



*For Board and Committee
Meeting Dates,
please see calendar
on the last page.*

Loft Ridge Board

board@loftridge.com

President

Erika Wheeler

703-329-0642

president@loftridge.com

Vice President

Bob Lucas

703-329-8684

vicepresident@loftridge.com

Treasurer

Kevin Johnson

703-960-5810

treasurer@loftridge.com

ACC Liaison

Lisa Staresina

703-960-7267

acc liaison@loftridge.com

Members:

Carter Mullen

571-218-9881

carter58@gmail.com

Nancy Schoenig

703-960-0658

nschoenig@cox.net

Mary Quigley

703-960-0426

msquig@verizon.net

ACC Chair

Kathi Cahall

703-732-8659

accChair@loftridge.com

Communications Chair

Mary Kelly

703-960-7873

comChair@loftridge.com

Sequoia Management

703-803-9641

management@loftridge.com

May 25 Annual Meeting Recap

On Wednesday, May 25th many neighbors from Loft Ridge gathered at Mark Twain Middle School to attend the annual meeting of the membership. Attendance was high and a heartfelt Thank You goes out to all those who were able to participate while those neighbors unable to make it to the meeting were missed.

The treasurer gave his report on the budget announcing dues would increase \$5.00 a quarter for the fiscal year of 2012, which starts on July 1st. The ACC, Yard Maintenance and the Communications Committee gave their respective reports to the community on the past year's activities.

Voting commenced, and while the ballots were counted, community members shared tasty snacks provided for all in attendance. After the break, Neighborhood Police Officer, Jim Reed addressed the community about the current crime situation in Loft Ridge. There is a recent rash of car break-ins in the area. Residents should make sure their vehicles are locked at all times and any valuables such as GPS units, are out of sight. Officer Reed urged residents to call the non-emergency number at any time they witness suspicious activity in the community.

Finally, the votes were tallied and the community as whole welcomed two returning Board members, President Erika Wheeler and Treasurer Kevin Johnson.

Need Paint?



With Summer projects underway, please remember that each house has a specific color scheme. All paint colors are McCormick brand paints.

Before painting your house, please match your color scheme to the color schemes located on the Loft Ridge website at www.loftridge.com.

If you have any questions, please contact the ACC at accchair@loftridge.com.

The closest McCormick Paint store is located at

4601 Eisenhower Ave

Alexandria, Virginia 22304

Tel: (703) 838-0550

In addition, McCormick Paint offers all Loft Ridge homeowners a *discount* on their products. Please go to the Loft Ridge website at www.loftridge.com to print the [Preferred Customer Program](#) card in order to obtain your discount.

Loft Ridge Community Projects Update

Our grounds crews have completed the **annual cleanup and mulching** of our community, and are on a 7-10 day **mowing** schedule from now until November.

Also completed in May was the **spring fertilization/weed control treatment** of the common areas.

The **irrigation** systems for the common areas have been turned on and set for the spring season. The TruGreen irrigation crew will monitor the system and make adjustments to the watering schedule as the weather gets hotter. The Board is currently considering a proposal for rain sensors to be added to our irrigation systems in order to save money and water.

Proposals to replenish the mulch at our **tot lots**, replace the tot lot swing chains that have begun to rust and repair/replace the fence and gate at the end of Ridge View Drive are currently being considered by the Board.

Tree pruning and removals were identified in April during a walk through of the community. The work is scheduled for late May-early June. Another round will take place in the fall, so if you're aware of any dead trees or damaged limbs to common area trees, please email board@loftridge.com.

HOA Common Grounds Maintenance Note

Some concerns have been raised about the maintenance of our common grounds, primarily about weeds and mowing.

One reason there is such a proliferation of weeds is partially due to the fact that the Board decided two years ago not to apply herbicides but to use non-chemical means of control such as corn gluten. In the long run it was not very effective on weed control. The Board continues to discuss various options for controlling weeds and keeping the common grounds looking well while still being ecologically safe.

The mowing schedule was somewhat affected by all of these discussions and the fact is that we had so much rain in April, the turf was too wet to mow right away. The issue is being addressed and we now have a regular schedule of mowing every 7 to 10 days.

Road Safety Follow-up

In response to the traffic accident along Franconia Road near Cannon Lane resulting in the tragic death of a 9-year-old Rebecca Johns, the Virginia Department of Transportation and Supervisor McKay held an open forum to discuss potential solutions for a traffic flow through the neighborhood.

The meeting was held on March 16, 2011 at Clermont Elementary School and was open to the public. Approximately 150 residents from the adjacent developments came to hear the presentation and ask questions. The VDOT area representative outlined some potential plans for the road and took questions from the audience.

The discussion included the feasibility of installing traffic lights, more crosswalks, Traffic Hawk lights and expanding walking trails along the road. VDOT explained the pros and cons behind each proposal, before introducing the proposed VDOT solution.

The solution is to install a pedestrian refuge or a traffic island along Franconia Road near the Ridge View Street entrance. VDOT indicated this area would be an ideal solution due to the width of the road and will give pedestrians a safe place to wait on the road itself, instead of having to cross the entire roadway at once. The VDOT representative indicated that VDOT has no plans to modify or install additional crosswalks or traffic signals along Franconia between Telegraph and Rose Hill.

Should you have questions or need additional information, please call the office of Supervisor Jeffrey C. McKay at 703-971-6262.

2011 Loft Ridge HOA Annual Spring Inspections

HOA Annual Inspections Update

Scheduled for early this summer, all properties with identified repairs or maintenance issues will receive a letter from management indicating what exterior maintenance items should be addressed. This letter details the more stringent violations enforcement policy established in 2008, which applies violations assessments to unresolved prior-year violations and offers homeowners the opportunity for a hearing to discuss their violations and assessments.

If you did not receive a letter but wish to make certain there are no pending violations for your property, please email management@loftridge.com and include your name and Loft Ridge address (unfortunately, our attorney has advised not to send "No Violations" letters, in the event a violation is inadvertently omitted and a homeowner uses the "No Violations" letter to claim that the violation was approved by omission).

Homeowners receiving 2011 exterior maintenance letters may receive one of the following:

1. Yard and landscaping violations with a 30-day deadline to make corrections.
2. Structural violations with a 90-day deadline for making repairs and/or corrections.
3. A list of prior year violations (2010 or earlier), asking for immediate correction, offering the homeowner the chance for a hearing and reminding homeowners that violation assessments will be charged against unresolved prior year violations.

Follow-up inspections to check the status of structural violations will take place 90 days after the date on the 2011 letters. Follow-up inspections to check the status of yard violations will take place 30 days after the date on the 2011 letters. After the second round of follow-up inspections, homeowners with unresolved violations will receive a letter from management notifying them of the open status of their ongoing violations and any potential actions that may be taken by the Association. As always, if you have any questions about the inspection process or something you were cited for, please email management@loftridge.com.

Why did I get a violation notice for something I've already corrected?

For example, you may receive a violation stating that your fence needs to be cleaned, and you might wonder why, since you just recently powerwashed it. The reason is most likely that the inspection occurred before you powerwashed your fence. There is a certain amount of time between inspections and the generation of letters and sometimes a homeowner may receive a violation for something that has been corrected in the meantime. If this happens, notify management immediately by phone at 703-803-9641 or email management@loftridge.com and list the violation that has been corrected. Please be specific about the violations you have corrected. This information is placed in your file is helpful to the ACC when conducting follow-up inspections.

Why did I get a violations notice when my neighbor has several violations that aren't getting fixed?

This is a commonly asked question, and the answer is simple: please don't assume that because you see open or ongoing violations on another property that they haven't been cited or the Association is not working to get them resolved. It is ongoing violations such as these that led to the more stringent policy for getting violations resolved. The Association is doing everything it can to get these violations addressed so property values continue to rise and remain as high as possible. Additionally, the ACC, Board, and management have gone to great lengths to ensure that violations are cited consistently. So rest assured that, if you've been cited for a particular violation, so should everyone else with the same issue.

“This Old Townhouse” Article Series

We are pleased to continue our “This Old Townhouse” feature that gives Loft Ridge residents an opportunity to show others in the community repairs and remodeling that they have done in their townhomes and provide construction details for those interested in undertaking similar projects in their homes. In this issue, we discuss how to make a master bathroom larger.

Townhouse model:

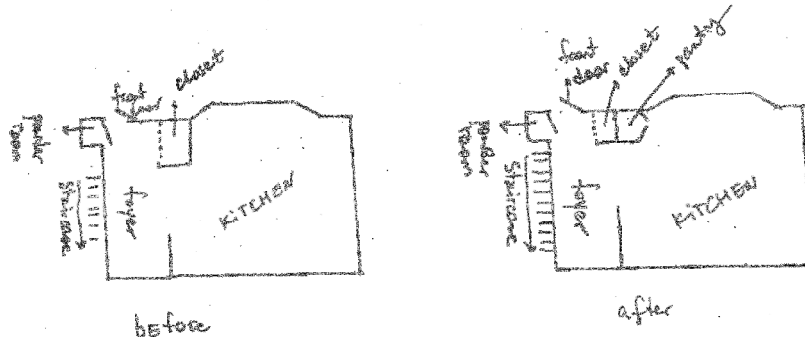
Blair unit

The Problem:

No pantry in the kitchen.

The Repair:

Utilize space from a cloak room in the corridor by splitting it in half. See a before and after sketch below:



Materials needed:

The materials necessary for this project is too lengthy to list here. This was part of a major kitchen remodel project.

Cost:

The cost was included in the overall project cost. If done separately, the cost will depend on the contractor.

What if your neighbors want more information, may they contact you?

Yes, you may contact Carter Mullen at carter58@gmail.com.

Do you have a home repair or remodel that you would like to share with your neighbors? Have you redone your closets? Replaced doors? Reconfigured kitchen cabinets? It doesn't have to be a big repair or a fancy remodel, you just have to be willing to share it. If so, contact Mary Kelly at comChair@loftridge.com.

Your neighbors would love to hear about it!



Did You Know...

that Fairfax County offers County residents the following services for free?



Document Shredding Events

- July 23rd at 8 a.m. - Noon at the South County Center, 8350 Richmond Highway, Alexandria, VA 22309
- August 27th at 8 a.m. - Noon at the Braddock Governmental Center, 9002 Burke Lake Road, Burke, VA 22015

Electric Sundays

It is a free recycling program to Fairfax County residents that accepts televisions, computers and peripheral devices – including keyboards, speakers, printers, external drives and other such materials – and unbroken fluorescent light bulbs and tubes.

- July 24th and August 28th at 10 a.m. - 3 p.m. at the I-66 Transfer Station, 4618 West Ox Road, Fairfax, VA 22030

For scheduling updates, including cancellation notification of events, please call 703-324-5052, TTY 711 or check their website at <http://www.fairfaxcounty.gov/dpwes/recycling/calendar.htm>

No Dumping in Loft Ridge

Loft Ridge homeowners have recently experienced the frustration of seeing debris dumped on the HOA property by people who don't live in our community. Even more frustrating is the increase in the number of reports from homeowners about debris being dumped in the various tree lines behind the homes on LR HOA property.

Please do not use the wooded areas around Loft Ridge as a dumping ground. When a homeowner chooses to dump their trash on the common areas, it costs all of us.

If you have debris that cannot be placed out with the regular trash pick up, please call Fairfax County at 703-802-3322 to schedule a bulk pick-up. If you witness someone dumping trash in the woods, please notify Sequoia Management at management@loftridge.com or call 703-803-9641.

Help Keep Loft Ridge Creek Clean!



Unlike many urban areas, the storm drains and sewer lines in Fairfax County are completely separate. This means that, unlike water from our taps and tubs, water flowing into our storm drains is not treated. **Storm drains connect directly to our streams.** Trash, pet waste, motor oil, paint and other materials dumped or washed into storm drains pollute local streams, the Potomac River, and ultimately, the Chesapeake Bay. In our community, all of the storm drains empty directly into Loft Ridge Creek in the adjacent woods. Here is a list of the most common pollutants entering Fairfax County storm drains, and ways each of us can prevent those pollutants entering Loft Ridge Creek and the surrounding waterways:

Most Common Pollutants:	Solution:
<ul style="list-style-type: none">• Street litter (plastic bottles, bags, etc.)	<ul style="list-style-type: none">• Put all litter, including cigarette butts, into the trash
<ul style="list-style-type: none">• Pet waste	<ul style="list-style-type: none">• Use the HOA pet waste bins, bury or flush waste down toilet
<ul style="list-style-type: none">• Run-off pesticides and herbicides	<ul style="list-style-type: none">• Follow directions and minimize use; plant native alternatives; use natural alternatives; weed by hand
<ul style="list-style-type: none">• Fertilizers	<ul style="list-style-type: none">• Avoid overuse; never apply before a rain; apply in the fall; use natural fertilizers, like manure or compost
<ul style="list-style-type: none">• Yard waste	<ul style="list-style-type: none">• Dispose of in yard waste bags or compost
<ul style="list-style-type: none">• Motor oil and Antifreeze	<ul style="list-style-type: none">• Take to local service station or the County hazardous solid waste disposal center
<ul style="list-style-type: none">• Household hazardous wastes, <i>e.g.</i>, moth balls, oven cleaners, paint thinners, and paint	<ul style="list-style-type: none">• Take to the County hazardous solid waste disposal center

Source: Storm Drain Education Guidelines provided by Fairfax County.

You can also help out by reporting any storm drain dumping of hazardous chemicals like pesticides, paint, motor oil, etc. to the Fairfax County Fire and Rescue at 703-691-2131 or the Health Department at 703-246-2300.

What else can you do to protect our local streams and the Chesapeake Bay?

Answer: Volunteer for the Loft Ridge storm drain labeling project that's been recently approved by the Board. Labels on storm drains help remind all of us to keep storm drains and our streams clean. If you would like to work on a Fairfax County-sponsored project to label storm drains in Loft Ridge, please contact Mary Kelly at 703-960-7873 or surfblueslug@yahoo.com. The County will provide all of the materials, and volunteers will mark storm drains with pre-printed plastic markers and adhesive to label the storm drains as shown.

Labeling will take place Saturday, June 4th (or Sunday, June 5th rain date). Please help!!

Holiday Pet Care

Well, summer is around the corner again and for many of us that means a chance to escape and unwind away from home for a while or soak up the sun in the mountains or the beach. So here are a few things to consider when evaluating the best care for your pets while you are out of town.

Obviously not all animals require the same level of attention. Birds and fish need to be fed and have their needs met. Cats probably require a bit more hands-on care and love but even they generally tolerate this separation time better than most dogs who almost always will need daily interaction and more than just food, water and a clean place to sleep. So how do you make sure your extended (furred, feathered or gilled) family are safe, healthy and happy while you are away?

There are many options within a short drive from Loft Ridge. Some providers will walk, feed and care for your pets in your home providing both daily exercise and companionship. Others provide on-site boarding and care.

Here are some things to consider before you choose the latter option:

What are the facilities like?

Insist on seeing the facilities. Are the animals crated or free running? Do they look clean and well tended, etc.? Any boarding facility worth considering will request that your dog stay for at least one day of daycare beforehand an overnight stay so it can assess how your pet interacts with other animals before committing to a longer stay. So plan this in advance if choosing a new facility.

What kind (and frequency) of exercise is offered? What will my pet be fed?

Most facilities will ask you to bring your own food and to let them know the portions and particulars needs.

What kind of interaction with people / other animals is available?

Some dogs are more socialized than others. Some facilities are cage free and dogs can play with other dogs and interact with the staff. In other facilities, animals are crated but provide some outside crate play time. (A facility we visited in Atlanta recently even went as far as screening "dog-friendly movies" in the mornings. We decided the movie concept was overkill but the place and people seemed wonderful!)

Where can I find pet boarding facilities?

There are many in the area – *Poochie Playhouse* (703-922-7773) just down the road in Rose Hill offers cage free boarding while the *Potomac Yard PetSmart* (703-739-4844) offers crated and 'suite' accommodation and separate play areas and other extras. You can find other options online, in the *Washingtonian* magazine or ask our local Pet Value staff at Rose Hill shopping center.

Other things to think about when boarding your pet:

- Ensure your dog/cat is up to date on all inoculations
- If on medication make sure to pack enough and attach proper instructions
- Ask about procedures followed if veterinary care is needed, and provide your vet contact details and a friend / neighbor's contact details for emergencies
- Ask questions, visit the site and find out as much as you can beforehand. Talk to other customers and neighbors for referrals and comments.

Of course, it isn't always necessary to leave your pet behind when you go on vacation. Many hotels and resorts allow pets. Most charge a pet fee and some do not allow all types of pets, so be sure to check when you make your reservations. Whatever option you choose, you have many choices.

You may want to consider some of these options during the rest of the year, when you are away at work or elsewhere. Many boarding facilities also offer dog-walking services and other pet care options. Ask a neighbor in the area for a referral so you know they come recommended. And, make sure the people you choose are licensed and insured.

Summer Fun and Frolics

Lee District Park

- Check out Wednesday night summer concerts at <http://www.fairfaxcounty.gov/parks/performances/lee-nights.htm>
- An exciting new water spray park at Lee District RECenter is open this summer for free!

Old Town and Beyond

- Look into the fun things to do in Alexandria. The Summer 2011 Program Guide is available by calling 703-838-4343.

Farmers Markets

Enjoy fresh and flavorful fruits and veggies from local farmers markets. Check out the County's website to find nearby places to do your shopping at <http://www.fairfaxcounty.gov/parks/wp-farm-mkt.htm>

Smithsonian

- Smithsonian Inside Out - 2011 Smithsonian Folklife Festival June 30 - July 4 and July 7 - 11. Open daily 11 a.m. to 5:30 p.m. Evening events begin at 5:30 p.m. Admission is free. During the Festival, you may call (202) 633-7484 to hear a recorded description of daily events.

July 4th

We have some of the best July 4th celebrations anywhere. See Fourth of July Fireworks in the Washington DC Area, Maryland and Virginia Independence Day celebrations. July 4th on the National Mall and around dc.about.com/od/specialevents/a/4thofJuly.htm

Inova Mt. Vernon Hospital has a range of community awareness events this summer including "Healthy Eating and Nutrition Cooking Demonstration" on July 6 at 5:30PM. For details, email genea.luck@inova.org

Things To Do With Kids

Get Amazing Daily Deals For Kids In Washington DC. Sign up to www.LivingSocial.com or www.Groupon.com

Pools in the Area

- A good Alexandria city pool that is pay as you go. Check out details at http://alexandriava.gov/Pools#outdoor_large_pools
- Another recommended pool is at 7000 Canterbury Lane, 22307. Details are at <http://littlehuntingpark.com>

Spinach Strawberry Salad



A little goat cheese or blue cheese is also delicious crumbled over this wonderful salad.

8 ounces fresh torn spinach or baby spinach
1 1/2 to 2 cups cleaned and sliced strawberries

1/2 cup pecan halves or pieces, lightly toasted
2 to 3 oz goat cheese or blue cheese, crumbled

Dressing:

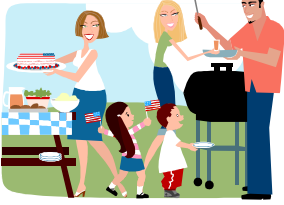
1/4 cup Canola oil or other salad oil
2 tablespoons balsamic vinegar
1 tablespoon plus 1 teaspoon granulated sugar

1/4 teaspoon dried tarragon
1/8 teaspoon each onion and garlic powder
dash dry mustard

Toss spinach with sliced strawberries, pecans, and cheese, if using. Combine dressing ingredients in a jar; shake until well blended.

When ready to serve, drizzle dressing over the salad and toss lightly. Serves 4 to 6.

Mark your Calendar!



The Loft Ridge

Annual National Night-Out and
BBQ returns on

Tuesday, August 2nd!

All interested in helping out with the planning, set up or clean up or those who would like to donate food or materials, please contact the Board at board@loftridge.com

Meet A New Board Member

Mary C. Quigley, CPA, is an original owner in Loft Ridge and has been active in the community, serving on the Communications Committee, assisting with neighborhood clean up and helping count votes at the HOA Annual Meetings.

Mary retired as a Navy Captain after 27 years and now works as a tax accountant.

She believes Loft Ridge is an excellent community with beautiful green spaces and strives to make it better through volunteering within the community.

Loft Ridge Real Estate Update

(January 2011 – April 2011)

Rented

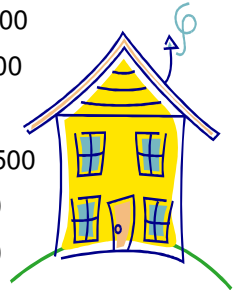
Marjoram Court (Blair model) - \$1,750
Ridge View Drive (Berkeley model) - \$2,300
Gypsy Court (Custis model) - \$2,200
Ridge View Drive (Blair model) - \$2,000

For Rent

Ridge View Drive (Berkeley model) - \$2,300
Ridge View Drive (Blair model) - \$2,200

For Sale

Churchman Court (Custis model) - \$359,900
Ridge View Drive (Custis model) - \$330,000
Cheatham Court (Blair model) - \$379,000
Medallion Court (Tazewell model) - \$321,500
Ridge View Drive (Blair model) - \$390,000
Ridge View Drive (Blair model) - \$399,900



*Information provided by
Metropolitan Regional Information Systems.*

Contributing Editors

Our special thank you to residents who have helped in the writing and editing of this issue of the Loft Ridge Limelight:

Kathi Cahall	Mary Quigley
Grant Davidson	Carie Rothenbacher
Mary Kelly	Lisa Staresina
Bob Lucas	Peggy Thompson
Carter and Luba Mullen	Erika Wheeler

For Upcoming Events...

check www.loftridge.com. As of publication time, the following HOA events have been scheduled:

Board Meetings:

Lecture Hall at Mark Twain Middle School
Wednesday, June 22, 7:30 pm
Wednesday, July 27, 7:30 pm
Wednesday, August 24, 7:30 pm

ACC Meetings:

5757 Ridge View Drive
Wednesday, June 8, 7:30 pm

4334 Gingham Court
Wednesday, July 6, 7:30 pm

5727 Evergreen Knoll Court
Wednesday, August 10

Communications Committee Meetings:

5707 Evergreen Knoll Court
Tuesday, June 7, 2011, 7:30 pm
Tuesday, July 12, 2011, 7:30 pm
Tuesday, August 9, 2011, 7:30 pm