Autumn has arrived!

Safety in Common and Parking Areas

Everyone agrees that the safety of our youth is paramount. Play in streets where vehicles traverse is a real hazard. Use the suitable grassy common areas and recreational facility for ball games and play. SLOW DOWN and watch out for children. Parents please remind children not to violate neighboring private yards, and not to climb and break trees.

– Play in the streets is prohibited by Board Resolution, including street ball games. Homeowners have reported hard ball damages to vehicles in parking areas. Streets are for vehicle traffic and parking.

- Skateboarding on association-maintained sidewalks and stairs poses a safety concern for youth, and can cause damages to concrete gutters and vehicles.

- Motorized bikes and ATVs cause pose a safety hazard on streets and common areas. ONLY vehicles licensed for use on V.D.O.T. state roads may be driven on Association-maintained streets and are prohibited on turf areas.

PLEASE RETAIN YOUR 2010 POOL PASSES.

Southlake Recreation Association notified Southlake members in the May, Events Schedule – SRA Passes will be required on the person of all members anywhere on SRA property. In order to protect the interests and attempt to ensure the availability of SRA facilities for Southlake members, Police, community patrol and management have the authority to view passes on SRA property. Each member pass may be accompanied by 2 guests. (Passes must be applied for each calendar year and will be reissued by the management office in May of each year. If you did not apply for 2010 Pool passes, please do so.)

CALENDAR of EVENTS

Check your calendars, and mark these events @ Southlake Recreation Center

October 30 (Sat.)
Halloween Party
5:30 – 10:00 p.m.

October 31 (Sun.)
“Trick or Treat” night

November 8 (Mon.)
Southlake Cove
Townhomes Association
ANNUAL MEETING
7:00 - 9:30 p.m.

December 2 (Thurs.)
Southlake Landing
Townhomes Association
ANNUAL MEETING
7:00 - 9:30 p.m.

December 4 (Sat.)
Southlake Cove
Townhomes Association
ANNUAL MEETING
10:00 a.m. – Noon

December 10 (Fri.)
Montclair is invited to join Mr. Mrs. Santa @ SL Rec Center for Cookies, Cocoa & Holiday Sing-along (bring your camera)
7:00 – 9:00 p.m.

To remain posted on all events and happenings at Southlake Recreation Center check out our web site: SouthlakeRecreation.com

WANTED!!!

Adults or Teens to decorate from 12 - 3 pm and/or to help from 5:30 to 7:30 pm
Call 703-670-2376

HAVE A HOWLING GOOD TIME!

Saturday, October 30th
5:30 – 10:00 p.m.

Rain? Party moves inside! • Prizes and Goodies Galore!

“Scary Fun!” designed by our own Neighborhood Ghouls!

Drop in with the whole Family for a “Howling Good Time” sure to scare up a few smiles! Special Prizes for the best Costumes (all age categories, “Family theme,” and Adults, too!) Ghostly Children’s games and prizes, Tattoos, apple-dunking, pumpkin judging and spooky sounds!

Dress in your finest Halloween fare and bring your decorated and carved “jack-o’-lanterns” for pumpkin judging.

5:30 p.m. Games, Prizes
6:15 p.m. Magic Show
7:00 p.m. Costume Judging
7:15 p.m. “Just for Tots” Haunted House
7:45 - 10:00 p.m. Haunted House

Do you have one hour to participate?
Call 703-670-2376 to join in on the family fun!

MONTCLAIR IS INVITED TO JOIN MRS. SANTA AT SL REC CENTER FOR COOKIES, COCOA & HOLIDAY SING-ALONG (BRING YOUR CAMERA)
**SOUTHLAKE 2010**

**BOARDS OF DIRECTORS**
Cove • Landing • Recreation

Southlake Landing THA
P. O. Box 381
Dumfries, VA 22026

Barbara (Bunny) Smith
President
703-583-9696

Dave Feser
Vice President
703-835-5533

Maggie Gustavson
Treasurer
703-680-7285

Marie Juliano
Secretary
703-583-9719

Nancy Croteau
Mbr-at-Lg
703-583-9719

Anthony E. Brannan
President

Vacant Mbr-at-Lg
703-895-0153

Vacant Mbr-at-Lg

Charles Brown
Mbr-at-Lg

Daniel Schwemmer
Chair

**BOARDS OF DIRECTORS MEETINGS @ Southlake Recreation Center**
Annual meeting packages are mailed to you this month. Send in your proxy forms or attend to win SPECIAL DOOR PRIZES!

**SPECIAL THANKS** to all our great Board members and Committee volunteers whose contributions have made our Southlake Recreation Association events such fun! We hope you were able to catch some of these events. Please call to join the fun!

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**You Can Make A Difference**

**RUN FOR YOUR BOARDS OF DIRECTORS**
Nominations are being accepted NOW for openings on the Southlake Landing, Cove and Recreation Association Boards of Directors.

Please fill out a BIO form available on our website @ SouthlakeRecreation.com and mail it to P. O. Box 215, Dumfries, VA 22026. (Nominations may also be accepted from the floor at the Annual Meeting.)

Your community association provides a very unique FORUM. You can participate in many capacities – and you can make a difference in your neighborhood. Think proactively about how each resident’s positive involvement, if only for a few hours, can improve the quality of your environment and the value of your home.

Be a part of the decision-making process

**SEND IN YOUR BIO FORM TODAY**

**BIO Forms are available on the Southlake Recreation Website @ SouthlakeRecreation.com**

Your Southlake Boards of Directors meet regularly –

Southlake Recreation Assoc. – first Thursday of each month.

Southlake Cove THA – second Mon. of each month.

Southlake Landing THA – second Tues. of each month.

Residents are always welcome to attend, and “Homeowner Forum” is always top on our agenda. We look forward to working with our neighbors, improving our community, protecting our assets, and solving issues.

**DUES ARE PAST DUE!**

All past-due assessment accounts have been forwarded to our attorney for collection, and substantial attorney fees are accrued. Please pay your dues now or contact our management office to arrange a payment schedule and prevent liens and judgments against your property.

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**Challenges for Maturing Communities**

Southlake celebrated its 21st Birthday this year, and she’s aging “gracefully.” Unlike those High School seniors with fresh faces, beginning their lives and careers, communities at the ripe old age of 21 begin the process of renewal. They often require rejuvenation of their infrastructures: asphalt streets and trails, concrete curb and gutter, sidewalks, retaining walls, recreational facilities, playgrounds and common area landscaping. In correlation to these continuing needs, associations experience the need to proactively pursue the legal collection of increasing past-due assessments, or deal with instances of home foreclosures in today’s volatile marketplace.

The maintenance costs of many maturing neighboring associations have exceeded their assessment limits. This results in undue stress for Boards of Directors when they are forced to fund “special assessments” to deal with maintenance issues, as owners cannot obtain the necessary approval for much-needed Reserve Funds to repair or maintain facilities. Ultimately, this leads to declining property values.

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**Welcome to our new neighbors – We extend an invitation for you to meet your neighbors and socialize at our annual meetings, board meetings and social events.**

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Fall 2010 • • • •  Southlake Community News & Views
Focus on Community

The Manager’s Corner

Let me preface this article by reminding homeowners that when referring to “the Association”, you need to remember that “YOU” are the Association. There is no magic solution to any community problem – without the cooperation & contribution of the residents.

A development becomes a community when residents care about its reputation and each other, when where they live becomes part of how they define themselves. In the long run, successful communities are measured according to their relationships among neighbors, respect for diversity within the community, participation by homeowners as stakeholders in building and maintaining community unity, a focus on civility, and a value and respect afforded the elected and hired leadership within the community.

A planned community, regardless of the economic status level of its residents or the market value of its housing, can preserve, protect and enhance the community’s appeal. And that “appeal” will have a bearing on every single owner’s resale property values.

Please support your community and your Board. Remember — YOU are the Association!

Southlakes Neighborhood Watch Program

Do you want to know what is happening in your Southlake neighborhood? Have you witnessed any suspicious activity lately? Do you know what to do? Join the Southlakes Neighborhood Watch group TODAY! Stay connected, informed and involved on our web site: www.groups.yahoo.com/group/southlakeswatch

Questions? Contact your Neighborhood Watch Coordinator, Shannon Gates @ 703-622-9141 or snowlov1@yahoo.com.

Combined with Southlake’s Prince William County Police Patrols, we’re “taking a bite out of crime and vandalism.” Parents are reminded to speak with their youth about respecting the common elements and not vandalizing signs, fencing, courts, mailboxes, playground equipment and recreational facilities.

Prince William County has a Curfew Ordinance which makes it unlawful for anyone 17 years of age or less, to be or remain, in any public place between the hours of 11 p.m. To 5 a.m. Sun. through Thurs.; and between 11:59 p.m. and 5 a.m. Friday & Saturday. (There are exemptions obtainable on line at www.pw.gov.org)

Southlakes Neighborhood Watch Program

Tricks and Treats of Safe Halloween

Tips for Parents

- Costumes should be flame resistant.
- Costumes should be short enough that children won’t trip on them.
- Put reflective tape on costumes and trick-or-treat bags.
- Use makeup instead of masks. If masks are used, make sure the eye holes are big enough to see out clearly to the sides.
- Shoes should fit well and have low heels so children won’t fall.
- Make arrangements for a parent or responsible adult to accompany your children.
- Decide what route will be used – try to avoid crossing streets.
- Set reasonable time limits.
- Decide what homes will be visited.
- Many shopping malls offer indoor trick-or-treating for your safety.
- Have children carry a flashlight or glow stick. This helps them to see and be seen.
- Trick-or-treat in groups.
- Have children walk only in well-lighted areas.
- Only trick-or-treat at homes with porch lights on.
- Follow safety rules for walking.
  - Cross streets at crosswalks or corners.
  - Look both ways before crossing.
  - Never step into the road from between parked cars.
  - Walk on the sidewalk.
  - Walk against the traffic.
  - At intersections, watch for turning cars.
- Children should not eat any candy until they get home and have it checked.
- Any suspicious behavior or criminal activity should be reported to the police immediately.
- If driving a car, be extra alert for pedestrians.
- To receive trick-or-treaters, leave your porch light on and greet them at the door. Do not encourage them to come inside.
- Check all candy for signs of tampering. All items unpackaged or with open wrapping should be discarded.

Don’t Miss Fitness Opportunities!

Jazzercise
Saturdays @ 8:45 am. Tap into your natural energy source. $8 per weeks unlimited classes. Call Mary Taylor at 703-368-4413

Vandora’s Dance, Drama & Voice Co.
Ages 3 to adult. Individualized programs for young people Thursday evenings or by appointment. Call Vandy Dixon at 703-670-8351

Tennis Lessons
@ Southlake Courts $30/four classes/month. Taught to student’s skill level. Private lessons available. Call Ted Ennaminger, US Pro Tennis Registry at 703-670-6775

Drama Kids Intt.
Classes specially designed to develop strong speaking, acting and presentation skills. Best of all - Our classes are fast paced, dynamic and fun! World-renowned curriculum; new activities each week, certified instructors, performances for family and friends, all students participate fully. Thursdays, 4:30 - 6:30 p.m. For more info call Angela at 540-658-1190

YOGA Classes
Think Happy Hour only happens on Fridays? You’re in for a Surprise! Come celebrate MONDAYS at 6:30 p.m. for a weekly hour-long YOGA class. Whether it’s exercise, relaxation or inspiration that you’re after — we have it all! Multi-level all female class. Class Fee $7, for joining the year. Before November 15, 2010. Call 703-541-8477 for more info

Robotics Club
Engineering for Kids Robotics Club is a fun program that helps kids ages 8-14 develop engineering skills through teamwork, robot assembly and computer programming. Instructions are tailored to each individual child. Using Lego’s to build robots and laptop computers and programming software to program them -- students will be building different robots to perform different tasks each Session. Tuesdays 5:30 - 7:00 p.m. Session 1: September 7-28, 2010 Session 2: October 5-26 Session 3: November 2-23 Cost: $90 per session. Register on website: www.KidsEngineering.com Call Dorit at 540-288-7928 with questions.
CALLING THE POLICE

Why Should I, When Should I, and for What Reasons?

Why should I call the Police?
The battle against crime is one which involves both police and citizens. The police cannot be everywhere. For this reason, the effective functioning of our police department’s random patrols is dependent on citizen cooperation and their resistance to crime. Many crimes would never be committed if more citizens would be alert to suspicious activity and take it upon themselves to notify the police.

When should I call the Police?
Whenever you observe suspicious activity, even though you may be the only observer, call the Police. A good rule to follow is, when in doubt, call the police immediately.

What is suspicious activity?
• A stranger around your neighbor’s house or a strange truck or car parked at your neighbor’s home when they are away.
• The sound of breaking glass.
• Anyone peering into vehicles or removing tags, gasoline or auto parts.
• An improperly parked car, or a parked car with someone in it that seems out of place.
• Someone carrying property such as TVs, stereo or burglary tools.
• Apparent business transactions conducted from a vehicle or on street corners.
• A constant flow of strangers to and from a particular house on a regular basis, especially at late hours.
• Persons involved in a fight or any loud explosions or screams.
• Door-to-door solicitors without a properly issued permit, or any stranger knocking at doors (burglars sometimes knock at the door first to see if anyone is at home.)
• Vehicle driving slowly through the neighborhood.
• Persons standing around, possibly acting as a lookout.
• Dial 911 for an emergency, or 703-792-6500 for a non-emergency.

FYI - For Your Information...

What constitutes a “GOOD” neighbor – one who agrees to abide by the community guidelines, doesn’t allow family members and pets to violate their neighbors’ premises and noise barriers, parks in a considerate manner and maintains their property, mowing their grass, weeding their landscape beds and picking up toys, trash and pet feces. While we are all entitled to enjoy our space, we must maintain respect for our neighbors. It sounds so SIMPLE – Are you a good neighbor?

Fall is a great time for those needed home repairs and painting. Homeowners must submit a Property Improvement Request (PIR) to the Montclair Property Owners Association (MPOA) @ 703-670-6187 prior to any exterior modifications to their home.

CHECK IN WITH MPOA and Southlake Landng THA for boat stickers and beach passes. Southlake Landng THA boats (no gasoline-powered) are to be stored on boat racks on Montview Drive. Southlake Cove THA boats are to be stored on the boat racks at West Beach. Boat trailers are not allowed.

PARKING is always at a premium in townhome communities. Please be considerate and use your allocated spaces and driveways before using a “Visitors” space. Visitor parking is limited to under 24 hours.

ADVISE your Townhome visitors and renters not to park in numbered allocated spaces other than your own.

DO NOT PARALLEL PARK on townhome streets. Boats, RVs, trailers and commercial vehicles are not permitted. Please review your Parking Rules and Regulations.

FIRE LANES and Fire turn-arounds have been designated by Prince William County Dept. of Fire & Rescue. PWC Police Dept. has been authorized to ticket and TOW vehicles from MARKED fire lanes and turnarounds. Fire response vehicles require 18’ clearance.

ARE YOU SELLING YOUR HOME? Virginia Property Owners’ Association Act requires that home sellers obtain a “Resale Disclosure Packet” from each Association for their buyer. Contact Manager Lin Stauffer at 703-670-2376 to obtain a request form.

TRASH SERVICE is NOT included in your assessment fee. You must individually contract with American Disposal Service at 703-368-0500.

PLEASEcontain YOUR TRASH in trash cans, and bind your recyclables, Newspapers and empty milk cartons take flight on windy days.

CLEAN UP AFTER YOUR PET. Carry a plastic bag in your pocket to pick up pet feces, invert the bag and throw in a trash can. IT IS THE LAW!

SECURITY LIGHTING is IMPORTANT to our communities. Make sure your front porch lights are ON.

SENSOR LIGHTING can be obtained at major hardware stores, and installed high on your home’s front exterior, will provide lighting for your neighbor’s walks or DETER VANDALS. Outside lighting requires MPOAARC approval.

STREET LIGHTING outages can be called into NOVEC at 703-335-0500.

“SLOW – Children Playing” Please SLOW DOWN and watch out for our children. They are our most valuable asset.

LEAKING VEHICLES — The Declaration of Covenants assigns personal financial responsibility to residents whose leaking vehicle fluids damage parking spaces and streets. Check your vehicles for leaks and do not perform vehicle repairs in parking lots.

If You Suspect Fraud

While you may have some ability to protect your identity, you can’t control all situations. If you fear you’re the victim of identity theft:

Contact the fraud department of any of the three major credit bureaus and ask someone to put a fraud alert on your file:

Equifax, 800-685-1111
Experian 888-397-3742
Equifax, 800-685-1111

 ✓ Close any accounts in question
 ✓ File a police report
 ✓ File a complaint at wwwidtheft.gov or call 877-438-4338

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