

Carriage Lawn

March, 2002 Volume 1, Issue 1

First Edition

at Barkley

President's Corner

By Kris Murthy

On December of 2001 at the first General Body meeting of the Home Owners Association, the resident members elected a slate of five directors to serve on the Board of the association. Subsequently at the first Board meeting held on 23rd of January 2001 the following officers were unanimously elected to serve until the next annual meeting to be held some time in January 2003 of this year.

Kris Murthy - President
Bill Perrelli - Vice President
Sean Timm - Treasurer
Gene Chun - Secretary
Joe O'Brien - Director

Jan Ward will be our Community Manager and will maintain the minutes.

First of all I want to thank all you for providing me this opportunity to serve you. I am extremely impressed by the talent and capabilities of the Board, each of whom bring certain disciplines to the Board that are vital for the successful accomplishment of our mission and goals. The goals that I have set for the Board are very

simple and are as follows:

(1). **Better Communication** among the residents and between the residents and the Board. Towards this effort we will be publishing a quarterly newsletter. We will have sections devoted to the younger members. Please use it a means to communicate and exchange ideas. The board meetings will be open and each of you will have an opportunity to put forth agenda items for discussion. (See procedure to do this elsewhere in the newsletter)

(2). **Provide services** at a level that meets with the expectation of the residents. One of the first items that we have done in this regard was to contact the trash-pick up provider to correct some of the deficiencies in the collection process. You should not see your trash can lying around in your neighbor's driveway anymore. (unless we have gale force winds).

*(See PRESIDENT
on page 3)*

Community Garage Sale

By Bill Pernelli

First annual Carriage Lawn at Barkley Spring Garage Sale. We all have those unwanted items and no place to store them. Well don't despair, the Board is planning a garage sale for the community this spring. Exact dates and times to display items will follow in upcoming newsletters. Remember one man's trash is another man's treasure!

Neighborhood Watch

If you are interested in organizing a Neighborhood Watch Program in the community, please contact Jan Ward at CMC.

In the meantime...be a good neighbor and "watch out for your neighbor."

Trash Collection Schedule

AAA/Rainbow is your trash collector. Trash is picked up every Tuesday and Friday, with recycling picked up on Tuesday. If you are a new homeowner and you need to set up trash service, you may contact AAA/Rainbow at (703) 818-8222. Make sure you specify your Association name, so you don't pay twice for the same service.

Healthbit

By Joe O'Brien

What about the resolution to take better care of yourself this year? Did you make one? Have you done anything about it yet? Well now that the days are becoming longer and the weather not bitter it is time to set up a program. It won't make most of us "look great" but it certainly will help us to feel that way. Whatever one chooses to do he or she should select something definite, make a schedule and stick with it – or it isn't likely to happen at all. There are several commercial health clubs in the area from which to choose but we are fortunate that Fairfax County has two recreational facilities near enough to our location to use them. The Providence Recreational Center is lo-

cated next to the Falls Church High School and is just a short jaunt east on Arlington Blvd to Jaguar Dr. South and a block away to Marc Drive. It is located in a park and is hidden away from view. It has all sorts of exercise equipment, hand ball courts, swimming pool, and a physical therapist/exercise physiologist who will help plan a program (without extra fee). In Oakton, there is the Oak Marr facility that is located at 32000 Jermantown Road and has similar programs. There are also group classes available.

Many benefits of exercise are known to us. Immediate ones are, we will feel better and unless you are in my age group will look better. Time to get with it.

Direct Debit Is Here!!!!

Are you tired of worrying if your assessment payment made it on time? Are you looking for an easier way to make your payments? Well—look no further! CMC is pleased to offer direct debit services to the homeowners of Carriage Lawn! The payment is automatically deducted from your bank account on the third business day of the month. If you are interested in taking advantage of this service, please call Danielle Boudreau at (703) 631-7200.

Please Clean Up After Your Pet

Owners of pets are reminded that it is their responsibility to clean up after their pets if the animals leave wastes on the Common Areas and private lots. There is a continuous and growing number of complaints, especially about dog feces. Those wastes destroy plant life (which is paid for by all owners), carry disease, and foul the persons and clothing of people who come in contact with it. Please pick up after your pet and remember Fairfax County does have a leash law punishable by a monetary fine if violated.



Pet disposal units are located throughout the neighborhood.

President

(continued from front page)

(3). **Provide for and organize social and recreational activities** in the community. This is the best and quickest means to providing an avenue for involvement of the residents in community affairs. The residents of "Lismore Lane" have organized several picnic get together in the last year including a softball game, which was well received and well attended. We will expand these and similar activities. If you would like to volunteer your time in any committee (Newsletter, Architecture, Social, Landscaping, etc.) please contact Jan Ward and express your area of interest and we will put you to work.

(4). **Provide for Financial solvency** of the Association. As you study the Treasurer's report you will notice that, at this moment in time, we have adequate reserves for future expenditures and that our current budget is balanced. I will be pushing to have a professional reserve study done which will identify each and every anticipated expense for the next 20 years. This will enable us to plan and provide for the resources when needed.

To conclude it is my opinion that we have a very vibrant community and if only each of us were to become involved in some manner or other in the association/community affairs we can make this neighborhood the envy of all others around us.



Treasurer's Report

By Sean Timm, Treasurer



The first Carriage Lawn at Barkley Homeowners Association Board of Directors Meeting was held January 23, 2002. The December 2001 Financial Report was reviewed. As of December 25, 2002, the total operating and investment funds totaled \$28,972.16. Total income for the month of December was \$6,412.18. Total expenses for the same period were \$2,866.21, with \$912.04 allocated to reserves. This provided a net income for the period of \$3,545.97. An amount of \$2,403.06 which was a January 2001 expense item was prepaid in December 2001. This amount is being carried in the books and reported in Fiscal Year 2001 as a credit hence if that credit were to be excluded from the monthly statement then the actual total expenses incurred for the reporting period November 26 - December 25 would have been \$5,269.27 resulting in a net income of only \$1,142.91.

ARB Formed

By Wendy Timm

The Architectural Review Board (ARB) for our community has been formed.

Members of the ARB are:

Vigdor Bernstein
Michael Ingrao
Zohre Nayeri
Moises Soto
Wendy Timm

The Board met in February to elect officers and determine when regular meetings will be conducted. Meetings will be held the second Wednesday of each month to review applications.

One function of the ARB is to review applications submitted by you for modifications to your home, such as a deck or patio. Another function of the ARB is to conduct periodic inspections of

the community. Please remember that **any modifications** made to your exterior property needs approval from the ARB before construction begins. The ARB will conduct an inspection of the community in April. If you have completed any exterior modifications and have not submitted an application for these modifications, please be sure to submit an application to avoid receiving a violation letter. Applications may be located in the back of your Design Guidelines. Additional applications may be obtained from CMC.

Our goal is to maintain and improve the quality of our community. We look forward to working with all of you as home owners and neighbors!

Board of Director Meeting Dates

Board of Directors meetings are scheduled for the 2nd Wednesday and each month. Meetings are held in the library at the Fairhill Elementary School, beginning at

7:30 p.m. Meeting are open to all residents. An open forum will be provided at each meeting so that residents may communicate directly with the Board.

Residents that have a particular item they would like the Board to address, are asked to submit their request in writing to CMC, Attention: Jan Ward. Such items will be placed on the agenda for that meeting.



Upcoming Board Meetings

- March 13th
- April 10th
- May 8th
- June 12th

Telephone Neighborhood Directory



If you'd like to be included, please send name, address, phone number, and e-mail address. There will also be a section for "Services You Provide: that would be of interest to neighbors. Please provide this information also. Send to: jcoliver@juno.com or mail to: Carriage Lawn at Barkley, c/o CMC, 12701 Fair Lakes Circle, Suite 400, Fairfax, Virginia 22033.

Spring will soon be HERE!

Some of the neighbors have commented on staining the front of their concrete steps. One company that has been recommended is Warring Construction Services – 703-449-0690.



Free Prescription Delivery



Vienna Drug Center
150 W. Maple Avenue
Vienna, Virginia
703-938-7111

Bond Release Update

Landscaping

The installation of the landscaping in the Common Area parcels will be completed by March 2002. The drought conditions we experienced for several months resulted in delayed shipment of landscape materials. Please continue to be patient with our efforts to improve the landscaping in your community.

Royal Worcester, paving has been delayed. As a result, the repair of curb and gutter, aprons, and sidewalks in the Streets will be completed by March, 2002. The work will still be completed by Commercial Concrete. Furthermore, the final Asphalt Topping of the streets will occur following completion of the street repairs in March, 2002.

proceed with the bond release operation. We will be completing punch list items with County Officials, HOA representatives, and VDOT Officials. Once all items are completed to everyone's satisfaction we will conclude Completion Operations, and that is estimated to be by the end of September, 2002.

Street Repairs

Due to a grading problem at the intersection of Saxon Flowers and

Miscellaneous

Following completion of the items mentioned in this letter, you will continue to see activity as we

Please submit your concerns regarding landscaping, road conditions, etc. to CMC, attention: Jan Ward.

Announcements

Do you have an important announcement that you would like everyone to know such as... a new family member, an important ceremony, marriage or engagement?

Well, just call Jan Ward at CMC, (703) 631-7200 or email: jward@cmc-management.com and your news will be included in the next issue.



Volunteers

Want to get involved in your community? Volunteers are needed to help with the quarterly newsletter or be a part of a social committee to plan special events for our neighbors. Interested? Contact jcoliver@juno.com.

Youth Volunteers

We're looking for a volunteer to write a quarterly article for our neighborhood youth. Contact jcoliver@juno.com.

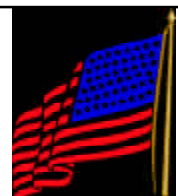
Know A Good Contractor

If you know a good contractor/vendor you'd like to share with your neighbors, please submit to jcoliver@juno.com or mail to CMC, Attention: Jan Ward.

Please be aware that the Board is neither recommending nor endorsing the product(s) of service providers shared by residents.

Continue to show patriotism...

Fly the flag, wear red, white and blue. Things that we associate with freedom give us strength!



Important Phone Numbers

AAA/Rainbow Trash Service	703-818-8222
Animal Control Bureau	703-792-6465
Community Management Corp. (CMC)	703-631-7200
Toll Free	800-262-3090
Dominion VA Power-Emergency	888-667-3000
Employment Opportunities/Job Line	703-792-4636x332
Fairfax County Police (Non-Emergency)	703-691-2131
Fairfax County Water Authority	703-698-5613
Fairfax High School	703-219-2200
Fairfax Hospital	703-698-1110
Fairfax Post Office	800-275-8777
Fairhill Elementary School	703-208-8100
Fair Oaks Hospital	703-391-3600
Fair Oaks Mall	703-359-8300
George Mason University	703-993-8350
Henry's Towing Service	703-464-5599
Linton Hall Private School	703-368-3157
Luther Jackson Intermediate School	703-204-8100
Miss Utility	800-257-7777
Nissan pavilion at Stone Ridge	703-754-6400
Northern VA Comm. College	703-257-6600
Potomac Mills Mall	800-VA-Mills
Ridesharing Program	703-730-6664
Social Services	703-792-4300
Splash Down Water Park	703-361-4451
Strayer College	703-330-8400
Tourism Services	703-792-7060
VDOT	888-383-8368
Verizon	703-954-2222
Voter Registration	703-792-6470
Washington Gas	703-750-1400



Correspondence with Managing Agent

Homeowners frequently send letter or notes to CMC containing questions, comments or requests concerning the operation of Carriage Lawn at Barkley. Sometimes, the correspondence is addressed to the Association's Board of Directors in care of CMC. In either case, the correspondence should be mailed to CMC's corporate offices at the following address:

Carriage Lawn @ Barkley
c/o Community Management Corporation
12701 Fair Lakes Circle, Suite 400
P. O. Box 10821
Chantilly, Virginia 20153-0821
Attention: Jan Ward

Letters and notes that are enclosed with the monthly assessment payments may be misdirected and may not be received by CMC. The address for the assessment payments, which is pre-printed on the address labels in the payment coupon books, is the address of a bank lock box in Baltimore, Maryland. The bank's personnel deposit the assessment checks. There is no provision for them to handle correspondence. If the bank's employees find letters or notes enclosed with the payments, they will forward them to CMC. There is no assurance however, that, as they process the thousand of assessment payments, the banks' personnel will find a letter and forward it properly. The only address that should be used for corresponding with the Association is the one printed above.



Community Management Corporation
Since 1971

Beginning April 1st, visit us on-line at...

WWW.CMC-MANAGEMENT.COM

Look up . . .

- Your account balance,
- Your account payment history,
- Your architectural application status,

Download Forms . . .

- Direct Debit Application,
- Architectural Application,
- Address Change Form,
- Resale Package Request Form

Take Advantage of . . .

- CMC's "Valued Client Program" featuring exclusive discount coupons and preferred scheduling on products and services from leading suppliers/vendors
- CMC's classified directory of experienced contractors and service providers

Explore . . .

- Career opportunities available with CMC

Enjoy . . .

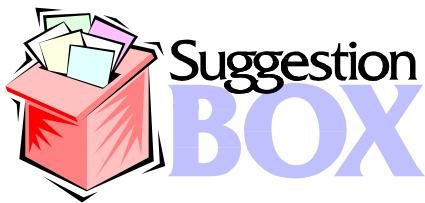
- Feature articles about our communities (In April our featured client is Belle View Condominium in Alexandria, Virginia)

Friendly Neighbors Remember To....

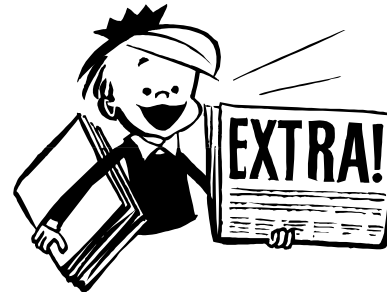
- ◆ Pick up after your pet and keep your pet on a leash
- ◆ Keep your dog from barking and creating disturbances for your neighbors
 - ◆ Tightly secure your trash so that it doesn't blow everywhere
- ◆ Remember to keep your music at a level that can't be heard by others
 - ◆ Drive safely and slowly throughout the neighborhood

Your Suggestions Are Welcome

Have an item of interest you'd like to see in the next newsletter? Send your comments to jcoliver@juno.com or mail to: CMC, Attn: Jan Ward.



Name Our Newsletter



The Board of Directors is seeking your ideas for a name and graphic design for the community newsletter.

Please submit your suggestions to: jcoliver@juno.com or mail to: CMC, Attention: Jan Ward.

Carriage Lawn
c/o Community Management Corporation
P. O. Box 10821
12701 Fair Lakes Circle, Suite 400
Chantilly, Virginia 20153-0821

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