



## CVHOA Voice - Jan-Feb 2014

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Compton Village HOA  
14401 Compton Village Dr.  
Centreville, VA 20121

On-line: [www.ComptonVillage.org](http://www.ComptonVillage.org)  
Office: 703-815-0014  
Email: [comptonvillage@verizon.net](mailto:comptonvillage@verizon.net)

On-site Office Hours:  
Monday - Thursday, 9am - 2pm  
Closed: Friday - Sunday



### President's Message:

Greetings Neighbors,

Winter is upon us and it will surely bring with it inclement weather, slippery sidewalks and piles of snow in our parking lots. Please take the time to review our "Let It Snow" article on page 3 and remember that we all contribute to the safety and livability of Compton Village by clearing snow from sidewalks and parking areas. However, snow that is carelessly or improperly removed from sidewalks, reserved parking spaces and visitor lots can result in additional expenses for the entire community. Any snow that is moved and deposited by residents in such a way that it presents an inconvenience or safety hazard to the community will have to be moved yet again by our contractors. This cost is passed directly back to the residents in the form of quarterly assessments. Professional snow removal can, depending on the weather, represent a significant annual cost to the Association.

While snow represents a seasonal challenge for our community, we face parking issues year round. In the hurried pace of life, it's tempting to operate and park our cars in ways that are most convenient for us. Please bear in mind however that our parking rules are designed to maximize the convenience and safety of all our residents, so please honor our community parking rules and insist that your tenants, guests and visitors do the same.

The Board of Directors would like to welcome Ryan Coughlin as a new member to the Board. Thank you Ryan for volunteering. As always, please remember that all board meetings are open to all homeowners of Compton Village and you are encouraged to attend. Should you have any issues or concerns that you would like to bring before the board. Your input and involvement are welcome and appreciated. Meetings are held at 7:00 PM on the third Wednesday of each month (2014 meeting dates available on page 2). For your convenience, should you have any issues, which need to be addressed by the board, please contact our On-Site Manager, Hai Hill, at least one week before any board meeting so that time may be included on the agenda. The office is open Monday through Thursday from 9am to 2pm, 703-815-0014. To e-mail questions or concerns, please e-mail: [comptonvillage@verizon.net](mailto:comptonvillage@verizon.net).

Sincerely,

*Larry Swanson*

President, Compton Village HOA



**Board of Directors**

**Annual Meeting Highlights**

**November 20, 2013**

*President*

Larry Swanson

(Section 11)

*Vice President*

Justin Ebersole

(Section 8)

*Secretary*

(vacant)

*Treasurer*

JC Collier

(Section 11)

Ryan Coughlin

Director

(Section 3)

John Griffin

(Section 6)

*Director*

Govenor Grant III

(Section 3)

*Director*

John Ragano

(Section 11)

*Sequoia Management Staff:*

Hai Hill

On-Site Manager

Angela Barnedo

Senior Community Manager

Cat Follier

Community Manager

**BOARD OF DIRECTORS**

meets every third  
Wednesday of the month  
at 7pm

- January 16, 2013**
  - February 20, 2013**
  - March 20, 2013**
  - April 17, 2013**
  - May 15, 2013**
  - June 19, 2013**
  - July 17, 2013**
  - August 21, 2013**
  - September 18, 2013**
  - October 16, 2013**
  - November 20, 2013\***
- \*Annual Meeting**

**Call to order:** The meeting was called to order at 7:31pm. In attendance: BOD members, Larry Swanson, Justin Ebersole, JC Colier, John Griffin, and Governor Grant. Absent: John Ragano. Sequoia Management: Angela Barnedo and Mike Cantagallo.

**Approval of Minutes:** Meeting minutes were reviewed, motion to approve the minutes from October 2013, Meeting minutes unanimously approved.

**Meeting Highlights:**

- Resident Ryan Coughlin was elected to the Board of Director's seat left vacant by the departure of Tom Minogue.
- JC Collier provided the Treasurer's Report and announced that quarterly assessments would not increase for 2014.
- Most significant investment in capital improvements since the inception of the Association..

**Adjournment –** Meeting adjourned at 9:05pm,

**See the Article on Page 5 for complete details of the 2013 Board of Directors Annual Meeting**

**Architectural Review Board (ARB)**

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; submission of a completed Exterior Alteration Application is required prior to beginning the change. Exterior Alteration Applications must be completely filled out according to the instructions included on the application and mailed or dropped off at the HOA office by the day before the meeting. If you have any questions please contact the on-site office. Both the Exterior Alteration Application and the Architectural Guidelines can be downloaded from: [www.comptonvillage.org/CV\\_Forms.htm](http://www.comptonvillage.org/CV_Forms.htm)

If you are interested in serving the ARB please contact the on-site office for additional information at 703-815-0014 or e-mail: [comptonvillage@verizon.net](mailto:comptonvillage@verizon.net).

**ARB Members**

- Tom Berkley
- Taha Mohammed
- Patrick Eager
- Mike Gordon
- Rodney Grilli
- Vinod Jakhmola

**ARB**

**Meeting Dates**

- January 15th
- February 19th
- March 19th
- April 16th
- May 21st
- June 18th
- July 16th



## Let It Snow

**Snow, sleet and ice always present a unique challenge for the snow removal contractor, the management company and the community. Please read below on some helpful tips and issues faced during winter weather.**

**Please note that all streets with single family homes are VDOT maintained roads.** If you have any issues with VDOT streets, please contact VDOT directly at 703-383-8368 or via email at [nova\\_severe\\_weather@vdot.virginia.gov](mailto:nova_severe_weather@vdot.virginia.gov). As a reminder, VDOT does not get to secondary roads quickly, as their main focus during a snow storm is to clear the major roads and highways. All streets with townhouses are private streets and are maintained by the association.

**What can I do to help?** - Please do not place snow from your driveway or parking space into the roadway! It is best to shovel the snow from your parking spot and sidewalks to the front of your space or to shovel/dump the snow to a greasy yard or common area. In the major snow event years ago, residents who dumped snow in the street not only caused a major safety issue, but cost the association and ultimately the homeowners a lot more money, as the snow had to be moved with loader, since it freezes into an ice mound. Creating long furrowed rows of snow beyond the parking spaces reduces the width of cleared roadways and eliminates the primary objectives of creating two lanes of traffic. It also makes the snow turn into hard ice mounds, which makes it difficult for the snow plow to remove.

**Why Isn't My Sidewalk Cleared?** - The Association does not clear or treat the common area sidewalks as the expense is prohibitive. Each resident is responsible for clearing and treating the sidewalks in front of their homes.

**Why is there snow piled behind my car? Why can't they pile all the snow at the end of the street?** -The plow cannot push all of the snow from the street away from the cars into desirable location. The snow must fall off the plow blade to allow the truck to keep moving. Often there are vehicles parked on either side of the street so the contractor evenly distributes the snow on either side. This can create a wall of snow behind your vehicle 3-4 times as high as the accumulation. Plowing is not a snow removal service. The objective is to clear the roadway in a timely and safe manner.

**There are no vehicles parked opposite mine. Why can't they just push all the snow to that side of the street?** - It is the policy to push the snow to the side of the street that impacts the community the least. However that may not be possible in the following situations: 1) Accumulation over 5"; 2) Circular road (snow will fall to outer portion of circle); and, 3) Roads that are vacant on left and then right, the contractor cannot switch directions in the middle of the process

**Why can't they push the snow to the center islands and not behind our vehicles?** - This is a common request as many center islands do not have parking spots but unfortunately the contractor is unable to plow this way. The road around the center island is a larger circle; imagine snow in front of the flow as a marble in front of a ruler. If you turn the ruler in a circular fashion, the marble will fall to the outside. The same applies to plowing of snow around a center island. (If your parking area is circular, the snow will predominately accumulate on the outer edges.)

**I just shoveled out my car and they came back and plowed me in!** - I can understand how this can be frustrating. After working hard and using lots of muscle power to clean out your space the contractor destroys your work! Remember that the contractor is contracted to return to plow until the roads are clear. In heavy snows the contractor will visit the property more than once. If the contractor waits until the end of a 6-8" storm before starting, the weight of the snow will be too great for the equipment and the contractor will not be able to service the association in a timely manner. In cases where they return, this snow gets plowed back into your spot and if they do not return, it can create a dangerous ice mound in the roadway. It is best to pile this snow in front of your space or on the edge of the walkway.

**Why is snow in my parking space?** - Typically snow is not placed in a parking space. However, there are some instances where this is needed. In these cases, the contractor tried to keep the snow to the front of the space so you can still park. In extreme events, the truck may have no choice but to completely plow in a space. When this happens a loader may be needed to be dispatched to move the snow.



## Reserved Parking Plan & Notice of Towing

In Compton Village, the "Parking and Towing Guidelines" are enforced. The office receives many telephone calls and emails each week concerning residents who park their vehicles in "Visitor" parking spaces and in other resident's reserved spaces. The following is a summary of the Compton Village Parking and Towing Enforcement Policy:

All parking spaces in the townhome courts are either marked with a reserved number, "Visitor," or left unmarked. The numbers on the reserved parking spaces correspond with the lot number of each home. On Stone Maple Terrace, the reserved spaces for the Condominiums are marked with letters rather than numbers. Visitor parking spaces are for the use of visitors only. It is expressly prohibited for any Compton Village resident living on that court or private road to use a Visitor parking space. Visitors may park in Visitor spaces for a seventy-two (72) hour period without special permission. The 72-hour period shall begin when a vehicle first enters a Visitor parking space and the period will not cease when a vehicle temporarily leaves the Visitor space and returns. Use of the Visitor space for more than a 72-hour period requires special permission from the Association. Vehicles in the community for more than thirty (30) days will be considered resident vehicles, and may not be parked in Visitor spaces. Some spaces on a few courts have no designation, they are left unmarked. These are "Open" spaces and can be used on first-come, first-served basis. Open spaces cannot be used for storage of extra vehicles that belong to residents or friends.

Residents may call Battlefield Towing and Storage, Inc. and request that a vehicle be towed from their own reserved parking spaces. Their telephone number is 703-378-0059. Battlefield maintains copies of the parking assignment maps for all Compton Village courts. However, residents need to keep a copy of their court's parking plan to show the driver proof of their reserved parking spaces. Reminder: If possible, before calling the towing company, please try to notify the owner of the vehicle, asking them not to park in your space in the future.

Residents who park their cars in the Visitor spaces are subject to towing. The staff of Battlefield Towing will place a warning notice directly on offending vehicles. This warning notice is a final notice that the vehicle in violation will be towed if it is not removed from the parking space within 72 hours (3 days) of the warning. Any vehicle, which has received a notice of violation, may be towed without warning if it is ever again parked in violation of the Visitor parking space regulations. All tows will be at the risk and expense of the vehicle owner. The vehicle is placed on a "Permanent Towing List," which is sent to Battlefield Towing. Battlefield Towing, in turn keeps this list on file for future patrols. Should any vehicle on the Permanent Towing List be found in a Visitor space, that vehicle will be towed without warning.

Residents who own more than two vehicles may park their extra vehicles on Compton Village Drive, Compton Village Court or Darkwood Drive, LaPetite Place or Green Trails Blvd. Residents with garage townhomes are required to use their garage and driveway as their two assigned parking spaces.

Additionally, please note that Compton Village can and will initiate parking enforcement action against vehicles that violate commercial or recreational vehicle rules. All vehicles located, whether standing or parked, within the Compton Village community are subject to the laws of the Commonwealth of Virginia, the County of Fairfax and rules set forth in the Compton Village by-laws. Owners and residents are responsible for the actions of their tenants, guests and invitees. Any vehicle in violation of the aforementioned state, county and community rules shall be subject to ticketing and/or towing.

The summary of rules set forth here is not exhaustive. For a full explanation of rules governing the operation and parking of vehicle within Compton Village, please refer to the Compton Village Homeowners Association, Inc. Parking and Towing Guidelines, available under the *Forms* tab on our website at [www.ComptonVillage.org](http://www.ComptonVillage.org).

## Board of Directors Annual Meeting

President Larry Swanson introduced the board members present, and discussed major board responsibilities, including: snow removal, pool repair and maintenance, asphalt repair, delinquency enforcement, and common area maintenance. Larry then announced Volunteer of the Year Karyn Cram, and called for elections.

Resident Ryan Coughlin was elected to fill the Board of Directors seat left vacant by the departure of Director Tom Minogue. Treasurer JC Collier and Director John Ragano were also reelected to two-year terms

JC Collier provided the Treasurer's Report citing the largest capital improvements made since the inception of the community. He noted the asphalt replacement on Ridge Water and Cedar Lock, new high-efficiency pool pumps that have already saved the community \$3700 in electricity costs this year, walking trail maintenance and walking trail replacement. Tennis courts have been resurfaced and diseased and dead trees are being replaced gradually but consistently to improve the community. Mr. Collier emphasized the importance of accurate budget forecasting and determined that the association would run a budget surplus for 2013. Decreased association costs resulted from new pool pumps, decreased trash removal costs and decreased maintenance costs. Reserves remain at more than \$1.1M, of which nearly 96% is cash. The board determined that no increase in assessments was needed for 2014. Mr. Collier outlined five-year plan to replace asphalt in the community and selected curb and gutter. He also emphasized the importance of maintenance like crack fills and seal to extend life of existing asphalt.

The board reminded residents of unforeseen expenses like community center roof replacement because it was installed improperly when the building was originally constructed. Large trees around the pool were also removed for security purposes. The pool is now visible from Compton Village Drive.

Residents asked about possibility of creating newer, larger parks for kids and President Swanson replied that new parks would require special assessments, since there is no budget line. He and Mr. Collier agreed that resident input on refurbishing existing play areas would be welcome.

Board members also emphasized that they have been involved in the process of community improvement from bid process to actual contract fulfillment, monitoring contractor performance.

Board also made clear that a dog park was out of the question for cost and liability reasons. Peter's landscaping to be directed to research tree options on St Timothy's Lane facing Rt 28. Residents were referred to association rules regarding removal of trees on their own property and encourage to get association permission before removing trees.



### Vehicles with Expired Tags and/or Inspections

Please note that vehicles with expired tags and/or state inspections parked on private streets within the community will be subject to immediate towing, per Section III.A.13 of the Parking Towing Guidelines for Compton Village Homeowners Association.

Fairfax County Police are also authorized to enforce Fairfax County laws on the private streets within the association, including vehicles with expired tags and/or inspections.



### Avoid Getting Towed Away - Parking in Visitor's Spots or Designated Spots

Visitor Parking spaces is only for visitors, **Not for residents.**

Residents who are caught parking in visitor's spaces will be at risk for getting towed. Townhomes and Condos have designated parking spaces, please do not park in a designated parking space. Vehicles parked illegally in a designated spot will be towed away. Please become familiar with the Parking and Towing Guidelines on our webpage for more information.

Visit: [www.comptonvillage.org/Parking\\_and\\_Towing\\_Guidelines.pdf](http://www.comptonvillage.org/Parking_and_Towing_Guidelines.pdf)

### Dog Owners

We have added several new garbage bins and doggie stations around the community

### Please pick after your Dogs & Keep them on their Leash!!

it is your responsibility as a dog owner. Get caught and risk being charged a hefty fine.



**IT'S THE LAW!!**



## PATRIOT DISPOSAL 703-257-7100

**Tuesday** – Household trash and Recycling. Recycling is defined as newspaper, mixed paper, cardboard, glass and metal food and beverage containers, plastic bottles, jugs and containers.

**Wednesday** – Yard debris; Hedge and tree trimmings **MUST** be less than 4-inches in diameter, cut into 4-foot lengths, and tied in small bundles or bagged. (Clear Plastic Bags or Paper Bags) *For January & February, dispose with regular garbage Tuesday or Friday*

**Friday** – Household trash and special item pick up. Special items **MUST** be called in to Patriot Disposal prior to the pick up date. 703-257-7300.

### Keep our Community Safe!

Fairfax County Police Department urges residents to call the non-emergency number **703-691-2131** to report any form of vandalism within the community and please notify the CV HOA office as well. *You can do your part in keeping the community safe by joining the CVHOA Neighborhood Watch Committee*

Contact: CVHOA Office: 703-815-0014 ore-mail: [comptongvillage@verizon.net](mailto:comptongvillage@verizon.net)



## Community Event



### 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 and deposit are required for reserving the center, the *Community Center Room Rental Permit and Community Center Operating Guidelines* can be found on our website: [www.comptonvillage.org](http://www.comptonvillage.org) under the link "Forms."

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 \$150.00 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 is 37' x 37' has a full kitchen, 60 upholstered chairs and 10 tables (2.5' x 6').

Do not delay! Be sure to book the community center well in advance. Contact the HOA Office at:

[comptonvillage@verizon.net](mailto:comptonvillage@verizon.net) or call 703-815-0014.

### Special Thank You!

*Mike Cantagallo was our On-Site Manager, he has returned to work full-time. We thank him for the commitment to making Compton Village a great place to live.*

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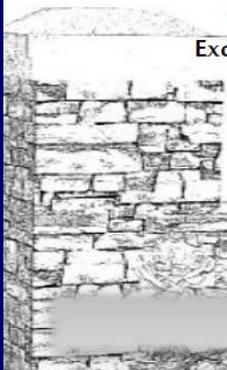
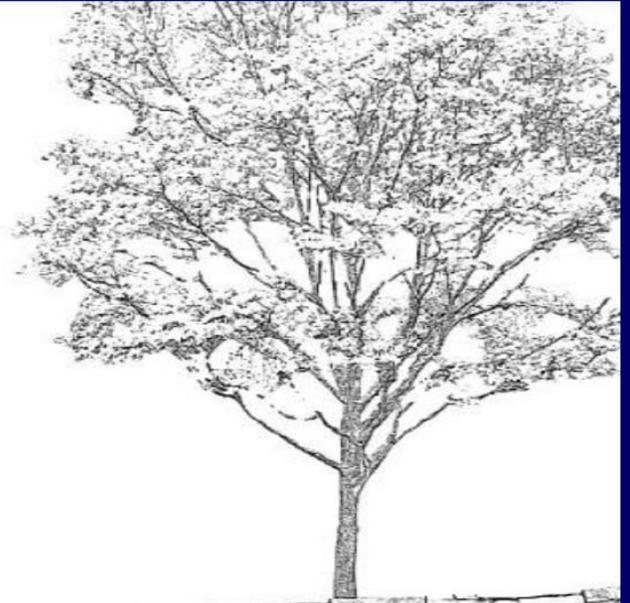
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**SAT PREPARATION:** SAT Classes for Rising Juniors and Seniors registering now. Many students improve 400 points or more. Strong SAT scores open doors both in college admissions and scholarship opportunities. Classes fill quickly. Call Julia Ross at 703-830-7037, [www.JuliaRossProfessionalTutoring.com](http://www.JuliaRossProfessionalTutoring.com)

**TUTORING, K-2 GRADES:** FCPS Teacher with 13 years teaching experience available to tutor K-2 students. Contact Tricia at 703-815-9603.

### Offered at Compton Village Community Center

**EAST MEETS WEST SHORIN-RYU KARATE CLUB OF NORTHERN VIRGINIA** Join us at the Compton Village Community Center Thursday nights from 7-8:30 PM and Saturday mornings from 9-11:00 AM. For more information on the club contact: Sal Scaglione at 703-593-2781 or visit our webpage at: [www.shorinryu.com](http://www.shorinryu.com) Membership in the EMW Karate Club is open to everyone over the age of 7.

**LITTLE HANDS** - Weekly music and movement classes for children birth-7 years old. Visit, [www.littlehands.com](http://www.littlehands.com) or call 703-631-2046 for schedule of classes at the Compton Village Community Center.

**CVHOA MOM'S Group** - invites Mom's and your babies/ toddlers to join them. For upcoming meeting dates, please contact: [comptonvillage@verizon.net](mailto:comptonvillage@verizon.net).

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## **ASSESSMENT REMINDER**

Please mark your calendars and remember that quarterly assessments are due:



**January 1  
April 1  
July 1 &  
October 1**

Quarterly assessments are to be mailed to the following address:

**Compton Village HOA  
c/o Sequoia Management Company,  
Inc.  
PO Box 18003  
Ashburn VA 20146**

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 (\$25) 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.

**Join the HOA E-Mail Listing!**  
Contact the CVHOA Office today!



**Compton Village HOA  
14401 Compton Village Dr  
Centreville, VA 20121**

On-Line: [www.ComptonVillage.org](http://www.ComptonVillage.org)  
Office: 703-815-0014  
E-mail: [comptonvillage@verizon.net](mailto:comptonvillage@verizon.net)