

December, 2010

Dear SOUTHLAKE LANDING NEIGHBORS:

Enclosed is your SLTA 2011 Assessment bill.

Southlake Landing Townhomes Association (SLTA) members voted for an optional semi-annual assessment billing in 2011, for those homeowners who choose to pay on a timely basis. **The Southlake Board of Directors approved a \$546.00 annual assessment for Year 2011. There will be a \$10 administrative fee for semi-annual billing in July. If you require an alternative payment plan, please direct your request in writing to the Board of Directors.**

Outlined below is a brief overview of the 2011 billing procedures:

January 1, 2011	Annual SLTA billing mailed;
February 1	Annual (\$546.00 or semi-annual (\$273.00) assessment due;
February 15	\$25 late assessment fee added to all delinquent accounts;
March 2	Second notice mailed to delinquent accounts;
March 15	\$50 additional late assessment fee accrued;
	Delinquent accounts forwarded to attorney for lien proceedings;
June 1, 2011	Semi-annual billings mailed with \$10 administrative fee ;
July 1	Semi-annual assessment (\$273.00) due;
July 15	\$25 late assessment fee accrued;
August 15	\$50 additional late assessment fee accrued;
	Delinquent accounts forwarded to attorney for judgment.

AS THE NEW YEAR BEGINS, we would like to thank those homeowners who have contributed of that most precious of commodities – “time” to the Southlake community in 2010, and give special recognition to those who expressed their interest in the community by attending the Annual and Board meetings to share their ideas and support. Thanks to Landscaping Chair Louise Seghers and Social Chair Susan Sinclair – and all those neighbors whose involvement in committees have assisted in reviewing association budgets, improving landscaping and common areas, and implementing new social events this year.

In the New Year, please make a resolution to be a better neighbor ! --

- **Do not cut trees or any vegetation in the common areas**, or dump yard, tree and shrubbery debris in the common areas. The Chesapeake Bay Act and Resource Protection Act requirements limit any alterations within lake-front common boundaries;
- **CONTAIN TRASH IN COVERED TRASHCANS (to prevent rats in the community) and store trash cans inside your rear yards or garages**, except on Mon. and Thurs. trash days. Do not store trashcans or items on front porches & yards;
- **Secure and chain your boats ONLY on the Southlake boat racks.** Southlake Landing homeowners **MUST** register their boats (stored on Montview boat racks). Please return the attached application for boat stickers (if you have not already done so);
- **Pick up your pet feces, and dispose of them properly in trash containers;**
- **Please be considerate of one another**, and DO NOT PARK in a “numbered” parking space other than your own. Residents should park in their own “numbered” parking spaces and driveways before utilizing other parking areas. Caution your guests to use “Visitors” spaces and only for less than 24 hours.

Southlake Landing Townhomes Association
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- **Please adhere** to Prince William County Fire & Rescue “no parking lanes” marked by yellow curb areas in the community. Do not parallel park at front entrances, as you may block emergency vehicles & vehicle sight lines. **Do not parallel park anywhere during snow conditions, as you will block snow plows. Vehicles may have to be towed.**
- **Residents are responsible for maintaining the appearance** of their yards and landscaped beds, weeding; leaf removal and adequate watering of their lots throughout the growing season.

The 2011 landscaping contract with Community Landscape Services includes personal lawn mowing for all **accessible** front, side and rear lots every 7-10 days for the growing season, to include bagging excess grass clippings, trimming around buildings and obstacles within turf areas, edging all front sidewalks, one mid-Spring application of a pre-emergent herbicide for grassy weed control, broadleaf weed control, application of an iron supplement with micronutrients and one early-Fall application of a balanced fertilizer. **(If you have concerns regarding landscape maintenance, please contact our management office directly, so the Board can be cognizant and follow up on all concerns. Do not contact our contractors.)**

Congratulations to the 2011 Board! Please feel free to contact Manager Lin Stauffer at 703-670-2376 (Please leave a message) with any questions or to volunteer to participate as a “Block Captain” to represent your row of townhomes. Best wishes to all our neighbors for a very healthy, safe and **HAPPY NEW YEAR !!!**

**Your 2010 Board of Directors
Southlake Landing Townhomes Association**

Bunny Smith	President	15604 Montview Drive	703-583-9696
Dave Feser	Vice Pres.	15755 Widewater Drive	703-835-5533
Maggie Gustavson	Tres.	15647 Montview Drive	703-680-7285
Marie Juliano	Secretary	15794 Widewater Drive	703-583-9719
Nancy Croteau	Mbr-at-Lg.	15614 Montview Drive	

**SOUTHLAKE LANDING TOWNHOMES ASSOCIATION
APPLICATION FORM FOR BOAT STICKERS**

NAME: _____

ADDRESS: _____

TELEPHONE: _____ DATE: _____

e.mail ADDRESS: _____

BOAT(s) Type and Color: _____

Other identifying numbers or lettering: _____

MPOA Sticker(s) # : _____

**Mail to: SLTA, P. O. Box 381, Dumfries, VA 22026
Phone/Fax to: 703-670-2376 or e.mail: stauffermgmt@verizon.net
BOAT stickers will be mailed to the above address.**