

December, 2013

Dear SOUTHLAKE LANDING NEIGHBORS:

Enclosed is your SLTA 2014 Assessment bill.

Southlake Landing Townhomes Association (SLTA) members voted for an optional semi-annual assessment billing in 2014, for those homeowners who choose to pay on a timely basis. **The Southlake Board of Directors approved a \$546.00 annual assessment for 2014. 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 2014 billing procedures:

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| January 1, 2014 | Annual SLTA billing mailed; |
| February 1 | Annual (\$546.00 or semi-annual (\$273.00) assessment due; |
| March 1 | \$32.76 (6%) late assessment fee added to all delinquent accounts; Second notice mailed to delinquent accounts; |
| April 1 | \$27.30 (5%) additional late assessment fee accrued; |
| April 1 | Delinquent accounts forwarded to attorney for lien proceedings; |
| June 1, 2014 | Semi-annual billings mailed with \$10 administrative fee ; |
| July 1 | Semi-annual assessment (\$273.00) due; |
| August 1 | \$16.38 (6%) late assessment fee accrued; |
| Sept. 1 | \$13.65 (5%) 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 2013, 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 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; Excess trash must be contained in heavy-duty black trashbags.
- ***Secure and chain your boats ONLY on the Southlake boat racks.*** Southlake Landing homeowners **MUST** register their boats (stored on Montview boat racks). Please contact Management office if you have not registered your boats.
- ***Pick up your pet feces, and dispose of them properly in trash containers;***

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- ***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*.
- ***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 2014 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 newly-elected 2014 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. ***Our thanks to retiring Board members Bunny Smith and Sue Zamperini for their community service.***

Best wishes to all our neighbors for a very healthy, safe and HAPPY NEW YEAR !!!

***Your 2014 Board of Directors
Southlake Landing Townhomes Association***

| | | |
|--------------------|------------|-----------------------|
| Maggie Gustavson | Treasurer | 15647 Montview Drive |
| Marie Juliano | Secretary | 15794 Widewater Drive |
| Patricia Kelleher | Mbr-at-Lg. | 15777 Widewater Drive |
| Kimberley Crawford | Mbr-at-Lg. | 15781 Widewater Drive |
| Kate Pomeroy | Mbr-at-Lg. | 15798 Widewater Drive |


