

*Your Board of Directors --
meets every second Tuesday of
each month. @ 7:00 p.m. at Southlake
Recreation Center in Montclair. Neighbors
are always welcome and Homeowners Forum is
"tops on our agenda."*

**Our community is experiencing
increased vandalism and graffiti.**

This destruction will serve to increase your homeowners' annual assessments. The Board has authorized Off-Duty PWC Police Patrols on a random basis throughout Southlake. We (the Members) will be paying for petty crime, in one form or another. Please report any minor curfew violations or witnessed crimes immediately to Prince William County Police Dept.

Parents are reminded that 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., Sunday through Thursday; and between 11:59 p.m. and 5 a.m. Friday and Saturday. (There are exemptions, obtainable on line www.pwcgov.org)

**The Association has recently
expended substantial Reserve Funds**

*to replace failing asphalt,
seal street cracks, clean
streets, and repaint parking
numbers and fire lanes.*

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.

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.

Lin Stauffer, Manager

Are you a Good Neighbor?

What constitutes a “GOOD” neighbor? – one who agrees to abide by the community guidelines, doesn’t allow family members and pets to violate their neighbor’s premises and noise barriers, parking in a considerate manner and maintaining 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. This applies to home owners and renters -- *It's your community, too!* It sounds so SIMPLE – Are you a good neighbor?

While you are outside breathing that Summer air, take a look around your yard and the surrounding common areas. How can you improve your home resale values?

- * *Have you mowed your yard on a regular time line.*
- * *Have you contained all trash and dog feces in trash cans? DOG FECES in yards and on common areas MUST BE picked up and disposed of properly in trash receptacles.*
- * *Are trash cans, toys and tools stored in the rear yard? Perhaps an under-deck Rubbermaid shed would help to clean up all the misc. tools, pots and toys strewn about.*
- * *Do you need exterior repairs or painting?*
- * *Do your trees and shrubbery require pruning? DO NOT DUMP lawn clippings, brush or limbs on common areas. [See Trash Tips.]*

Winter storms have brought down numerous weak trees. Consider replacing them with Japanese Maples. These beautiful trees add color & texture with minimal care. Early Fall is an excellent time to plant, as cooler weather allows roots to establish.

- ▣ ***Pine Ridge Landscaping is our 2008 landscaping contractor. Please address any concerns you have to the management office. The upcoming Fall is a great season to perform these items on your own lawn & to aerate and over-seed turf areas.***

If every neighbor weeded and mulched their landscaping beds and mowed their lawns – what an improvement it would make in our home values.

- ▣ ***TREES*** -- *The Board of Directors has authorized \$1,000's in **tree removal**, tree pruning and stump grinding this past year.*
- ▣ ***Park your cars to CLEAR the grass area between the sidewalk & street***, so grass can be mowed & edged. Car heat also kills the turf. **DRIVING is PROHIBITED** on turfed common areas.

CONSIDER RUNNING FOR THE BOARD OF DIRECTORS

Based on the interest, there are some extremely talented neighbors who could greatly benefit our community. We need your input and ideas !

- ***Please spread the spirit of ownership*** to your children. Ask them to respect the common properties. Please speak to your families about respecting our common areas, facilities, street signs & neighbors’ property. Monies for repairs and vandalism come out of homeowners’ pockets
- **SECURITY LIGHTING IS IMPORTANT** to our communities. Make sure your front porch and yard lights are on. These are the responsibility of each owner. Perhaps your bulbs or photosensors need replacing.
- **V.D.O.T. STREET LIGHT** outages can be called into NOVEC at 703-335-0500.

Your semi-annual Southlake Landing THA assessment was due Feb. 15. A \$25. Late fee assessment was accrued Feb. 15 & \$50 on March 15.. Mail all payments and communications to:

**SOUTHLAKE LANDING THA
P. O. Box 381
Dumfries, VA 22026**

[Please pay your assessments in a timely manner to avoid substantial attorney fees added to your account..]

TRASH TIPS

Prince William County Code states in Article II. STORAGE. Sec. 22-20. Containers

Required. "It shall be unlawful for any person to place refuse in any street, alley or other public place, or upon private property, whether owned by him or not, **unless such refuse is placed in an approved container...Trash may not accumulate outside of containers...** (b) Refuse containers shall be made of durable watertight, rust-resistant material and shall have close-fitting lids and handles to facilitate collection
...**Misdemeanor punishable by a fine of not less than \$25.00 nor more than \$50.00...each day.**"

- Southlake residents must purchase trash cans. We recommend plastic trashcans with wheels, handles and which are easily maneuverable around townhome buildings.

- Do not store trash cans, recycling bins and items (brooms, shovels, etc.) on front porches. Trash cans and recycling bins are to be stored inside rear fence areas, except on Trash Days (Monday and Thursday).

- Do not place trash OR OTHER DEBRIS on common areas. Trash must be placed in front of individual homes for pickup.

- Do not place or dump plantings, tree and shrubbery cuttings and debris in the common areas. Remove all trash cans and debris behind your fences.

- Bind tree cuttings in 4' lengths for trash pickup.

- Contact American Disposal at 703-368-0500 to contract for your trash pick up and for special trash pickups.

- **Prince William Health District, Commonwealth of Virginia, has cited individual residents for placing trash out in plastic bags. RATS FEED ON TRASH left uncontained and in plastic bags, animal feces, pet food, and wild bird food (spilled on the ground) and harbor in tall grass, firewood and lumber – The Health Dept. recommends you contain trash, pet feces and bird food; cut your grass and elevate your firewood and lumber 8-12" off the ground.**

PET TIPS

PARENTS – Please explain pet ordinances to your children. Oftimes it's their responsibility to "take Fido out."

Check out our "Fido hydrant" dog baggie dispensers & community trash cans. Ask your family to "pick up in the community."

Did you know that in Prince William County it is against the Law to...

- Allow your animal to knowingly or willfully urinate or defecate on private property of other persons or on publicly owned (common areas) property except parts of parks posted as dog run areas (Section 4-11 & 4-26).

- Allow your animal to run at large within the County unless engaged in supervised, formal or science training classes, or show, or during formally sanctioned field trials or while engaged in lawful hunting during open hunting season (Section 4-23).

- Allow your animal to trespass on someone's property after being requested by the owner of the property not to trespass (Section 4-4).

- Allow within the County prolonged or intense barking or other harsh or excessive noises to be made by animals and pets under one's ownership, at any time (Section 14-5.1).

- Own a dog four months or older and not obtain a County dog license that your dog is required to wear, and a collar bearing said license (Section 4-46).

- Have knowledge of an animal which has bitten someone and not immediately notify the Animal Warden (Section 4-64).

For more information, or to place a complaint contact the Animal Control Bureau at 703-792-6465 or Prince William County Police at 703-792-6500.

ARE YOU SELLING YOUR HOME ?

The Virginia Property Owners' Association Act requires that home sellers obtain a "Resale Disclosure Packet" from each of their Associations for their Buyer.

