

F A L L 2 0 1 3

Loft Ridge Limelight

Loft Ridge Home Owners Association – Alexandria, VA – www.loftridge.com



Stream Stabilization Project

The project across from the tennis courts is almost complete. There was a long, 8' deep, channel that had developed due to erosion. The County has an underground storm water network in that area so it was their responsibility to correct this safety concern. By removing several trees, a wide path was created which allowed equipment access to the channel. Large stones were installed in a "step" fashion. The County will return in the Fall to plant shrubs and trees throughout the effected area. No port-a-potty needed, as this work should only take two or three days.

FIOS Update

Installation of **FIOS** has hit a snag. Late last year, Verizon stated it needed specific language in the existing utility easements. Our Association Attorney worked with Verizon and thought they were satisfied and Loft Ridge was on their schedule. After recent inquiries, it appears Verizon is concerned about the amount of space they have to lay the cable within their easement while maintaining the required clearance from other utilities.

Rain Garden Project

This project is in the "do we want it" phase. Rainwater eventually ends up in the Cameron Run watershed. This project will improve water quality by removing excessive nutrients that contribute to algae. It consists of digging in the wooded area at the end of Gypsy Court (facing the tennis courts), filling it with appropriate materials then adding native plants. This effort can't proceed unless **51% of the owners** consent to this work. It will cost us nothing and the County will maintain it. If you haven't signed a survey, the form and an information sheet are on the Loft Ridge website.

Texting & Driving



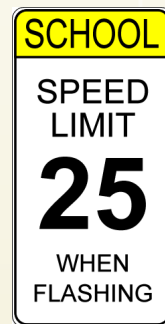
Effective July 1, 2013, texting while driving is a primary offense with a mandatory minimum fine of \$125 for the first offense and \$250 for subsequent offenses.

Common Grounds Update

Mowing will continue every 7-10 days until November. There will be aeration, seeding, and fall fertilization. Two leaf removals are planned for November and December. Irrigation systems will be winterized and shut down at the end of September.

School's In Session!

When bus lights and stop signs are activated vehicles must stop in both directions unless they are separated from the bus by a median. The penalty? A maximum of \$250, up to 6 points on your license, and possible suspension of your driving privileges.



Are You Ready?

The ACC will be performing re-inspections in October, so be sure your violations have been corrected.

NEWS FROM THE BOARD

The Board has decided on a Loft Ridge **website redesign**. A survey will be provided in the near future allowing you to express your preferences for items to include or exclude from the website. A quick look at the current website will aid you in responding to the survey. The sooner the surveys are completed and submitted, the faster the project can proceed.

On the landscaping front, the sprucing up of the **entrance plantings** is complete. There have also been some **new shrubs** planted at the end of Churchman Ct. along Ridge View. Some water from nearby residents would help with their survival. The Board will conduct its **Fall walk-around** in October to look for trees and shrubs that need pruned or removed.

Lee District has assumed ownership of the narrow strip of land behind the split-rail fence along Medallion Court. It will be turned over to the County Park Authority for maintenance.

Time to Prepare for Old Man Winter

Avoid Frozen Pipes

After you have watered your lawn for the last time this Fall, turn off the inside valve to your outside faucets. Then disconnect the hose and open the faucet to drain out any water in the line. This will avoid any water being available for freezing once winter arrives.



Those Fallen Leaves

Leaves can be blown or raked up and put into bags for the Wednesday trash pick-up. Clear bags are preferred but not required. The Grounds Contract stipulates leaf blowing in the Fall but that is for leaves on common ground only. Leaves aren't good for plant areas since they could be several layers deep which would block any water getting to the roots of your plants. Leaves are also slippery when wet or frozen.



Then You Need Mulch

After the unwanted leaves have been removed from your flowerbeds, don't forget an application of mulch to help protect your garden over the winter. Mulch helps retain the moisture but also has insulating value.



Clear Your Gutters

You don't want ice dams because your gutters and elbows are full of leaves. The drains could all freeze in the winter but when they start to thaw, they don't need any impediments.



Fireplace Safety

The following are a few basic fireplace safety rules: 1) Use natural logs that have not been treated with insecticides. If artificial logs, follow the directions on package; 2) Check fireplace and chimney often, keep clean, and in good repair. Should be professionally cleaned at least every other fireplace; 4) Keep damper set so draft will much air flow might let the fire get out of materials like papers, book, toys, etc.; 6) ensure everyone knows how to use it out before leaving unattended.



year; 3) Ensure good fire screen in front of remove smoke and gases. Remember, too control; 5) Keep area near fireplace clear of Always have fire extinguisher available and correctly; and 7) Make sure fire is completely

Thank You to Our Neighbors

Year-round Janelle Abeles, George Brooks, Todd Hunt and Mike Miller do the smelly, dirty job of emptying those dog stations and tot lot trashcans.

4th of July saw several bikes, trikes, and wagons gussied up for the Parade. Neighbors brought yummy food for a picnic.

At **National Night Out** the children enjoyed the Moon Bounce and a local policeman interacted with residents while all enjoyed delicious goodies donated by residents.

Chris Daleske has volunteered to become the Neighborhood Watch Chairman as of September 1st.

Loft Ridge Reminders

Loft Ridge Halloween Parade

Watch for details on the group email.

Parade route will be marked with signs.

Daylight Savings Time Fall Back on November 3

CHANGE YOUR CLOCK



CHANGE YOUR BATTERY

Snow Removal

Snow removal on our streets will occur when snow is 2" deep. Sand will be spread as conditions warrant.

R E M E M B E R

E M I N D E
Trash out after 5pm Tuesday nights

R E M E M B E R

Loft Ridge Real Estate Update – Values are on the Rise!

Active	TH Type	List Price	List Date
5717 Ridge View Dr	Int	\$425,000	08/22/13
5702 Medallion Ct	Int	\$374,900	08/16/13
5730 Evergreen Knoll Ct	Int	\$379,900	07/27/13

Under Contract	TH Type	List Price	Contract Date
5715 Ridge View Dr	Int	\$449,900	08/09/13
5723 Evergreen Knoll Ct	Int	\$377,500	08/08/13

Sold	TH Type	Sold Price	Seller Subsidy*	Sold Date
5605 Ridge View Dr	Int	\$400,000	\$ 5,300	08/26/13
5670 Ridge View Dr	Int	\$395,000	\$10,000	07/25/13
4330 Gingham Ct	Int	\$395,000	\$0	06/26/13
4406 Cheatham Ct	Int	\$400,000	\$0	06/17/13
5621 Ridge View Dr	Int	\$410,000	\$2,500	05/30/13

Rentals	TH Type	Rental Rate
5646 Ridge View Dr	Int	\$2,200

Rentals	TH Type	Rental Rate	App Reg
5628 Ridge View Dr	Int	\$2,175	07/22/13

Rentals	TH Type	Rental Rate	Date Rented
5700 Ridge View Dr	End	\$2100	09/01/13
5737 Evergreen Knoll	Int	\$1,950	05/15/13

FOR SALE

SOLD

FOR RENT

* Seller Subsidy is the total seller contributed towards buyer's closing cost. It reduces the net sold price thus affecting future appraisals of other Loft Ridge homes.

Source: Metropolitan Regional Informational Systems, Inc.
Courtesy of Lesa Jones (Neighbor and Realtor)

Halloween Safety Tips “Trick or Treat”



Ghosts, goblins, and ghouls will soon be coming out all over the area! Halloween is a festive occasion that we need to celebrate safely.

Traditional jack-o-lanterns with candles are a tremendous fire hazard. A better way to light up your jack-o-lantern is to use a small string of holiday lights with yellow and red flashing bulbs or small battery-powered candles. You've now created a “fire safe” jack-o-lantern that will send a chill down every goblin's spine.



If your children are preparing to go trick-or-treating, take these safety precautions:

1. Make sure all costumes are flame retardant. Most commercial costumes are made of flame-retardant material and you should ask your fabric shop for flame-retardant material if you make your own costume.
2. Make sure your children can see and be seen. Expand the eyeholes in commercial masks to improve peripheral vision. Add reflective tape to costumes to make them more visible to motorists.
3. Ensure that each trick-or-treater has a working flashlight.
4. Tell the children to remove their masks and look both ways before they cross a street.
5. Never let a group of children trick-or-treat alone. Adult supervision is a safety “must.”
6. Trick-or-treat only at homes of people you know.
7. Instruct children never to eat candy or treats until they return home.
8. When your child gets home, inspect all the candies and fruits. Slice open the fruit to check for strange odors or any signs that the fruit has been altered or tampered with. Dispose of any treat that is unwrapped or appears to have been tampered with.



Make Halloween a TREAT not a TRICK!

IF YOU'RE HANDING OUT TREATS, PLEASE TURN ON YOUR PORCH LIGHT!

October is Fire Prevention Month

HOME FIRE SAFETY

- Develop a home fire escape plan and practice it often.
- Determine a planned meeting area outside the home.
- Have two ways to escape from every room.
- Practice feeling your way out with your eyes closed.
- Make sure children know how to unlock all doors and windows.
- Install one smoke alarm on each floor and be sure it can be heard in all rooms.
- Test all smoke alarms monthly, new batteries yearly.

DURING A FIRE

- Time is the biggest enemy and every second counts! Escape first!
- Stop, drop, and roll if clothes catch fire.
- Never return to a burning building for any reason; it may cost you your life.
- Never stand up in a fire, always crawl low under the smoke and try to keep your mouth covered.
- Never open a door if the door or door knob are hot.



Fall Fun, Frolics, and Classes

Support your local schools!



BoxTops 4 Education is an easy way to do this. Learn more about this excellent program at www.boxtops4education.com

Nalls Produce Fall Activities and Classes

7310 Beulah St, Alexandria, 22310
703-971-4068

Activities

Sept 7 Nice Neighbor Block Party 11am-5pm
Moon Bounce, Face Painting, Food Trucks
Sept 20 – Oct 31 Pumpkin Tunnel daily 9am -7pm

Classes

Sept 14 Fairy Garden Workshop
Kids 2pm-5pm Adults 4pm-5pm
21 Fall Planters 4pm – 5pm
29 Fall Entrance Decorations 4pm-5pm
Oct 12 Pumpkin Centerpieces starting at 10am
Nov 2 Layered Bulb Pots starting at 10am
9 Pumpkin Centerpieces starting at 10am

Franconia Fire Station has an open house on Saturday, October 12 from 10am to 4pm. Bring the kids to board and examine the fire trucks!!

On Wednesday and Saturday nights there 's **Bingo at the Fire Station**, 6300 Beulah St. Early birds at 7pm and regular bingo at 8pm.



This fire station is a not-for-profit station and is self-supporting. Repairs and equipment maintenance are costly. Since they cover Loft Ridge, consider a donation this Fall during their annual fund drive.



LOCAL FUN EVENTS:

September – Del Ray Artisans a community art organization featuring visual and functional arts with monthly exhibits at 2704 Mt Vernon Ave, Alexandria, VA 22301 Thursday 12 – 6pm (1st Thurs 12 – 9pm) and Friday 12 – 9pm.

September 7 & 8 – 11th Annual Alexandria King St Art Festival at King, Royal, and Fairfax Streets from 10am – 7pm.

September 14 – Edison Class of 2015 Car Show, Carnival, and Community Sale at Edison High School starting at 8:30am.

September 28 – Rock and Stroll at Cameron Run Regional Park, 4001 Eisenhower Ave starting at 10am.

October 19 – Family Fall Festival at Armistead L. Boothe Park, 520 Cameron Station Blvd from 10am – 2pm.

October 26 & 27 – Fall Harvest Day at Mt Vernon Estate, 3200 George Washington Memorial Parkway, from 9am – 5pm.

November 1-2 & 8-9 – Edison High School Fall Drama Show “1984”, watch for sign in front of school with times and prices.

November 2 –Annual Craft Fair at Edison High School from 10am – 4pm.

November 29 – Alexandria City Tree Lighting with holiday music and performances as well as a visit by Santa will take place at 301 King St (Market Square) from 7 – 9pm.

December 7 – Alexandria Scottish Christmas Walk in Old Town Alexandria starting at 11am rain or shine. Call Campagna Center at 703-549-0111 in the event of severe weather on Saturday morning.

LOFT RIDGE BOARD board@loftridge.com

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Loft Ridge Mom's Group
groups.yahoo.com/group/loftridgemoms



Board Meetings – 7:30pm
Mark Twain Middle School Lecture Hall
Wednesday, September 25
Wednesday, October 23
Wednesday, November 20

ACC Meetings – 7:30pm
Tuesday, September 11 at 5727 Evergreen Knoll Ct
Tuesday, October 9 at 5757 Ridge View Dr
Tuesday, November 13 at 5603 Ridge View Dr

Communications Committee
As needed

In response to a recent survey, the Limelight now includes what you, the homeowners, indicated you wanted. We hope you approve and enjoy our revamped issues.

LIMELIGHT STAFF

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Louise Whitt
ComChair@loftridge.com

Contributors
Lesia Jones
Adam Marcetich
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IMPORTANT NUMBERS

Emergency	911
Non-Emergency (Police and Fire)	703-691-2131
Animal Control	703-830-1100
Poison Control	202-625-3333
Fairfax Connector	703-339-7200
Fairfax Water	703-698-5600
Dominion Virginia Power	866-366-4357
Fairfax County Trash	703-802-3322
Clermont Elementary School	703-971-2400
Mark Twain Middle School	703-313-3700
Edison High School	703-924-8000
Post Office - Franconia (22310)	703-971-1003
Post Office – Jefferson Manor (22303)	703-317-9286
John Marshall Library	703-971-0010
Voter Registration	703-222-0776
Washington Post	202-334-6100
USA Today	800-872-0001