



NEWSLETTER



Lake Audubon Terrace West Homeowners Association Newsletter
Website: www.LakeAudubon.org Email: management@LakeAudubon.org



Letter from the Board

The purpose of this newsletter is to provide homeowners of Lake Audubon with information that affects our community.

Some key actions taken by the board that have or will improve our community include: cluster dock restoration, tree trimming, entry sign lighting, landscaping, sidewalk repairs, shoreline stabilization using biologs, and updated porch-light, retaining wall, fence, and patio cluster standards.

The Board wishes to recognize and thank Fran Bastress for her work on landscaping matters, Jim Binkley for the new entry sign lighting, the Renners for allowing us to use their electricity for lighting the entry sign, the Renners and others for assistance in watering the plants near the entry, Frank Pitts for handling homeowner transfers and dues collections, Mark Getis for treasury

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management, Bob Shea for taking on leadership of the Board and the recent sidewalk repairs, and Paul Davis for this newsletter, photos, and the www.LakeAudubon.org website.

As always, your involvement and suggestions are welcomed. We are currently looking for Board Members and volunteers. Please contact any Board Member to get involved or to become a future Board Member.

Important Information for Homeowners

WANTED:

Committee and Board Members

Get involved, meet neighbors, and make a difference. We are currently in need of Board Members, and volunteers. If you have any skills you think may be useful, want to make improvements, would like to keep dues at a minimum, want to have social activities, or just want to get involved, then contact any Board Member or send an email to Management@LakeAudubon.org. Contact information for Board Members may be found on the www.LakeAudubon.org website and at the end of this newsletter.



Biolog Shore Stabilization

To curb the continuing erosion to our Lake Audubon shoreline, we had a few biologs installed. In addition to stabilizing the shore, the biologs may deter the geese from trespassing on cluster property. Each biolog has stakes and fencing, as well as about 40 plants from four different species. This project was managed by a Reston Association waterfront staff member, and installed by Greg Loftis of Cardinal Landscaping.

No Salt or Chemicals on New Cement!

Our sidewalk repair contractor advises us not to use salt or chemicals on the new cement this Winter. However, snow should be shoveled off of the new cement, and sand may be used in lieu of salt. If that isn't sufficient, then, of course, we encourage you to do what is reasonably necessary to prevent any accidents.

Contractor List

A list of contractors used by Cluster residents will soon be available on our www.LakeAudubon.org website. Help us make this a most useful list -- Email, or contact any Board Member with, your contractor references. For now, let's stick to contractors actually used.

Leaf Pickup Dates: Nov. 15, and Dec. 13.

We pay for two leaf pick-ups per year and it's difficult to predict optimum times in August when scheduling is done. Last year the pickup on Nov. 8 was just before the leaves fell, so we pushed it back this year, hoping we'll hit it right.

Updated Cluster Standards:

The Design Review Board (DRB) of the Reston Association approved several cluster standards submitted by the LATWCA Board after discussion in their July 13 meeting. These cluster standards cover retaining walls, fences, front lights, and patios, as described below. Please print it out, read it, and save for future reference.

If you need assistance, please feel free to contact Reston Association at (703) 437-9580 and ask to speak to our RA Covenants counselor, or contact one of your LATWCA Board Members (Management@LakeAudubon.org).

The DRB's wording of the new LATWCA standards follow in quotes:

Retaining Walls:

“Approved standard for retaining walls as follows: Retaining walls must be constructed of squared timbers or natural stone, and all applications for retaining walls must be reviewed by the Design Review Board.”



Note: If you have a retaining wall that differs from this, which was builder-installed or existed when you purchased your home, it may be acceptable to the DRB. If you changed or built a wall during your ownership without submitting an application to the DRB, it is recommended that you do so now to avoid being cited with a Notice of Violation (NOV) by R.A.

Fences:

“Approved standard for fences as follows: Fences must be in conformance with the Design Review Board-approved standard for fences in Lake Audubon Terrace Cluster. Fences must be constructed of cedar or pressure-treated lumber, left-to-weather naturally or treated with a clear, colorless sealant. All non-waterfront properties are required to have fences on the rear of the property.”



Lights:

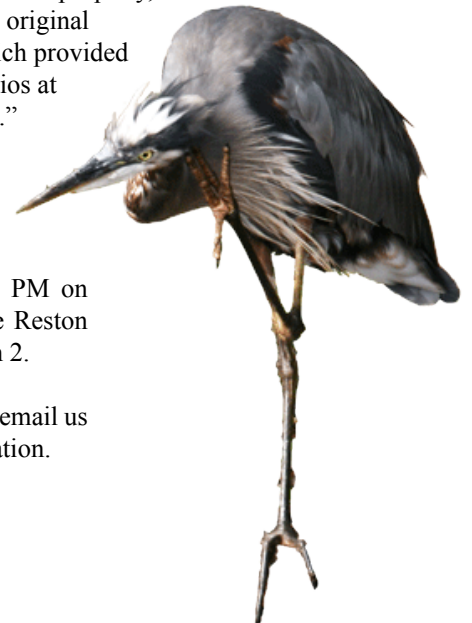
“Approved addition to standard for front lights to include: Sea Gull ‘Largo’ Outdoor Wall Lantern 85008-71 in antique bronze and Sea Gull ‘Sheppard’ Outdoor Wall Lantern 84042-71 in antique bronze, with the stipulation that only white or clear incandescent bulbs, maximum 60-watts, be installed.” (The assumption is that homeowners will keep their front entrance lights and the sensors controlling them in good working condition in order to contribute to security and safety in the cluster. Each home has a light sensor that turns the light on and off when daylight falls below a threshold; however, when the sensors age, are dirty, or are obstructed by plants, they may turn lights on too early. After 10 – 15 years, they may need replacing.)

Note: Residents may keep their current DRB-approved standard lights, but once they are no longer operational they should be replaced with one of the new approved lights. These models are available online or from local lighting stores, which are listed along with installation instructions, at www.seagulllighting.com/Outdoor-Lighting.htm. If you installed a light different from the standard without getting DRB approval, consider replacing the light to avoid receiving an R.A. NOV or, if you believe your light is similar enough to one of the three standards, submit an application for DRB approval. If a light other than the DRB-approved light was on your home when you purchased it, noncompliance may not be an issue; to determine this, check with our RA Covenants counselor. Some currently installed lights on cluster homes possibly may be submitted in the future to the DRB for approval as Cluster standards; if interested, check with board member, Mark Getis.



Patios:

“Approved revision to standard for patios to stipulate that patios be located only at the rear of the property, in conformance with the original design of the cluster which provided individual units with patios at the rear of the structures.”



Save the Date!

Our next Annual Homeowner Meeting will be at 7:30 PM on Monday, November 13, 2006, and it will be held in the Reston Community Center - Hunters Woods, meeting room 2.

Volunteer to join the Board! Contact a Board Member or email us at Management@LakeAudubon.org for more information.

Helpful Information

Cluster Directory

We hope to soon create and distribute an updated directory of homeowners and residents, for your use only. As always, please keep us up-to-date with changes by either contacting the current Cluster secretary or simply e-mail the information to us at Management@LakeAudubon.org.

To facilitate the production of our next Cluster Homeowner and Resident directory, please anticipate responding to a future inquiry regarding how you and others at your residence would like to be listed. This information will be useful to residents in case of an emergency. If you prefer that your contact information not be listed, we will honor your request. However, we believe phone numbers are appropriate for emergencies.

Contact Information:

LATWCA

LATWCA*
P.O. Box 8662
Reston, VA 20195

Website: www.LakeAudubon.org
Board Email Address: Management@LakeAudubon.org
* Lake Audubon Terrace West Cluster Association



Reston Association

Address: 1930 Isaac Netwon Square
Main Number: (703) 435-6530
Covenants Counselor for LATWCA: Barbara Ramey, bramey@reston.org, 703-435-6573

AAA Recycling & Trash Removal Services

Website: <http://www.aaatrash.com/>
Phone Number: 703-818-8222

Your Board

President	(resigned due to relocation)		
Vice President	Bob Shea	Ltgrjs@verizon.net	703-860-1124<
Treasurer	Mark Getis	mark@getis.com	703-476-1687<
Secretary	Paul Davis	davises@comcast.net <	703-476-3555
Landscaping	Fran Bastress-Binkley	frbinky1@earthlink.net	703-758-0258

< = Communication preference(s)

Got Milky Windows?

If the glass in your sunroom windows has turned a white milky color or has moisture inside, it probably means the seal has broken; this is to be expected after aging, exposure to bright sunlight, heat and cold. To maintain the exterior appearance of your home and protect your investment, consider replacing such windows. The original ones were from Four Seasons Sunrooms. Nowadays there are improved glass options, particularly in terms of energy conservation. You can read online about high performance Conservaglass, as well as identify companies doing installations. You may want to inquire about a discount, given that your originals were from Four Seasons Sunroom. The above is not intended as an advertisement or a recommendation.



Recyclables & Yard Waste (*indicates new in 2006)

Recyclables should be empty and clean and organized as follows:

In recycle bin: metal food containers, soda cans, glass bottles, plastic bottles and jugs *which have narrower necks than bases. In bin, bag or container: junk mail, magazines, mixed paper & catalogs, *flattened cardboard (clean and without food residue), newspapers, phone books, *cereal & cracker boxes (exclude paper plates, napkins, hardback books, wax paper, pizza boxes, etc.). Shredded paper: put in paper bag and staple or tape shut. Yard waste: put in paper or clear bags or a reusable container.

For more information about trash and recycling, as well as disposal of items that cannot be picked up at curbside, go to www.fairfax-country.gov/dpwes/recycling/ or phone 703-631-1179.

