request that the temporary RPPD include the remainder of the neighborhood.

The June 3 hearing lasted less than five minutes. Speaking on behalf of the proposal were Langley Oaks Homeowners Association Board President **Josh Dix**, Langley Oaks Board Member **Derrick Swaak**, and resident **John Principe** of Urslin Court. No one spoke in opposition, and the Board approved the proposal unanimously.

How will the temporary RPPD will work?

- The temporary RPPD is authorized for four years, and will lapse immediately after construction ends.
- Within the Langley Oaks temporary RPPD, parking is prohibited from 8:00 a.m. to 3:30 p.m., school days, except for permitted vehicles and Federal, State, or local public service vehicles.
- RPPD rules and applications for parking passes can be found here: <http://www.fairfaxcounty.gov/fcdot/rppd.htm>
- County police are not cruising the neighborhood looking for student parkers. If you believe there is a car violating the RPPD regulations, call the Fairfax County non-emergency number – (703) 691-2131 – with the license plate and description of the car, and County police will issue a ticket.
- All permits and visitor passes for the Langley Oaks temporary RPPD will expire on June 30, 2015, and can be renewed the following school year.
- Like the existing RPPD, the signs in the temporary RPPD will read:



NO PARKING
8:00 a.m. - 3:30 p.m.
School Days
Except by Permit
District T2

June 11 Langley H.S. Renovation Planning Meeting Reveals Construction Details, Timeline: Langley Oaks Homeowners Association Board Member **Jed Holzapfel** attended a June 11 presentation by the Fairfax County Public Schools Design & Construction and Facilities team and Langley Principal **Matt Ragone**, and reports the following information about the pending construction project.

- Slides were presented to show the phases of construction, but are not available for distribution.
- The start date is a little unclear as they just released the bid package. Apparently there are several companies that have done school remodeling in the past so the County expects a quick response and selection.
- There will be three phases of construction:
 - Phase 1 – July 2014 – December 2015:
 - Relocate tennis courts to north of baseball diamond
 - North classroom addition to school
 - Performing Arts/Auditorium
 - Front entrance
 - Phase 2 – Jan 2016 – March 2017:
 - Courtyard
 - Fine Arts
 - Gym
 - Phase 3 – April 2017 – December 2017:
 - Kitchen/Cafeteria
 - Library
 - Other classrooms
- 32 new trailer classrooms are to be placed in the back of the parking lot. Currently there are 16. There will be significant reduction in student parking, but specific numbers not given.
- Bus arrival/departures will be revamped – entry/exit on west side of school, bus

drop off on north side of school.

- Kiss and ride will be revamped – entry/exit on east side of school, car drop off on east side after driving entire length of parking lot. Three lanes on to Georgetown Pike (one entry, one right turn, one left turn).
- Jed has asked Principal Ragone if the power lines from the street will be buried during construction, and he is waiting for that answer.

It's Official: Fairfax Water Purchases Falls Church Water System for \$40

Million: In a follow up to our story from previous Langley Oaks Newsletters (vol. 30, No.1, 2; Vol. 31, No.1, 2), all former Falls Church Water customers, including all homeowners in Langley Oaks, officially became Fairfax Water customers on January 4, 2014 with the sale of Falls Church Water for \$40 million. The agreement also included a transfer of 38 acres into the City of Falls Church around George Mason High School, Mary Ellen Henderson Middle School, plus Gordon and Shreve Roads.

Philip W. Allin, Chairman of Fairfax Water said in a statement, “Fairfax Water is pleased to welcome the customers of the Falls Church Water System to our family of 1.7 million northern Virginians who receive water service from Fairfax Water. We look forward to continuing our history of providing exceptional service, quality, and reliability to our customers.”

The handoff between the two utilities in the Spring was so smooth, you might not have noticed the difference! Customer service information can be found here: <https://www.fcwa.org/customer/index.htm> and the current rates for Fairfax Water are here: http://www.fcwa.org/rates/rates_details.htm

Senior Program Launches at McLean Community Center: With almost 19,000 residents over 55 years old in the McLean area, a new community-based, volunteer-managed initiative has arisen to serve them. McLean Community: A Village for All Ages (MCVA) seeks to make McLean “a friendly, connected, and

supportive community for all, while recognizing the special needs of older adults and adults living with disabilities.”

In early 2011, McLean residents Jerry Hopkins, Vicki Doff and Eileen Duggan and Fairfax County staffer Jennnifer Boysko, staff aide to Supervisor **John Foust** and Patricia Rohrer, Long Term Care Program Developer, meet to explore the



need to make McLean a more supportive community for all, with a focus on older adults and adults with disabilities.

In October 2011, Supervisor Foust convened a forum at the Capital One HQ in Tysons Corner that was attended by more than 100 community group representatives and interested individuals. In response, the McLean Senior Source (MSS) was launched May 15, 2013 with a ribbon cutting ceremony at the McLean Community Center. The mission of the MSS is connecting older residents and adults with disabilities to County, faith-based, non-profit services, groups and organizations. The three ways to connect to Mclean Senior Source are:

- Phone: 703-300-1751
- Email: McLeanSeniorSource@gmail.com
- Visit: MSS at the McLean Community Center during operating hours, Tuesdays, Wednesdays, Thursdays from 10 am to 2 pm.

All McLean Senior Source inquiries are confidential.

Welcome To The Neighborhood: We are happy to welcome the following families to the neighborhood:

- ARAUJO, Rodolfo and Patricia- 6501 Ursline Ct
- LIU, Yung-Yu and HUANG, Yi, Fen- 744 Ridge Dr

-
- PENG, Emily- 6502 Anna Maria Ct
 - SURI, Amit and Kimberly- 6623 Jill Ct

[The Board apologizes if it has misidentified or omitted anyone.]

LOHA BOARD NOTES:

LOHA Regulations on Trees: The Board of the Langley Oaks Homeowners Association wants to remind residents that they *must* obtain approval from the Architectural Control Committee before cutting any healthy hardwood trees on their lot. According to the neighborhood Architectural Rules and Regulations:

4.4 Impact on the Natural Environment: Efforts must be made to preserve the natural features of Langley Oaks, particularly its trees and woods. In this regard, if hardwood trees are removed without ACC approval, a replacement plan must be submitted to the ACC.

7.12 Trees: Removal of hazardous or dead trees is permitted. No live hardwood (i.e., non coniferous) tree in excess of six inches in diameter, measured two feet above the ground, shall be removed from any lot without prior approval of the ACC. Unless approved by the ACC in writing, any such hardwood tree that is removed must be replaced on the same lot with one or more trees of at least five feet in height.

To begin the approval process, Langley Oaks residents can fill out the [Form ~ Request for Architectural Change in Langley Oaks \(1992\)](#) from the Langley Oaks website, submit it to [ACC Chair Jed Holzapfel](#), or mail the form to: LOHA ACC, P.O. Box 681, McLean, VA 22101-0681, or hand it to any LOHA Board Member. It is strongly recommended that you have the form signed by your immediate neighbors, which can expedite the review process.

Vacation Safety Tips: With schools letting out, many Langley Oaks residents will begin taking summer vacations. Following are a few tips from the Fairfax County Police Department to help make your home safe in your absence:

- Lock all doors and windows to the home when away. This holds true at night when you are sleeping.
- If the home has an alarm system, please use it. Ensure it's registered with the county.
- If you have an attached garage, please close the door. If on vacation, deactivate the automatic garage door opener.
- Change your alarm code every once in a while.
- Lock all interior doors leading to the main house. This includes basement and garage doors.
- ***Use exterior lighting. Flood lights, motion detectors, lamp posts are essential to deterrence.***
- Trim bushes around windows.
- Do not leave valuables in plain view of a window, i.e. a purse sitting on a table next to a door or window.
- If you "hide" a door key on the exterior of the home, be sure it's well hidden. It's better to give the key to a neighbor.
- If you have extension ladders in the tool shed, under a deck, etc., it's worth securing with a lock.
- Secure all tool sheds (easy source of tools to gain entry to your home).
- Be conscientious of open second story windows, decks, or other means criminals may use to climb to a second story window.
- Make sure deadbolts are installed on exterior doors (single key, double key).
- Consider enhanced locking devices for sliding windows (pins).
- Get to know your neighbors, your neighborhood, watch out for each other.

Yard Maintenance In Summer: The Board would like to remind residents to continue to maintain their yards during the summer months, particularly when on vacation and after summer storms. High grass, downed tree limbs, and debris clogging storm drainage ditches make the neighborhood look less appealing and negatively affect all of our property values. A little effort will go a long way to maintaining the positive image our neighborhood enjoys.

LOHA Board Assignments: March 2014 thru March 2015 - If you would like to volunteer to help with any of these committees, please contact a board member.

President: Josh Dix

Vice President: Adam Anthony

Secretary: Bonnie Arthur

Treasurer: Soraya Radwan

Architectural Control:

Chairperson: Jed Holzapfel

• Member/Alternate Chair:

Adam Anthony

• Member: Craig Liddell

• Alternate Member:

[Derrick](#) Swaak

Audit: Vinay Bhargava

Community Activities: Suzanne Arrison

County and State Liaison: Vinay Bhargava

Maintenance: Craig Liddell

McLean Citizens Association: Suzanne Samuels (volunteer)

Neighborhood Safety: Josh Dix

Newsletter: Adam Anthony

Website: Jed Holzapfel

Welcome: Suzanne Arrison

Dues Collections Procedures: The Community Association Institute to which LOHA belongs recommends that every association annually publish its collection procedures for the benefit of its members. LOHA's collection procedures are as follows:

When purchasing a home in the neighborhood, the buyer agrees via the Covenants to pay the annual assessment. In December of each year, the Board sets the assessment for the coming year, and that amount is communicated to the owners, along with the annual meeting notice, in January. Payment is due by the last day of February.

While almost everyone pays by the February deadline, some homeowners need a reminder, which is sent shortly after March 1. For those whose payments are not received by April 1, another reminder is sent. On or before June 1, any accounts still unpaid are turned over to legal counsel for collection.

LOHA has placed judgments against delinquents, liens on houses, or garnished bank accounts. Obviously, such action needlessly consumes time and money, including court costs – so everyone's cooperation is requested.



REQUEST FOR ARCHITECTURAL CHANGE IN LANGLEY OAKS

Date:

Name:

Email Address:

Day Phone:

Evening Phone:

Property Address:

Lot Number:

Own/Rent?:

(If you rent, please attach letter of approval/concurrence for this proposal from the owner.)

Proposed Change(s)

Estimated Start and Completion Dates:

(Please allow sufficient time between submitting this request and scheduling contractors. The Architectural Control Committee has 30 days to review proposed changes.)

Describe the work to be done. Attach drawings or plans if possible.

Describe exterior materials if applicable. Attach photos or samples if possible.

Consultation With Your Neighbors

While your neighbors cannot veto your project, the ACC will solicit their views regarding your proposal. To expedite this process, and to foster good relations, please contact your immediate neighbors and ask them to sign below if they have no objections to your project.

Signature

Print name

Address

Signature

Print name

Address

Signature

Print name

Address

Please email to: jed@jehintl.com or mail to: LOHA ACC PO Box 681 McLean, VA 22101-0681

**Langley Oaks Homeowners Association
Annual General Membership Meeting Minutes
February 4th, 2014, 7:30pm
McLean Community Center**

DRAFT

- I Call to Order** (Derrick Swaak). The meeting was called to order at 7:35pm.
- II Secretary's Report** (Bonnie Arthur)
- Minutes approved from 2013 Annual General Membership meeting.
- III Treasurer's Report** (Soraya Radwan)
- Soraya reviewed the financial statements and 2014 budget, handed out at the meeting. She discussed the P&L statement, and noted that the interest in CDs is currently low and the bylaws limit our investment options.
 - Items specifically discussed in the budget were:
 - the aging infrastructure in front entrance (discussed further later in the meeting);
 - Soraya found a lower insurance premium; snow removal was low last year, but will likely be high for 2014;
 - tree work (discussed in more detail later in the meeting);
 - money spent to update the website;
 - income estimate for 2014 is about \$40,000, which includes POA packets; and
 - Dues increased this year by \$10.
 - There was a discussion about our reserves. The HOA bylaws prohibit the board from imposing special assessments, so only in dues collection can we raise money.
- IV Committee Reports**
- **Architectural Control** (Adam Anthony)
 - Adam reported that 2013 was a relatively slow year for the committee, and he handed out a summary of the kinds of questions raised to the committee. There was a brief discussion about political signs, antennas and satellite dishes.
 - **Audit** (Vinay Bhargava)
 - Vinay reported that the audit committee met in 2011, and that all of the recommendations were implemented by the board. He is looking for two volunteers to help with the audit for 2014. He noted that our HOA

is too small to hire external auditors. He also reported that at every quarterly meeting of the board, he checked the reports from the treasurer, and found no unusual activity.

- **Community Activities** (Suzanne Arrison)
 - Social events were well attended this year. The parade on July 4 had popsicles, drinks, and the fire truck. The Halloween party had cider and other treats as well as a bouncy house. There were at least 70 attendees at each event, possibly more.
- **Maintenance** (Craig Liddell)
 - Craig led a discussion on ***sidewalk snow removal***. We had a contract for sidewalk snow removal, but it was never used due to lack of significant snow the last couple of years. It was up for renewal this year, and Craig asked for feedback if it was a service the membership desired. After a discussion, the membership took an informal vote and decided against paying for sidewalk snow removal. Discussion included the risk of property damage and expense.
 - The HOA pays for ***snow removal from our streets*** because the county does not always plow, depending on the amount of snowfall. He noted that the county does not plow pipestems. If there is less than two inches of snow, the contractor only comes out if the HOA specifically requests it.
 - In 2013, the HOA completed a biannual survey on ***tree maintenance***. We will likely wait another couple of years before doing another survey. We did have to remove some trees, and we have money in the budget for more if needed.
 - ***Sidewalk repair initiative***: Some ad hoc repairs have been done by the county and the state. It is the county and state's responsibility to maintain the sidewalks, not the HOA. Property south of Ridge and Ridge is VDOT's responsibility, the property to the north is Fairfax County's responsibility.
 - In 2013, the board did a photo survey of the entire neighborhood, sent it to Fairfax Supervisor Foust and to VDOT. VDOT did very quick patch work, the county came out and only determined there was one place in front of 733 Ridge that needed attention.
 - Resident Mel Felber has been helping with this project. He has corresponded repeatedly – in person, email, and phone calls – with Commissioner Foust.
 - There was a discussion about the sidewalks. One resident suggested we encourage residents to write to Foust's office, hoping that the more who wrote to complain, the more likely the county would respond. Another resident suggested we write to the county attorney's office to make sure they have seen our

correspondence, including a note that one resident was injured when he tripped on the sidewalks.

- There was a discussion about **refurbishing the front entrance of the neighborhood**. Craig reported that it is costing a lot to maintain because it is aging and the landscaping requires significant upkeep. There are cracks in the brickwork and problems with the electrical system. The board decided to get design estimates and is talking to landscaping companies to figure out the cost. The board wanted to open it up for discussion by the membership.
 - Josh Dix, board member, discussed the principles the board determined were important in this project, which included:
 1. Reducing the plantable area by increasing perennials (if we reduce annual plantings, we could save almost \$30,000 in three years);
 2. Potentially changing the Langley Oaks sign, changing color to give more modern look;
 3. Repairing the brick work;
 4. Repairing the electrical system;
 5. Reworking the sprinkler to reflect new planting plan;
 6. Removing/adding trees
- The discussion continued, with board members noting that we do not have a potential cost yet. A concern was raised by a resident about the appearance at the entry due to the shoulders which are repeatedly used by drivers picking up and dropping off high school students. Another resident asked if there would be an opportunity for residents to provide feedback on the plan. Residents were encouraged to attend board meetings to provide feedback.
- **County and State Liaison** (Vinay Bhargava). Vinay reported that there was more gravel placed in the front entrance where the shoulder of the road sees a lot of activity. He encouraged people to write the county or state when they see problems. He also discussed the new senior resource center at the McLean Community Center.
- **Neighborhood Safety** (Josh Dix).
 - Josh reported that **speeding**, especially on Ridge, continues to be a significant safety issue, especially for children and parents walking to the bus stop. Also as a result of not following the **25 mph speed limit**, multiple deer have been hit.
 - There have been multiple car break-ins, including two on Weatherford, on January 13 and similar crimes on Sunny Hill on the same night. Cars were parked outside, not in garages.

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- Members discussed encouraging residents ***to leave their outside lights on*** all night long and to park their cars in their garages.
 - It was noted that the board is not notified by police when there is a crime in the neighborhood; we rely on neighbors notifying the board.
- **Newsletter** (Adam Anthony). Adam reported that we have 220+ emails for 308 homeowners. The HOA went all digital and saved \$700. Public service announcements usually included. If you have ideas for the newsletter, please contact Adam.
 - Residents asked to continue the practice of putting the names of youth who are willing to do jobs like babysitting, shoveling, pet-sitting, etc., in the newsletter or directory.
 - **Website** (Jed Holzapfel). Jed reported that the old website had software that was no longer supported, and we were no longer able to add new members or update it. We had to spend money to get a new website, which was completed recently. If residents need a password, they should [go to the website and follow the prompts.](#)
 - **Welcome** (Suzanne Arrison). Suzanne welcomed 19 new families this year. Some were renters. The board only knows about a new renter if someone lets us know. She gave them a welcome packet with website and email information, and she collected their information. If a resident knows of someone moving in or out, please let Suzanne know.
 - **MCA Liaison Update** (Suzanne Samuels). Suzanne gave an update on the activities of the McLean Community Association, which included:
 - Making recommendations for cutting county and school budgets;
 - Working to change the law on when the schools start and the time schools start;
 - Discussing the Dulles rail project and its effects on McLean;
 - Discussing the impact of additional high occupancy housing;
 - Analyzing rezoning at 6862 Elm Street which will increase housing units, retail space, and traffic;
 - Lobbying for parks as part of the Tyson's development; and
 - Advocated for low salt de-icing to protect Scott's Run.

V Old Business

- Derrick Swaak discussed the proposal for temporary RPPD ("Residential Permit Parking District") during Langley High School construction. Derrick reported that there will be a four-year construction project at the high school, which will limit the parking at the high school. Derrick and others have been working on granting us a temporary RPPD during the construction for the

entire neighborhood to help limit the overflow parking problem that will happen in Langley Oaks. The RPPD will start in the fall of this year (2014). There will be a few signs added, but signs won't be added throughout the neighborhood unless parking is a problem. In other words, neighbors need to notify the county or the board if they notice high school students parking on the neighborhood streets. Derrick asked for feedback from the members in attendance, and all were in favor of this effort.

- Derrick gave an update on the land swap of Langley Oaks Park & Langley Fork Park between the federal government and the county government.

VI New Business

- Comments from members –
 - Dennis Frew distributed bike maps of the area, noting several areas in McLean that will be improved for cycling.
- Elections of Board Members. Jed Holzapfel, Adam Anthony, and Craig Liddell were unanimously elected to serve additional three-year terms of the board. This included 96 proxies that were submitted.

VII Next Meeting

Quarterly: Tuesday, March 4th, 2014, location to be determined. It will include officer elections.

VIII Adjournment Meeting adjourned at 9:20pm.