

# The Armfield Link

Serving the Information Needs of the Communities of  
Armfield Farms, Lees Crossing I, Lees Crossing II, and Saville Chase

May-June 1993

Issue 4

## From The President's Desk

By Linda Turpin

The 1993 Annual Meeting was held at Franklin Intermediate on April 27th and remained open until May 24th, because we did not have a quorum on the night of April 27th. Thanks to a handful of volunteers, over 100 proxies were collected, facilitating a quorum on May 24th. Robert Strupp of Saville Chase was elected to the Board of Directors. The new board will meet in the near future to re-organize. The names and phone numbers of the officers and members-at-large will be posted in the next newsletter.

Signs were posted in reference to the March 24th meeting, but nothing was mailed to homeowners due to the cost associated with another mailing. Volunteers knocked on doors to obtain the proxies needed for a quorum. This was really too much to ask of these people! When you receive your proxy next year, PLEASE sign it and return it immediately, even if you plan on attending the meeting. If you have any suggestions regarding this matter please feel free to contact me.

We had a great turn out for Pool and Swim Team registration on Community Day. Virginia Pool Management and the Pool Committee have been working together to ensure that the pool opens on time this year. Every time we turn around, something else is wrong. Hopefully the rest of the season will be smooth sailing.

The Board currently meets on the third Tuesday of the month. Homeowner inquiries may be made to Armstrong Management Services or any one of the five Board members.

The Social Committee has done a great job coordinating community events. They had a great turn out last summer for the Family Fun Night at the pool. In spite of the terrible weather, they pulled off a Halloween party for the children in October. They arranged Santa's visit through the neighborhood in December. And they organized egg hunts for children ages 1 through 12 in April. Please pick up the phone right now to call Tanya Black (378-6346) and offer to help just once a year for about an hour. They need volunteers to bake, stuff goody bags, do some shopping, etc. These events help bring our community together.

\* \* \* \* \*

## Delinquent Dues Procedures Amended

Please note the following new delinquency procedures which will be effective July 1, 1993:

**ARMFIELD HOMEOWNERS ASSOCIATION**  
**Administrative Resolution ILB-1-1993**  
**Assessments - Procedures Relative to**  
**Collection of Routine and Delinquent Payments**

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**WHEREAS**, Article V, Section ONE of the Declaration of Covenants, Conditions and Restrictions creates an assessment obligation for owners;

**WHEREAS**, Article V, Section SEVEN and EIGHT of the Declaration state certain procedures for the collection of assessments;

**WHEREAS**, The Board feels there is a need to further define and establish orderly procedures for the billing and collection of said assessments;

**NOW, THEREFORE, BE IT RESOLVED THAT** the following assessment procedures be adopted:

**I. ROUTINE COLLECTIONS**

- A. All quarterly installments of the annual assessments shall be due and payable in advance on the first day of the applicable quarter ("Due Date").
- B. All documents, correspondence and notices relating to the charges shall be mailed to the address which appears on the books of the Association or as modified in writing by the homeowner.
- C. Nonreceipt of an invoice shall in no way relieve a homeowner of the obligation to pay the amount due by the due date.

**II. REMEDIES FOR NONPAYMENT OF ASSESSMENT**

- A. If payment is not received by the fifteenth (15th) day after the due date (16th day of the quarter) the account shall be deemed late. A "Late Notice" will be sent to owners who have not paid their assessments in full by the fifteenth (15th) day after the due date.

- B. Each quarter a late fee of \$10 will be levied against any Armfield Homeowners Association member's account which is not paid in full, including assessments, late fees and other allowable charges, by the end of the fifteenth (15th) day of that quarter.
- C. The late fee shall automatically be added to the account and thereafter become part of the outstanding assessment and will be a part of the continuing lien for assessments.
- D. If an owner fails to pay any part of any assessment within thirty (30) days after the due date, the unpaid amount shall be deemed "delinquent" and the owner shall be deemed "delinquent" in the payment of that amount.
- E. Any delinquent amount shall automatically bear interest from the date of delinquency (16th day of the quarter) at the rate of eight percent (8%) per annum.
- F. If payment in full is not received by the forty-fifth (45) day after the due date (46th day of the quarter), a second notice identifying the account as delinquent will be sent to the homeowner. This notice will include the total outstanding assessment due.
- G. If payment is not received within thirty (30) days (76th day of the quarter) after the date of the second notice, a final notice will be sent to the homeowner. The final notice will state that the delinquent account will be accelerated pursuant to Article V Section 8 of the Declaration so that the entire remaining unpaid annual assessment for that fiscal year will be immediately due and payable. The notice will also state that the account will be referred to the

Association's lawyers if payment is not received within thirty (30) days of the date of the final notice (106th day of the quarter).

H. The Association's lawyers will send the homeowner a Lien Warning letter which will include the fact that the account has been accelerated. If payment is not received within ten (10) days, a lien will be filed against the homeowner's property.

I. The Association's lawyers may also file a civil suit against the homeowner on the basis of the personal obligation to pay the assessments. The cost of filing the lien, the civil suit, attorney's fees and all other costs incurred by the Association due to the costs of collection will be added to the account, plus any interest accrued on the balance of the unpaid assessments.

J. In addition to any other remedies it may have, the Association may enforce and foreclose the lien. In any foreclosure sale or proceeding, the Association shall be entitled to recover the delinquent amount, plus interest, late fees and its costs of collection, private sale and reasonable attorney's fees.

K. For so long as an owner remains delinquent as to any assessment with respect to a lot, the Association may suspend, within reason, any or all of the following:

- (i.) The owner's right and easement of enjoyment in and to any or all Community Facilities;
- (ii.) The right of an resident of the lot to use and enjoy any or all Community Facilities; and/or

(iii.) The license and privilege of enjoyment of any guest or other person claiming that license or privilege under or through the owner, to use and enjoy any or all Community Facilities.

(iv.) The right to cast the vote of the lot.

L. If the Association receives from any owner, in any accounting year, two or more returned checks for payment of assessments the Board may require all future payments to be made by certified or cashier's check or money order for the remainder of the fiscal year. A fifteen dollar (\$15.00) charge will be imposed for any returned checks.

M. The Board may grant a waiver of any provision herein upon petition in writing by an owner alleging a personal hardship. Such relief granted an owner shall be appropriately documented in the Association files. Such documentation shall include, without limitation, the basis for taking such action.

SUPERSESSSION. This resolution supersedes Administrative Resolution II.B-1-1991.

\* \* \* \* \*

**Thank you Marc Lipman and Robert Strupp for volunteering your time and energy to serve on the Board of Directors.**

## Volleyball Court / Grounds Issues Discussed

By John Anderson

Hope everyone is enjoying the spring - if we can just get off our lawn mowers. the rain and grass growth will ease up. The committee is looking into getting a permanent volleyball court for the association. We're at the pricing and site selection stage now and welcome any help, ideas, or input into the matter. Our first choice is the pool area. Give Tom King or John Anderson a call if interested.

There have been some calls concerning activity in the "common area" (specifically some older kids hitting baseballs into adjoining yards and houses). Please remember that the "common area" is for the common use and enjoyment of the association members. So please use common sense with your activities and respect your neighbors private property.

The committee is also looking into maintenance and repair on the trail paths and basketball rims/nets. The latter of the two has received a lot of vandalism over the years. So if anyone sees anything destructive happening on the courts or any of the common areas, please report it immediately. Remember, this is all of ours association.

\* \* \* \* \*

**Fairfax Services painted the pool house the week of May 24. Thanks for a great job!**

**(703) 378-3269**

## Swim Team Sports Excellent Record

By Joanne Burger

Last season we had an excellent record - we won all our meets and we now have a huge trophy for being Divisional Champions. We're looking forward to another successful year, but it will be more of a challenge this year.

Thus far we have registered 50 swimmers for this season and expect about 10 more. This is consistent with past years. A lot of our swimming families have moved and they will be greatly missed, but we've gotten a lot of new swimmers and we're anxious for them to be a part of our team.

Our plans for an Adult Swim Team Party/Fund Raiser at Winfield's last year did not pan out. But the Aquathon was a great success, thanks to the people who supported the swimmers, to the volunteers, and mostly to the swimmers who worked very hard and did a fabulous job! This year, we plan to hold the Aquathon again and in late fall, we'll try something new. We plan to "light up the neighborhood" for the holidays - with your help! You'll hear more about this later in the year.

This year we made up a new information booklet for all swimmers. I have a copy here if someone would like more information about the team. Or, after the meeting, I would be happy to answer your questions. Enclosed in this booklet is our budget from last year and a projected one for this year. If you have any questions about it, our Treasurer will be happy to answer them for you.

I've said it many times before, but this bears repeating. We have a wonderful group of people involved with swimming and I feel privileged to have known all of them. Our coaches are dear to all of us - and are wonderful role models for the children. The swimmers should be praised as much as possible - they deserve every bit of it! And the adult volunteers have made this happen. Without all their help there could be no Swim Team. To all of you, a great big **THANKS!!!!**

A note to all our swimmers - always check at the pool for notices or refer to your yellow information booklet. To our neighbors - please come and cheer the team on at our home meets. The schedule is posted at the pool - we'd love to see you!

**GOOD LUCK STINGRAYS!!!**

\* \* \* \* \*

## **Swim Season Opens**

Welcome to the 1993 Summer Swim season! The Virginia Pools Company has gotten us off to a great start with their team of lifeguards. Some of you may recognize one of them as Garth Troxell, Head Coach of the Armfield Farms Stingrays Swim Team. Our lifeguards will be making sure that we all have a safe, fun summer at our pool. Please get to know them by name, and give them your support. If you have questions or comments about any rules or procedures at the pool, let the guards and/or the Pool Committee members know. Debbie Mowatt is the Pool Committee member who is at the pool most frequently and regularly, and so is the designated liaison among the

homeowners, Pool Committee and the lifeguards.

If you did not pick up guest passes on Pool Registration day, pick them up as you sign in to the pool early in the season. Remember, the passes are in your hands now!

If you wish a tennis court key, call Toni Koch at Armstrong Management. Do not ask the guards at the pool. We hope to see many neighbors using and enjoying the pool.

\* \* \* \* \*

## **Social Committee Activities Noted**

**Thank You! Thank You! Thank You!**

We now have a resident, volunteer, Pete Jones, who is going to do the A frame signs at the entrances.

**Thank You! Thank You! Thank You!**

Keola Nosaka has volunteered to be the point of contact and coordinator for the community newsletter. As before, all articles are welcome to the newsletter and should be sent to Armstrong Management Services.

The next Social Committee event will be the Family Pool Party. This event requires A LOT of volunteers. Organizational meetings will be held at the pool in the coming months. Please watch for signs and come out and get involved.

\* \* \* \* \*

## **Neighborhood Watch Reorganized**

**By Terri Donovan**

I have volunteered my time to become the Neighborhood Watch Coordinator, replacing Bill Bailey, but in no way filling his shoes. Bill did an incredible job--many thanks.

First, almost a year has lapsed since there has been an organized Neighborhood Watch Committee meeting. Volunteers are needed.

The requirements are easy to meet: 1) Are you observant and alert to suspicious activities or persons in your neighborhood? 2) Can you attend a training session conducted by the Fairfax County Police Department to include topics such as home security, property identification, and block mother programs? If you meet these two criteria, than you can volunteer your time.

Neighborhood Watch programs have aided the Police Department in reducing residential burglary by almost 50 percent. Neighborhood Watch programs have contributed to substantial declines in thefts of property, vandalism, fraud, sexual assaults, and even traffic-related offenses. Isn't it worth a little of your time to ensure a safer community for yourself, your family,

children and friends? Please call me at 834-1136, so we can schedule an awareness training session for all of our community, or if you would like any further details about the Neighborhood Watch program.

In the meantime, please report any and all suspicious activities or person(s) to the police. Unfortunately, our community experienced a burglary this past month.

The following numbers should be posted by our phones:

**911 - Emergency, Fire, Police  
691-2131 - Non-Emergency  
Police  
698-2900 - Poison Control,  
Fairfax Hospital**

Also, school will be out in a few weeks. Children will be playing outside longer. Please, please be aware of the speed limit.

**25 M.P.H.  
SLOW DOWN**

I am looking into measures for controlling or deterring abuse of the speed limit, e.g. ticketing.

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# Community Services

These advertisements are provided as a service to the community. They are not an endorsement by the Board of Directors or the Association. To place an advertisement, contact Toni Koch of Armstrong Management at (703) 385-1133 extension 228.

## Services Wanted

Looking for full-time infant care starting in July. Our home or yours. Call Diane Wilhite at (703) 437-5204, 3612 Beech Down Drive.

\* \* \* \* \*

## Services Offered

Child Care - Call Kimberly Hall (703) 222-6451. Adult.

\* \* \* \* \*

Child Care - Call Daniella Wirta (703) 481-1313. Teenager.

\* \* \* \* \*

## Lost & Found

Found: Bike found in storm water retention pond at Beech Down and Springhaven. Call (703) 968-0538.

\* \* \* \* \*

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## **Directory: Armfield Homeowners Association**

**c/o Armstrong Management Services, Inc.; 3949 Pender Dr., Ste. 205; Fairfax, VA 22030**

(Please address correspondence to the attention of the appropriate individual.)

### **Board of Directors**

President	Linda Turpin	481-0147
Vice President	Tanya Black	378-6346
Secretary/Treasurer	Todd Jackson	435-8599
Director	John Anderson	478-0987
Director	Steve Hudak	968-0538

### **Committee Chairpeople**

Pool & Tennis	Charlie Smart	435-8892
Swim Team	Joanne Burger	437-8359
Grounds	Eric Hoierman	481-3090
Land Use	Steve Hudak	968-0538
Architectural Review (ARC)	Harold Zeallery	437-5740
Neighborhood Watch	Terri Donovan	834-1136
Social	Tanya Black	378-6346
Newsletter	A. Keola Nosaka	435-3121

### **Pool Telephone**

**Armstrong Management Services, Inc.**

**689-9831  
385-1133 ext. 228**

## **ARMFIELD HOMEOWNERS ASSOCIATION**

**c/o Armstrong Management Services, Inc.**

**3949 Pender Drive, Suite 205**

**Fairfax, Virginia 22030**

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