

WELCOME TO THE NEIGHBORHOOD!

On behalf of your neighbors and the Homeowners Association's Board of Directors, welcome to the Loft Ridge community! We are glad you chose this neighborhood to call home.

This Welcome Packet* has been created in the hope that it will ease your transition into your new home and the surrounding area. Its purpose is to provide helpful hints on areas that will be of immediate interest to you while settling in.

It contains informal information on the Loft Ridge Homeowners Association contacts, existing guidelines, meeting dates, committees, community activities, trash guidelines and area wild life. Additional information can be found on the Association website at www.loftridge.com. Please consider bookmarking it.

Of all the documents on the website, the one of immediate importance will be the Association's Community Handbook, which you should have received with your closing documents. You can also download the most recent copy from the Association website at www.loftridge.com. It outlines essential details on how to make changes to your exterior structure, paint colors, suggestions for landscaping, what to do about yard sales and many other details that every homeowner needs to be aware of.

We encourage you to register for the Loft Ridge Group Email which allows you to keep up to date on Association issues and allows you to share experiences with your neighbors. To subscribe to the Loft Ridge group email, send an email to groupadmin@loftridge.com and allow 48 hours for processing.

You can immediately contribute to strengthening your new community by letting the Association know what in the welcome packet is helpful, what else could be of value, and what you think could be eliminated. Send those comments to ComChair@loftridge.com.

Please note this is an informational communication and should not be considered as an official list of homeowner's responsibilities/requirements or as a list of official Association documents.

**This Welcome Packet is intended for information purposes only. While the information is intended to be current, the Loft Ridge Homeowners Association is not responsible for any errors that may exist.*

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About the Loft Ridge Homeowners Association

Board of Directors

The community is governed by a Board of Directors, made up of seven members elected for three year terms, which meets monthly. Primary duties of the Board are to set policy, adopt budgets, maintain common property, oversee routine functions of the Association and ensure compliance with the governing documents. Board meeting dates and agenda are posted on the Association website at www.loftridge.com and all homeowners and residents are welcome to attend the meetings.

Committees

There are a number of committees that assist the Board in maintaining the strength of the community and are among the volunteer opportunities available to residents:

Architectural Control Committee is responsible for reviewing and approving or disapproving all homeowners' requests for exterior changes and ensuring that the Association Architectural Guidelines are followed;

Communications Committee produces the community quarterly newsletter, assists in maintaining the Association website and handles general community notices, such as flyers dealing with special announcements and signage regarding Board meetings or community events;

Special Committees

There are also special and/or temporary committees (such as an annual Board Nominating Committee) that may exist when needed as well as task forces that are established for special issues, such as traffic calming.

Neighborhood Watch is charged with promoting community awareness of good safety habits; works with assigned representative from the Fairfax County Police Department and serves as a means for reporting suspicious events in the community. We all need to be part of neighborhood watch, to report suspicious activity in progress call 9-1-1, and the non-emergency phone number is (703) 691-2131.

Yard Maintenance Committee is charged with the task of encouraging homeowners to maintain landscaping during the growing season and providing homeowners with landscaping ideas that can enhance their property along with their home's value.

Governing Documents

There are several regulations that prescribe how the Association operates. The regulations are determined by state law; some are outlined in Association documents such as the Covenants and/or Bylaws, while others are in the form of resolutions and the Community Handbook adopted by the Board of Directors. All of these documents are easily available on the Association website at www.loftridge.com.

Management Company

The Association contracts with a management company to process quarterly billing statements, provide monthly management reports on issues of concern to the Board, solicit contract bids and proposals as well as deal with a number of other administrative issues. Sequoia Management at 13998 Parkeast Circle, Chantilly VA 20151 at (703) 803-9641 or management@loftridge.com is the company currently handling Loft Ridge needs.

Things Homeowners Need To Know

Homeowners' responsibilities in Loft Ridge are much the same as they are in any homeowners association – maintaining the exterior of your home, picking up after your pet, clearing snow from the sidewalk in front of your home and parking space, and generally being fully informed of the Association guidelines and regulations and adhering to them.

You have the opportunity to affect the Association guidelines and functions by attending the annual homeowners meeting and the Board meetings, joining one of the Association committees or volunteering for special functions when time allows.

Assessments

Quarterly assessment billings are sent 30 days before payment is due. Payment can be made by personal check/money order; online via your bank, automatic bank draft or by credit card. See the Association website at www.loftridge.com for further details.

Parking

There is only one assigned parking space per townhouse, which is designated by painted numbers on the curb at each assigned space. All other unmarked spaces are on a first-come, first-served basis. No home has two spaces.

Pets

Fairfax County has a leash law requiring animals (other than cats) to be on a leash when they are off property. Pet owners are also required to pick up after their pets and properly dispose of pet waste. Pet waste stations have been placed at each of the playgrounds and at the tennis court for depositing bagged waste. Pets may not be left unattended in backyards, on patios or decks or on any part of the common areas. Homeowners are not permitted to feed their pets or any other animal on their property outside of their home or on common area.

Trash

Fairfax County trash service in Loft Ridge is every Wednesday morning, except Christmas. Your trash and recycle bins should be placed out for pickup no earlier than 5 p.m. Tuesday evening and returned to your rear yard as early as possible the same day as trash service. A special pickup can be arranged for unusual or large items. See the Association website at www.loftridge.com for details on arranging for a special/bulk pickup.

About the Loft Ridge Community

The 284 homes of the Loft Ridge community are located in two separate areas that are connected by a pedestrian trail running from the end of Lofthill Court and through the Ridge View Drive tennis court area.

Entrance signs at Franconia and Ridge View read “Wellington Green” and at the end of Cannon Lane, signs read “Wellington Green” and “Wellington Ridge”. The latter two have different names because of the different architecture of their respective townhouses. Whether it is called Wellington Green or Wellington Ridge, it is all part of the Loft Ridge Homeowners Association development.

Common Grounds

The community is richly enhanced by the amount of green space and forest that surrounds the area. While some of the space is county property, most of it belongs to the Association and requires the attention of all homeowners. Maps and photos of the community are available on the Association website at www.loftridge.com.

Maintaining the green and open spaces takes a reasonable amount of Association resources to fertilize, reseed, mow and replant. This is accomplished by allocating a portion of the annual assessment paid by each homeowner to these efforts. So it is important that everyone makes an effort not to dump trash in the forested or other areas outside of their fence. Everyone is encouraged to pick up trash when they see it.

Amenities

Tennis Courts are located on Ridge View Drive for exclusive use by residents and their guests. The courts should not be used for skating, biking or other activities since all unrelated activities damage the court surface. Contact Sequoia Management Company, the current management company for Loft Ridge, at (703) 803-9641 or management@loftridge.com to obtain the combination for the court lock. When not in use, the courts are to be locked.

Tot Lots/Playgrounds – There are two tot lots within the Loft Ridge community. One is on the far end of Ridge View Drive and the other is at the end of Evergreen Knoll (please see the community maps on the Association website at www.loftridge.com). Parents are responsible for child supervision.

Walking Trail – The wooded walking trail is part of the Fairfax County Park System and connects the two sections of the Loft Ridge community. The trail runs on one side from Ridge View next to the tennis court to the other side at the end of Lofthill Court. Occasionally wildlife can be seen among the trees and the natural beauty and serenity of the area depends on the cooperation of all its residents. Treating your pet to a “walk in the park” does require him or her to be on a leash and that you perform required cleanup responsibilities.

Community Communications

Within this packet you will find numerous references to the Association website at www.loftridge.com. It covers all aspects of being part of this community including, but not limited to, frequently asked question, official documents, history, latest news, maps of the community, and special interest groups.

You will receive a quarterly community newsletter called *Limelight* that contains pertinent Association news, activities and items of general interest. *Limelight*'s previous issues can be found on the Association website at www.loftridge.com.

Additionally, there is a community mailing list to post and receive email messages within the community as well as a Loft Ridge Group Page to post photos and check individual links for special groups, such as the Mom's group.

If you do not have access to the Internet, then simply contact Sequoia Management Company at (703) 803-9641 and they will be happy to assist you.

About the Area

Schools

Clermont Elementary School, 5720 Clermont Drive, Alexandria – (703) 921-2400 or www.fcps.edu/ClermontES

Mark Twain Middle School, 4700 Franconia Road, Alexandria – (703) 313-3700 or www.fcps.edu/TwainMS

Thomas A. Edison High School, 5801 Franconia Road, Alexandria – (703) 924-8000 or www.fcps.edu/EdisonHS

Hospitals and Medical Services

INOVA Alexandria Hospital, 4320 Seminary Road, Alexandria – (703) 504-3000

INOVA Fairfax Hospital, 3300 Gallows Road, Falls Church – (703) 776-4001

INOVA HealthPlex Emergency Care Center, 6355 Walker Lane, Alexandria – (703) 797-6800

INOVA Mount Vernon Hospital, 2501 Parker's Lane, Alexandria - (703) 664-7000

Shopping

The Rose Hill Shopping Center is located four to eight minutes from most Loft Ridge homes. When leaving the community simply make a right hand turn and go to the first stop light and turn left. You will find a Safeway grocery store, bank, pet store, a few restaurants, hair salons, and other smaller stores.

A larger shopping area can be found in the Kingstowne area which is approximately 15 minutes away by car. Turn right on Franconia and go to Van Dorn Street (you will see Edison High School on your left). Turn left at that stop light which will take you directly to the shopping area. There are super markets, both a Safeway and Giant grocery store, several restaurants, various types of specialty stores, movie theaters, a discount store and other outlets.

Springfield Mall can be found by turning right on Franconia when you leave your home and proceeding 5-6 miles, and includes a number of major department stores, some discount stores and a large number of individual boutiques and specialty stores. You can find details at www.springfieldmall.com.

Another Mall within an easy driving distance is The Fashion Center at Pentagon City which is larger and includes high end shopping outlets. It is also Metro-accessible. Check out its website at www.simon.com/mall.

Home Depot

Alexandria #4603 – 400 S. Picket, Alexandria – (703) 823-1900
Springfield #4617 – 6691 Frontier Road, Springfield – (703)924-0193

Lowe's – 6750 Richmond Highway, Alexandria – (703) 765-8011

Neighborhood Services

Department of Motor Vehicles

6306 Grovedale Drive, Alexandria – (804) 497-7100
2681 Mill Road, Alexandria – (804) 479-7100

Fire Station

Station 05 Franconia, 6300 Beulah, Alexandria – (703) 971-5858

Library

John Marshall Library, 6209 Rose Hill, Alexandria (across from the Rose Hill Shopping Center) – (703) 971-0010. More information is at www.fairfaxcounty.gov/library/branches/jm/

Passport photo & processing

Franconia Post Office (please call (703) 971-0435 and check for hours)
Rose Hill Shoe Repair Shop in the Rose Hill Shopping Center
CVS Pharmacy, 6150 Franconia Road, Alexandria – (703) 313-8721

Police Station

Franconia PD, 6121 Franconia Road, Alexandria – (703) 922-0889

Post Office

Franconia Branch Post Office, 5221 Franconia Road, Alexandria – (zip code 22310 for pickups) – (703) 971-0435
Jefferson Manor Post Office, 5834C North Kings Highway, Alexandria – (zip code 22303 for pickups) – (703) 317-9286

Recreation Center

Lee District RECenter, 6601 Telegraph Road, Alexandria – (703) 922-9841. Discounts are available for residents of Fairfax County. More information is at www.fairfaxcounty.gov/parks/rec/leerec.htm

Voter Registration

(703) 222-0776
[http://www.sbe.virginia.gov/cms/Voter Information](http://www.sbe.virginia.gov/cms/Voter%20Information)

Transportation

The Fairfax Connector bus line serves most of Fairfax County. Bus stops are conveniently located on Franconia Road at Cannon Lane and at Ridge View Drive. The line offers frequent service to the Huntington Metro station on the yellow line and Van Dorn Metro station on the blue line. For complete information on the public transportation services in our area, visit the following websites or call:

Fairfax Connector (703) 339-7200 www.fairfaxcounty.gov/connector

Virginia Railway Express (703) 684-1001 www.vre.org

Amtrak 1-800- 872-7245 www.amtrak.com
(King Street station is on Callahan Drive in Alexandria)

Other Important Telephone Numbers

Airports

Ronald Reagan Washington National	(703) 417-8000
Washington Dulles International	(703) 572-2700
Baltimore Washington International	(410) 859-7111

County Trash/Bulk Pick-up	(703) 802-3322
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Cox Communications (cable)	(703) 378-8422
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Dominion Virginia Power	(866) 366-4357
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Fairfax County Dog License	(703) 222-8234
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Fairfax County Sewer	(703) 323-1211
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Fairfax County Water	(703) 698-5800
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Lee District Supervisor	(703) 971-6262
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VA Clearinghouse on Missing Children	800-822-4453
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Poison Center	(703) 625-3333
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Police (Emergency only)	911
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Police (Non-emergency)	(703) 691-2131
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VDOT Road Assistance	800-367-7623
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Virginia State Police (Division 7, Area 48 Office)	(703) 313-6947
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Voter registration	(703) 222-0776
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Washington Gas	(703) 750-1000
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Wildlife Center of Virginia 9 a.m. to 5 p.m. daily	(540) 942-9453
after-hours wildlife emergency	(540) 241-4045

OR

Wildlife Rescue League	(703) 440-0800
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