

The Compton Village Voice



Compton Village Homeowners Association

Volume XII Issue 5

September/October 2008



President's Report



Dear Homeowner,

I hope everyone has had an enjoyable summer. As we enter the fall, I would like to address several important issues that face the Community and which the Board of Directors will be addressing in our upcoming Board Meetings and the November Annual Meeting.

First, the Reserve Study is being updated so that the Board of Directors can assess the financial health of the Community. The Reserve Study is an analysis of all the assets of the Community such as the Pool, Community Center, sidewalks, parking lots, etc. so that a maintenance/replacement schedule can be developed. This schedule is used to determine how much capital the Community will need to save to pay for repairs, maintenance or replacement of these assets. The capital is saved through the quarterly assessments paid by the homeowners. The Board of Directors hopes that the current levels of Reserve savings is adequate so that assessments do not have to be increased, however, this will not be known until the Reserve Study is completed. Holding down costs for the Community is a major concern especially since we have seen significant increases in the cost of maintaining it. The Community has two (2) major contracts expiring this year; the Pool Contract and the Landscaping Contract. These are two of the three largest expenses the Community has on an annual basis. The Board of Directors is competitively bidding each of these contracts so that the best value for the service can be obtained.

Second, the annual meeting is scheduled for November 19th and the Board of Directors requests that all homeowners either attend the meeting or send in the required proxy so that a quorum can be made to hold the meeting. In years past not enough homeowners have attended the meeting or sent in their proxies which required volunteers to go out into the Community and solicit them. This is not very effective or productive and makes for a very long meeting so please take time to send in or drop off your proxy prior to the November annual meeting. The first reminder with an attached proxy has already been mailed out. If you did not receive it please call the HOA office.

There will be three board positions open this year and all able are encouraged to join the Board of Directors. In addition, several Budget Committee volunteers are needed for planning next year's Budget. The Budget Committee reviews the revenues and expenses of the Community and presents a budget to the Board of Directors. This process is very important, as it is the one time of the year where the Board of Directors can

(President's Report continued on page 3)

Compton Village Fifteenth Annual Meeting Wed., November 19, 2008 7:30 PM (see pg. 3)

Annual Meeting/Election packets will be mailed to owners in October. If you are unable to attend the meeting, PLEASE be sure to complete and return the proxy form enclosed in the packet. Completed proxies can either be delivered to the HOA Office or owners can sign over their proxy to a neighbor who is planning to attend.



"Do you want to become more involved with your Homeowners Association?"

Here's your chance. The Association is looking for candidates for the Compton Village HOA Board of Directors. Three (3) Board positions are up for election this year. Don't put it off another year, take the step today...apply as a candidate. As a Board member you have a great responsibility to the community but meetings are only once per month and your service on the Board can really make a difference. GO AHEAD...TAKE THE STEP!! Complete the application on page 5 TODAY!

Assessments due Oct. 1, 2008



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“BOARD MEETING HIGHLIGHTS”

July 16, 2008 Meeting

- Quorum was established; Meeting was called to order at 7:26 PM;
- Approved the May 21st and June 18th, 2008 Meeting Minutes with amendments;
- Approved setting up a task force to join Green Trails’ task force regarding the issue of speeding on Green Trails Blvd;
- Approved hiring Battlefield Towing to take the place of Henry’s Wrecker Service to enforce parking guidelines;
- Approved work to be done on a petition for additional street lights in several areas and to seek out homeowners willing to be sponsors (provide the electrical hook-up) for said lights;
- Approved putting the landscaping contract out for bid;
- Set date of next Board Meeting for Wednesday, August 27, 2008, 7:30 PM;
- Adjourned meeting at 8:49 PM.

August 27, 2008 Meeting

- Quorum was established; meeting was called to order at 7:31 PM;
- Approved the July 16, 2008 Board Meeting Minutes;
- Joe Cottone met with the Speed Abatement Committee to slow down traffic on Green Trails Blvd. and Compton Village Dr. He also called the person in charge of public safety for Fairfax County. Speed trailers have already been ordered to gauge the speed of cars traveling on CV Dr. Michael Frey’s office has requested that we provide additional information before action can be taken to install speed bumps. A time frame of 18 months is probable before speed bumps would be installed;
- Bids for replacing the club house doors are currently under consideration;
- Changes in pool pass and guest pass procedures are being discussed with changes to be implemented for the next pool season;
- Approved setting up an Elections Committee for the Annual Meeting on November 19;
- Approved changing the flags at the entrance of the community;
- Set date of next Board Meeting for Wednesday, September 17, 2008, 7:30 PM;
- Adjourned meeting at 9:51 PM.

VOLUNTEERS NEEDED FOR ELECTION COMMITTEE



Association member volunteers are needed for the Elections Committee shortly before and during the next Association Annual Meeting in November.

The Elections Committee, as **required** by our Bylaws, is appointed by the Board of Directors no later than one month prior to the Annual Meeting date. The Committee consists of a chairman who may not be a Director, and at least two members, none of whom shall be candidates for office. The Committee’s duties include providing supervision of the nomination and election of Directors, distribution of ballots to attending members, and counting proxy votes and ballots cast at the meeting.

Please call the HOA office at (703) 815-0014 before the October 15 Board of Directors Meeting if you are interested in serving or if you have questions. We need volunteers!!

Upcoming Board of Directors Meetings:

October 15, 2008 &

The Annual Meeting

Nov. 19, 2008

Meetings begin at 7:30 PM and are conducted in the HOA Office. All residents are invited to attend.

CURRENT BOARD MEMBERS

Joe Cottone, President

Ron Chivers, Vice President

Mike Cantagallo, Treasurer

Michelle Mitchell, Secretary

Please contact the HOA Office at (703) 815-0014 if you would like to be contacted by one of the members of the Board of Directors.

COMPTON VILLAGE
HOMEOWNERS ASSOCIATION

FIFTEENTH ANNUAL MEETING

WEDNESDAY, NOVEMBER 19, 2008
7:30 PM

AT THE COMPTON VILLAGE
HOMEOWNERS ASSOCIATION
COMMUNITY CENTER
14401 COMPTON VILLAGE DRIVE

The purpose of the meeting is to:

- *Elect THREE (3) homeowners to the Board of Directors
- *Voice your concerns about Association business
- *Become involved with your community by volunteering for various Association Committees and Boards

If you have questions or would like to serve on the Board of Directors or Architectural Review Board, please call the HOA Office at (703) 815-0014.

**!!!REFRESHMENTS
WILL BE SERVED!!!**

ASSOCIATION ANNUAL MEETING

WEDNESDAY, NOVEMBER 19, 2008 – 7:30 PM

The Fifteenth Annual Meeting of the Compton Village Homeowners Association is scheduled for 7:30 PM on Wednesday, November 19, 2008, in the community center. The primary purpose of the Annual Meeting is for the election of new candidates for the Board of Directors and the election of members for appointment to the Neighborhood Boards.

BOARD OF DIRECTORS

The Board of Directors is responsible for the administration of the affairs of the Association in accordance with the Governing Documents. Specific powers and duties of the Directors are described in the Bylaws.

Presently, the Compton Village HOA is administered by a seven (7) member Board of Directors. This year, three Directors (3) are to be elected by the Association Membership.

TERM OF THE BOARD OF DIRECTORS

At the first annual meeting at which all Directors were elected for staggered terms (2006), four (4) of the Directors served two-year terms and three (3) of the Directors served one-year terms. Directors of seniority chose their length of term. In the event that there are more Directors wanting to fill a certain term, then those who fill the desired position will be chosen by lot. Thereafter, all Elected Directors shall serve for two year terms.

To apply for the Board of Directors, the petition of candidacy printed on page 5 must be completed and signed by not less than five (5) Association Members in good standing. Please submit your petition along with a brief but detailed biographical sketch of your qualifications. Candidates must file a completed petition of candidacy with the Elections Committee at least three weeks prior to the Annual Meeting. Accordingly, all petitions must be received at the HOA Office by **5:00 PM on Tuesday, October 28, 2008.**

However, if you desire for your petition and an optional photograph to be published in the Election packet – which is distributed to all Association Members – your petition/photo must be received at the HOA Office by 5:00 PM on **Wednesday, October 1, 2008.**

In the event three (3) petitions for candidacy are not received by the date of the Annual Meeting, nominations for any vacancies will be accepted from the floor in accordance with the agenda.

ELECTIONS COMMITTEE

In preparation for the election of the Board of Directors and Neighborhood Boards, an Elections Committee must be formed to supervise the nomination process, election of the candidates, and the announcement of the election results at the Annual Meeting. The Elections Committee must consist

of at least three (3) volunteers. One volunteer who is not a member of the Board of Directors will serve as chairperson. All other members will assist the chairperson with the elections but none of them may be a candidate for office. The Elections Committee must be formed not later than **Friday, October 17, 2008** (one month prior to the Annual Meeting). Accordingly, if you are interested in serving on the Committee, please contact the HOA Office by or prior to the **October 15, 2008** Board of Directors meeting when the Election Committee appointments will be approved, as required.

NEIGHBORHOOD BOARD CANDIDATES

The Governing Documents provide for the establishment of Neighborhood Boards, upon the occupancy of at least 50% of a particular neighborhood. All Neighborhood Boards shall consist of three to seven members elected by the residents of the respective neighborhood.

These Boards provide an important communication link between the residents and other Boards and Committees. In addition, they advise the Board of Directors and the ARB on all matters that effect their specific neighborhood.

To become a candidate for your Neighborhood Board, please complete the Neighborhood Board Candidate application on page 5 and mail or drop off the form at the HOA Office. If you desire your name to be published in the Election Packet as a candidate for your Neighborhood Board, applications must be received at the HOA office by **5:00 PM on Wednesday, October 1, 2008.**

In the event three (3) to seven (7) Neighborhood Board Candidate Applications are not received for each respective neighborhood by the date of the Annual Meeting, nominations for any vacancies will be accepted from the floor in accordance with the agenda. The Board will then appoint such members to their respective Neighborhood Boards.

Present representatives may be re-elected; however, if two members from the same household choose to be on their Neighborhood Board, only one member may cast his/her vote according to the Bylaws (i.e. one vote per lot).

PLEASE PLAN TO ATTEND!!

At least 55 members MUST attend the Annual Meeting to meet Quorum requirements!!

COMPTON VILLAGE HOMEOWNERS ASSOCIATION Board of Directors/Neighborhood Board Candidate Application

If you are submitting your name as a candidate on a Neighborhood Board, please fill out section A of this application only. If you are submitting your name as a candidate for the Board of Directors, please fill out sections A and B of this application and return it to the HOA Office no later than 5:00 PM, Tuesday, October 28, 2008 (according to the Governing Documents).

Section A

(Name)

(Address)

____ () _____
(Section No.) (Lot No.) (Phone Number)



Section B

I would like to be considered as a candidate for the Compton Village Board of Directors. I offer the following statement(s) on my interest and qualifications in serving on the Board of Directors.

Statement of Director Candidate (if additional space is required, please use a separate sheet of paper and attach):

(Candidate's Signature) (Date)

**Petition signatures are required for Board of Director candidates only (five signatures are required).
Signatures below:**

- 1. _____ 4. _____
- 2. _____ 5. _____
- 3. _____

(President's Report continued from page 1)

appropriate funds for special projects such as investments in landscaping upgrades or upgrades to our other amenities such as the tot lots, street lights, tennis courts and pool. Volunteers manage our Community and many are needed to maintain this wonderful neighborhood so if you have an interest in running for the Board of Directors or volunteering for one of the other committees please contact the HOA office.

Third, as was recently reported, the Board of Directors is looking into adding street lights to the community where the homeowners believe they are needed. Since the cost to add a street light is very costly, the Board of Directors is looking into a sponsorship program where a general assessment is added to a neighborhood and a homeowner sponsors the electric hook-up. The Community will then credit the annual cost of electricity back to the resident on their quarterly assessment. This is a cost effective way to get streets lights installed for safety purposes without paying the electric company thousands of dollars to install electric meters. If you would like more information please contact the property manager's office.

Finally, the Community is establishing a task force in connection with our neighboring community, Manor Gate, to address speeding issues on Green Trails Boulevard, Compton Village Drive and other adjacent streets in our communities. We have had several major accidents in recent months where cars have been forced off the road and have crossed the sidewalks. I do not have to tell you what kind of a tragedy could occur if speeding is not reduced on our streets. Please remember that school is now in session and we have many children walking to school or to the school bus stop so please drive safely. **The Speed Limit on all Compton Village streets is 25 mph.** If you would like information on the objectives of the task force please contact the property manager's office.

As a final note, I would like to remind you that the Board of Directors and the HOA staff are here to serve the Community so if you have any thoughts on how we can improve Compton Village please let us know.

Your neighbor,
Joe Cottone

Volunteers needed for the Budget & Finance Committee.



**If interested,
please call the
HOA Office at
(703) 815-0014.**

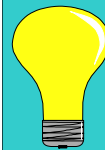
Street Light Sponsors Needed!



The Association has received several complaints from homeowners regarding additional streetlights that are needed throughout the community. As a result, the Board would like to get a feel for the number of homeowners interested in sponsoring a streetlight.

To sponsor a streetlight, the homeowner would complete an easement agreement with the Association, allowing the Association to tie into the electricity for the home thereby avoiding the high cost of installing a separate electric meter for the light. The homeowner would not only gain the added benefit of having a streetlight in their immediate vicinity, but would also receive a reduction on their homeowners fees, based on the watts the streetlight utilizes, and the additional cost from the electric company. We are currently compiling a list of those homes that are interested.

If you are interested, please contact Angela Barnedo at abarnedo@sequoiamanagement.com or via phone at (703) 803-9641.



Streetlight Out?

Is there a streetlight that is out on your street or in your neighborhood? As HOA Staff and Sequoia Management Personnel don't work at night in Compton Village, they can't see when the streetlights go out.

Streetlights that are out should be reported directly to NOVEC at (703) 335-0500. You will need to give them the address nearest to the lamp or a good description of where the light is located (such as at a certain intersection). Homeowners may also report an outage to the HOA Office with the same information, who will then report it to NOVEC.



EXTERIOR ALTERATION APPLICATIONS

The Architectural Review Board (ARB) meets the first Tuesday of each month. If you are planning to make an exterior alteration to your property; such as adding a deck, changing a paint color, adding a tree or a shed or removing a tree, etc.; submission of a completed application is required prior to beginning construction. Applications are available at the HOA Office or on our website at: comptonvillage.org.



HEY KIDS!

Join us for the Annual COMPTON VILLAGE BUILD - A - SCARECROW!

Each family/person should bring an old pair of pants, a shirt, stockings and a hat for their scarecrow. We will be building them outside of the Community Center.

Saturday, October 11
2:00 - 4:00 PM
At the Community Center
Cost is \$5 per scarecrow.

REFRESHMENTS WILL BE SERVED!

Build-A-Scarecrow Sign-Up Form

We must have 10 sign-ups by Weds., October 8. Sign-up and pay at HOA Office. Call (703) 815-0014 for more information

Family's Name: _____ # of People: _____

of Scarecrows: _____ Amount paid: \$ _____

Cash/Check/Pay at Event

Neighborhood Notes

Neighborhood Notes is a forum where residents of Compton Village can communicate areas of concern to the HOA and to their fellow residents in order to improve and maintain the quality of life in Compton Village.



Dear HOA,



“My wife and I thought this information would be worth sharing. We were testing our fire alarms and found that two of the three were making only very quiet chirping noises. The basement fire alarm was beeping more loudly but did not raise the alarm on the top two levels of our townhouse. Fire alarms should be replaced after ten years. Most of the homes in Compton Village are 15+ years old. We found ‘wire-in’ fire alarms at Home Depot which were quite simple to install. (S.K.)”

“Would you remind dog owners to dispose of their dog poop in an appropriate manner? Someone decided not to carry it with them and threw the doggie bag with the poop in our backyard.” (W.)



(Dog owners please be sure that you throw dog poop in an appropriate receptacle. If you have a child walk the family pet, be sure that they also understand that they must throw it in the garbage.)

LOCAL EVENTS

The Local Events section is for use by non-political, non-profit organizations to announce upcoming meetings or events. The number of announcements will vary according to available space. If you have a meeting or function you would like published, call the HOA office at (703) 815-0014.

ST. RAPHAEL ORTHODOX CHURCH - Meeting every Sunday at Compton Village community center. Divine Liturgy starts at 9:30AM. All services are in English. All are welcome.

TEMPLE BETH TORAH - A Reform Congregation - Temple Beth Torah is a growing Reform congregation serving No. VA communities. We are a community that builds friendships, promotes discussions, has fun, believes in learning, nurtures faith, supports community service, is a place for prayer, and provides an education program for young children, teens, and adults. See our webpage for more information about our Calendar of Events: www.bethtorah.net. Religious School starts Sunday, September 9th Registration in Progress! High Holidays start on Weds. evening Sept. 12! Contact: TBTmembership@cox.net

EAST MEETS WEST SHORIN-RYU KARATE CLUB OF NORTHERN VIRGINIA - Join us at the Compton Village Community Center Thursday nights from 6:30 - 8:30 PM and Saturday mornings from 9-11:00 AM. For more information on the club please call Joe Knight, Ni-Dan Club Director at (H) (703) 793-1577 or at (W) (703) 375-2594. Visit the Karate0 Club webpage at: www.shorinryu.com. Membership in the EMW Karate Club is open to everyone over the age of 7.

NORTHERN VIRGINIA BREW FEST - Vintage 50 Restaurant & Brew Lounge of Leesburg once again presents the Northern Virginia Brew Fest to be held September 27 - 28, 2008 at Bull Run Park in Centreville. For more information go to www.novabrewfest.com or call (703) 923 - 0800.

COMPTON VILLAGE COMMUNITY CENTER AVAILABLE FOR RENT



Planning a birthday party or a special event? The Compton Village community center is available for rent to all Association owners. For reservations, please contact the HOA office at (703) 815-0014 to discuss available dates. The contract required for reserving the center, the “Room Rental Permit,” can be found on our website: “comptonvillage.org” under the link “Homeowner Resources.”

The room rental rates are as follows:

Weekend Rate - \$35.00 per hour

(Fridays 5PM-1AM; Saturdays and Holidays 7AM-1AM; Sundays 7AM-12AM.)

Weekday Rate - \$30.00 per hour - (Monday 7AM to Friday 5PM)

A security deposit of \$75.00 is required at the time the Room Rental Permit is submitted and will be refunded to the user less any damage costs over and above the normal fees. A maintenance/clean-up fee of \$40.00 will be charged to all groups required to pay rental fees. The center has a full kitchen, a 37' x 37' room, 60 upholstered chairs and 10 tables (2.5' x 6').

Only Compton Village owners current in their assessments are eligible to reserve and use the facility. Do not delay! Be sure to book the community center well in advance. Contact the HOA Office at (703) 815-0014 to make your reservation.

ASSESSMENT REMINDER

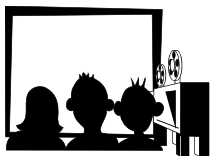
Please remember that quarterly assessments are due **January 1, April 1, July 1 and October 1**. Payment is due by the 1st of the corresponding month. Statements are mailed to homeowners approximately two weeks prior to the quarterly due date. **However, mailing of the statements is not a requirement for timely payment but is provided as a courtesy and reminder of the assessment and due date.**

Article 5, Section 5.8 of the Declaration of Covenants, Conditions, and Restrictions states that any payment received after the 15th of the month due incurs a late fee. To avoid this late fee (\$30) owners are encouraged to mail their payments well in advance of the due date. If you have not received your statement by the first of the month, please call the Association's Financial Management representative, Angela Barnedo, at (703) 803-9641.

The Association is not responsible for checks lost in the mail. The Association does not accept post-dated checks. Please sign checks before mailing.

Homeowners will not avoid late charges by dropping off checks at the HOA Office. Quarterly assessments are to be mailed to the following address:

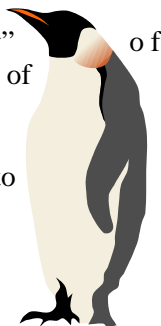
**Compton Village Homeowners Association
C/o Sequoia Management Company, Inc.
13998 Parkeast Circle
Chantilly, VA 20151-2283**



A GREAT TIME WAS HAD BY ALL AT MOVIE NIGHT AND POTLUCK AT THE POOL!

On August 23, Saturday night, approximately 45 children and adults attended the Movie Night and Potluck at the pool. The weather was warm and temperate and the potluck was a great success with lots of yummy food provided by CV families. The featured movie, "Surf's Up!", is a "mockumentary" of a penguin's life and apparently is a favorite of many children and adults.

Thanks Karyn for being the glue that helps to bind our community together!



Trash and Recycling Collection Information

Household Trash:

Collected twice each week on Tuesday and Friday

Place trash in a bag prior to placing in garbage can. This prevents animals and birds from ripping open bags and allowing garbage to litter the community. Trash containers should be placed at the curb after 6:00 PM the night before or by 6:00 AM on trash collection days. When not at the curb for collection, containers must be stored out of sight (in the house, backyard, garage, etc.).

Weekly Recyclable Materials:

Collected once each week on Tuesday

Mixed Paper: Includes junk mail, magazines, catalogs, newspapers, phone books, and flattened cardboard such as cereal and cracker boxes. Do not place in plastic bags.

Metal & Aluminum Cans: Rinse all cans and place in a paper bag or recycling bin. Crushing cans helps prevent them from blowing away and also saves room in your bin.

Glass Bottles & Jars: Rinse and remove any lids. It is not necessary to remove labels or metal/plastic rings.

Plastic Items: Plastic bottles and jugs with a neck and pill bottles only.

Cardboard boxes: Must be broken down and set out for recycling pick up. If setting out in large quantities, please notify AAA Recycling and Trash prior to pick up so they are equipped for additional trash pick up.

Yard Debris:

Collected once each week on Wednesdays in the Single Family areas only (March thru mid-January). Townhome yard debris is collected with recycling on Tuesdays.

****Sod, dirt, mulch and/or rocks are not considered yard debris and will not be picked up.****

Leaves/Grass Clippings:

Place in clear plastic bags or in containers that are clearly marked "yard debris." For safety purposes, no one bag of yard debris should exceed 35 pounds.

Brush/Tree Limbs: Must be less than 6" in diameter and no more than 4' in length and be tied in bundles and should not exceed 50 pounds.

Contact AAA Recycling and Trash to arrange for special pick-up of large items such as appliances, lawn mowers, furniture, etc.).

**AAA Recycling & Trash
Removal Services
(703) 818-8222 or aaatrash.com**





September 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	ARB MTG 2 7:00 PM	3	4	5	6
7	8	9	10	Patriot 11 Day	12	13
14	15	16	B.O.D. 17 MTG 7:30 PM	18	19	20
21	22	23	24	25	26	27
28	29	Rosh 30 Hashanah				



October 2008



Sun	Mon	Tue	Wed	Thu	Fri	Sat
	HOA ASSESSMENTS DUE OCTOBER 1, 2008.		1	2	3	4
5	6	ARB MTG 7 7:00 PM	8	Yom 9 Kippur	10	Build-A-11 Scarecrow 2:00-4:00 PM
Columbus 12 Day (Trad.)	Columbus 13 Day (Observed) Thanksgiving (Canada)	14	15	16	17	18
19	20	21	B.O.D. 22 MTG 7:30 PM	23	24	25
26	27	28	29	30	31	



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 hr. (703) 928-2968; carolinasoto2323@hotmail.com;
 References available.

*"The Association receives payment for all advertisements in
 this newsletter. The Association does not endorse any
 commercial enterprises and therefore asks that residents not
 interpret advertisements in the newsletter as an endorsement
 from the Association."*



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**Call MARYEN or RAUL at
(703) 321-5335**



Compton Village Homeowners Association
14401 Compton Village Drive
Centreville, Virginia 20121

PRSR-STD
US POSTAGE
PAID
Permit # 6260
Centreville, VA

Please Watch Your Speed!
25 MPH in Compton Village