

NEWS ON THE RUN

Little Rocky Run Homeowners Association Monthly Newsletter

FEBRUARY 2014



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Centreville High School Mulch Sale...pg. 11
Valentine Color Bouquet.....pg. 19
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www.littlerockyrunhoa.org

MORE LITTLE ROCKY RUN SALES THAN ANY OTHER REALTOR, EVER

KAREN GALES

703-222-1213



Karen@KarenGales.com

www.KarenGales.com

RE/MAX Premier



**Please Contact Karen for a FREE
No-Obligation Market Analysis of your Home**

These LRR Sellers Say This about Karen:



Every step of the process with Karen was excellent. She was always monitoring the market as it pertained to me & thinking of ways to move my home. She is outstanding at staging & uses the latest technology to market your listing. Every part of working with her was a positive experience.



Karen knows the local Little Rocky Run market like no one else. She was able to prepare both the house and us for sale and worked with us every step of the way. She is an outstanding professional and by the end of the process and sale she was a friend. We highly recommend her.

Karen is a Zillow Premier Agent for 20124



Little Rocky Run Homeowners Association

6201 Sandstone Way, Clifton, Virginia 20124

Phone..... 703) 830-0411
 Fax..... (703) 830-4658
 E-Mail..... hoa@littlerockyrunhoa.org
 Office hours..... Mon - Fri, 9am-5pm
 Web site..... www.littlerockyrunhoa.org



All print correspondence sent from the Little Rocky Run HOA Office will bear the LRR logo.

Key Volunteers

Board of Trustees

Brian Bleeze, President President@littlerockyrunhoa.org
 Scott McAuliffe, VP VicePresident@littlerockyrunhoa.org
 John Lindsay, Secretary Secretary@littlerockyrunhoa.org
 Ron Mulvihill, Treasurer Treasurer@littlerockyrunhoa.org
 Jerre Thomas, Trustee BoardMember1@littlerockyrunhoa.org
 Joe Stein, Trustee BoardMember2@littlerockyrunhoa.org
 Diane Clark, Trustee BoardMember3@littlerockyrunhoa.org

Architectural Review Board

lrrhoarb@littlerockyrunhoa.org *Estee Warring-Chairperson*

Committees

Budget & Finance *Vacant*
budgetandfinance@littlerockyrunhoa.org

Community Activities *Amy Falcone*
lrrcac@littlerockyrunhoa.org

Pool Committee *Joayn Bahr*
poolcommittee@littlerockyrunhoa.org

Open Space *Vacant*
Tennis *Jeff Shue-Chairperson*
tenniscommittee@littlerockyrunhoa.org

HOA Staff

Lee Kauffman Community Manager
manager@littlerockyrunhoa.org
 CJ Tierney Facilities Manager
maintenance@littlerockyrunhoa.org
 Tina Melillo Resident Services Coordinator
hoa@littlerockyrunhoa.org
 Darcy Sweeney Community Activities Coordinator
caa@littlerockyrunhoa.org
 Cindy Young ARB Administrator
arb@littlerockyrunhoa.org
 Lou McEver Newsletter Editor/ARB Inspector
newsletter@littlerockyrunhoa.org
inspector@littlerockyrunhoa.org
 Mark Scolaro ARB Inspector
inspector@littlerockyrunhoa.org

Telephone Directory

Police (non-emergency number) 703-691-2131
 Verizon Customer Service-Telephone 800-837-4966

Little Rocky Run Service Providers

Summit Management..... 703-360-0904
 American Disposal Service..... 703-368-0500
 Cox Cable..... 703-378-8422
 Dominion/VA Power..... 888-667-3000
 Henry's Wrecker Service..... 703-471-0010
 Miss Utility..... 811
 NOVEC..... 888-335-0500
 Washington Gas..... 703-750-1000

Fairfax County & Other Resources

Centreville Post Office..... 703-830-7690
 Clifton Post Office..... 703-815-7384
 Fairfax County Animal Control..... 703-830-1100
 Fairfax County Government..... 703-324-4636
 Fairfax County Street Signs..... 703-934-2840
 Fairfax County Water Authority..... 703-698-5600
 Fairfax County Water Authority (after-hours)..... 703-698-5613
 Fairfax County Zoning Office (noise)..... 703-324-1300
 Fairfax County Maintenance & Stormwater Management Division 703-934-2800
 Office of Consumer Affairs..... 703-222-8435
 VDOT (street repairs & snow removal)..... 1-800-FOR-ROAD

Financial Services

Do you have questions about your LRRHOA assessment account? If you have questions about your LRRHOA assessment account, statement, outstanding balance or credit, please contact Summit Management Services, Inc. at 703-360-0904 or brenda@summitmanage.com

Mail Assessments to:
 LRRHOA
 Payment Processing Center
 P.O. Box 105007
 Atlanta, GA 30348-5007

Assessment Related
Correspondence:
 Summit Management
 Services, Inc.
 8405-A Richmond Highway
 Alexandria, VA 22309
 or pay online: www.smartstreet.com



MEETING MINUTES

Highlights from the January 9, 2014
BoT meeting held at Rec #2

Trustees Present: Brian Bleeze, John Lindsay, Ron Mulvihill, Jerre Thomas and Joe Stein
Excused: Diane Clark and Scott McAuliffe

- Meeting was called to order at 7:00 PM
- Lee Kauffman (Community Manager) delivered the manager's report providing information on staff and projects
- The Board approved the December 12, 2013 meeting Minutes by unanimous consent.
- Mrs. Cindy Young updated the Board on the ARB Community wide inspections.
- The Board discussed the Financials of the Community from November.
- The Board approved the Budget for Fiscal Year 2015
- Meeting adjourned at 9:05PM



Upcoming Board Meetings
February 13th 2014 & March 13th 2014
Recreation Center #2 - 7PM

ALL RESIDENTS ARE INVITED TO ATTEND

BOARD MEETING AGENDA

The agenda for Board of Trustees meetings can be found online at www.littlerockyrunhoa.org. Please click on the agenda link located at the top of the page.

Board of Trustees

Questions about Board of Trustee meetings? Please contact the HOA Office at 703-830-0411 or hoa@littlerockyrunhoa.org

SPECIAL NEEDS REQUEST

Residents attending LRR meetings who require special seating or someone to provide sign language translation should contact the HOA Office two weeks prior to a meeting.



ASSESSMENT FOR THE FY-2014

THIS PAYMENT CHANGE IS EFFECTIVE
APRIL, 2013

TH Monthly	\$75.48
SF Monthly	\$66.56
SF w/Pipestem Monthly	\$74.90

Payments are always due the **1st day of the month**. Payment questions can be directed to Summit Management 703-360-0904. **Payments are late if they are not received on the 1st day of the month.** There is a 30 day grace period. Please be sure to note the assessment amounts above when sending your payment. Payments received at the bank lock box after 9 am on the last business day of the month will incur an administration fee.



What Prompts an ARB Inspection?

The LRR HOA is tasked with monitoring the appearance and exterior conditions of the 2,722 properties within Little Rocky Run, and ensuring that residents comply with the Architectural Standards that have been developed by the community. But what determines when and what property will be inspected? The answer is that several different scenarios can prompt a property inspection.

1) POAA Disclosure Inspections: When a property is offered for sale, the seller is required by law to purchase a disclosure document from the Homeowners Association (HOA) for potential buyers to review before going to settlement. This document includes a report on the physical condition of the exterior of the home and notes any potential discrepancies with the ARB Standards that are found during the inspection. These inspections are requested by the home seller and are performed by the ARB staff. The inspection report (estoppel) becomes a permanent part of the property file.

2) Community-wide Inspections: Each year, a community-wide inspection of every home, on every street within Little Rocky Run is conducted, to address the overall maintenance and curb appeal of the homes, to address such routine items as; yard maintenance, mildew on siding, exterior trim, fences, drainage pipes, etc.

The ARB staff performs these inspections, and owners/residents are notified by letter of what maintenance issues need to be corrected.

3) Submission of an ARB application: When a homeowner submits an ARB application for making exterior changes to a property, he/she grants permission for members of the ARB and Conservancy staff to inspect the property as part of the application review process. Photos of the property are often taken by the staff and included with the ARB's application review information.

4) Complaints: When a complaint is made about a property violation existing within the community, the ARB staff must visit the site to determine whether or not a violation exists. Once a violation has been verified by the staff, a citation is issued to the property owner.

With just a small inspection team dedicated to covering a very large community, the staff must make efficient use of their time while out visiting properties. This means that the staff and ARB members will often make note of potential concerns on neighboring properties when they are out doing inspections. Once a concern has been noted, the staff will work to assist homeowners in resolving any issues found at the property.

If you have any questions regarding the ARB inspection process, please contact the Little Rocky Run HOA office at (703)830-0411. You can also submit comments and concerns online at www.littlerockyrunchoa.org; under the ABOUT YOUR NEIGHBORHOOD/ARCHITECTURAL GUIDELINES tab, click on "Report a Violation" to open the online form discussion.



Did You Know...

Tree Swings attached to branches of a tree are only allowed in the **rear** of the property. These are normally in the form of a disk-style or infant type seat, attached to a rope which is installed on a low hanging branch of the tree. These tree swings do not require ARB approval, as they are considered 'temporary', but may **not** be located on trees at the front or sides of the homeowner's property or on trees located on the Open Space.

Application Deadlines/ARB Meetings	
<i>Application Due Date</i>	<i>ARB Meeting</i>
February 12, 2014	February 20, 2014
March 12, 2014	March 17, 2014
April 16, 2014	April 21, 2014

Application Status Report December 2013

If you have questions regarding this report or about an application you have submitted or are considering, please call the HOA office at 703-830-0411

Applications Received and Processed

Applications Received.....22
 Applications Approved.....21
 Applications Disapproved.....1
 Applications Incomplete/Returned.....0
 Applications Withdrawn by Resident. 0

Types of Applications Submitted:

Addition/screened porch.....2
 Deck/Patio2
 Driveway/Walkways2
 Entry Door / Garage Doors.....0
 Exterior color change.....0
 Fence 4
 Landscaping/Trees2
 Play Set/Recreational Equipment.....2
 Sheds.....0
 Siding..... 0
 Windows/ Patio Doors.....3
 Misc.5

Re-sale Disclosure Packets Requested:
 Submitted.....5
 Processed.....5

***ARB APPLICATIONS MUST BE
 SUBMITTED THE WEDNESDAY
 BEFORE THE MEETING DATE.
 NO EXCEPTIONS***

LRRHOA Draft Budget

April 1, 2014 – March 31, 2015

REVENUES**Assessments**

General.....	1,642,752
Neighborhood TH.....	354,523
Neighborhood SF.....	383,241
Total Assessments.....	2,380,517

Other Revenue

Newsletter Income	48,500
Building Rental	30,000
Rec Center Admin Fees.....	4,800
Building Rental Deposits	19,200
Resale Inspection Income.....	11,800
Pool Income.....	22,000
Community Activities Committee	5,000
Capital Reserve Interest (General).....	2,600
Capital Reserve Interest (TH).....	2,600
Miscellaneous Income.....	5,000
Legal Fee Reimbursement	15,000
Late Fees	500
Operating Reserve Interest.....	50
Capital Improvement Interest	0
Total Other Revenue.....	167,050

TOTAL REVENUES.....2,547,967**EXPENSES****General & Administrative**

Staff Salaries.....	326,025
Other Salaries	18,000
Benefits.....	36,000
Professional Development.....	4,000
Com. Mgmt. Info Fund (VA).....	1,150
Bad Debt Expenses	25,000
Postage.....	10,100
Telecommunications.....	10,500
Office Supplies.....	4,500
Staff Mileage.....	2,500
IT Support.....	11,000
Miscellaneous Expense.....	4,000
Pool Registration.....	2,400
Bank Charges/Lockbox.....	4,700
Furniture & Fixtures.....	1,000
Printing/Copying.....	16,000
Copier Lease/BOT & ARB Books.....	5,800
Rental Deposit Refunds.....	19,200
Storage Unit Rental.....	2,250
TOTAL GENERAL & ADMIN.....	504,125

Utilities

Electric.....	42,000
Entrance Electric.....	6,000
Water.....	9,500
TOTAL UTILITIES.....	57,500

Management Contracts

Legal Fees (General).....	33,000
Legal Fees (Collection).....	65,000
Audit & Tax Prep.....	14,000

Financial Services & Invoices	71,000
TOTAL MGMT CONTRACTS.....	183,500

Newsletter

Newsletter Printing.....	38,000
Newsletter Distribution	8,500
TOTAL NEWSLETTER	46,500

Taxes

Personal Property	1,225
TOTAL TAXES.....	1,225

Insurance

Workers Compensation	10,700
General Liability	23,100
Fidelity Bond.....	1,733
D&O Liability	9,350
Auto	1,320
TOTAL INSURANCE.....	46,203

Maintenance & Repairs

General	53,000
Maintenance – (subtotal).....	5,500
Engineering Services	500
Licenses & Permits	1,500
Truck Operations	3,000
Pool Maint. & Repair	42,500
Open Space Maint & Repair	75,000
Tot Lot Maint & Repair	12,000
TOTAL MAINTENANCE & REPAIRS ..	193,000

Service Contracts

Cleaning Service.....	13,000
Cleaning Service – Rec Cntr.....	4,800
Trash Collection - TH.....	152,618
Trash Collection - SF	383,241
Snow Removal.....	54,500
Pool Contract + Chemicals.....	226,150
Grounds Maintenance.....	172,800
Landscape Service	25,000
Pet Waste Contract	9,000
Security Services Contract	440
TOTAL SERVICE CONTRACTS.....	1,041,550

Committees

Tennis Committee.....	964
Community Activities.....	27,700
Elections	3,750
TOTAL COMMITTEES	32,414

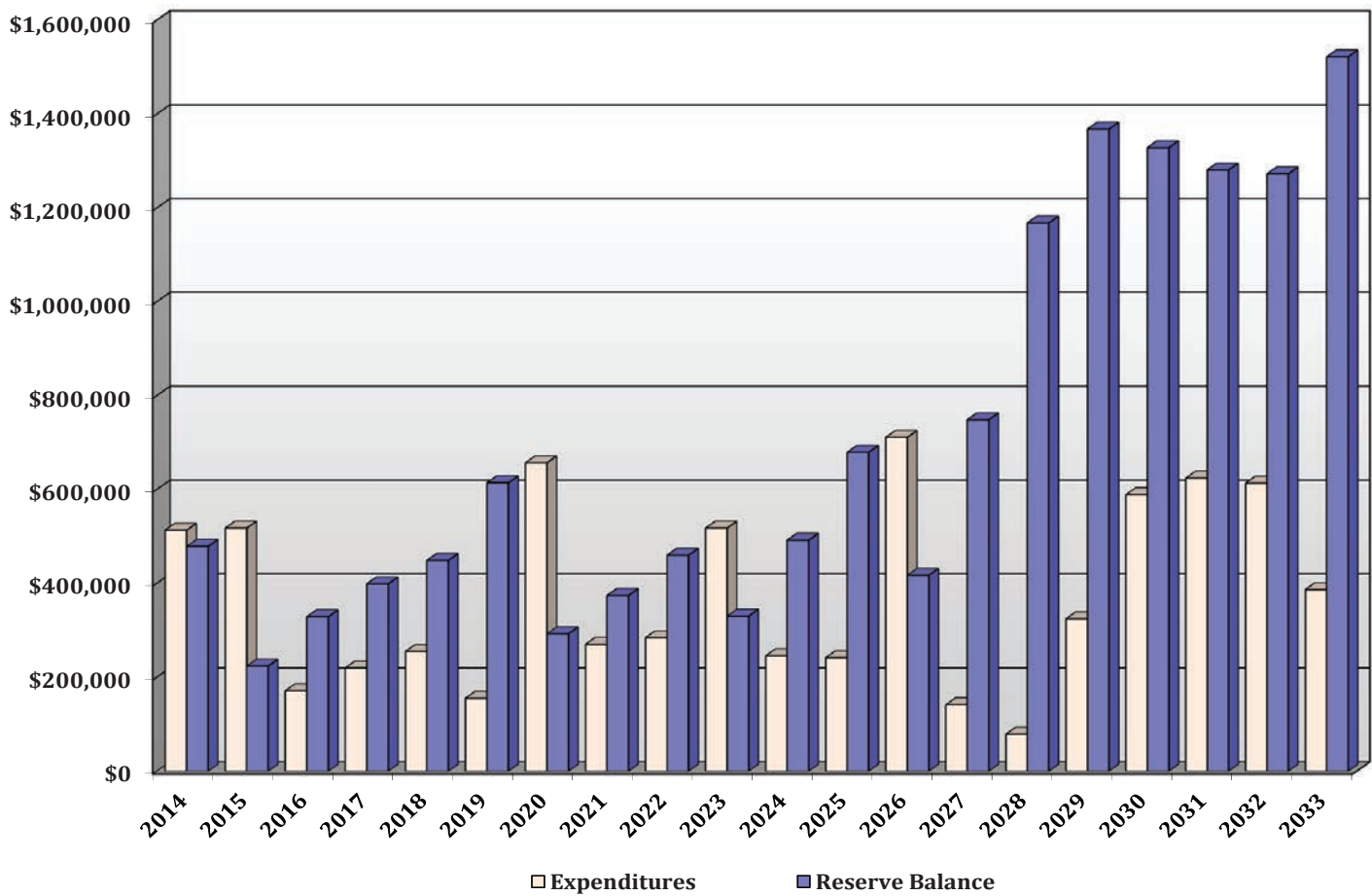
Reserves

Contrib. to Res–Operating	15,000
Contrib. to Reserve - Gen	262,400
Contrib. to Reserve - TH	158,850
Interest Income to Operating.....	100
Interest Income to Reserve-Gen	2,600
Interest Income to Reserve TH.....	2,600
TOTAL RESERVES EXPENSE.....	441,550

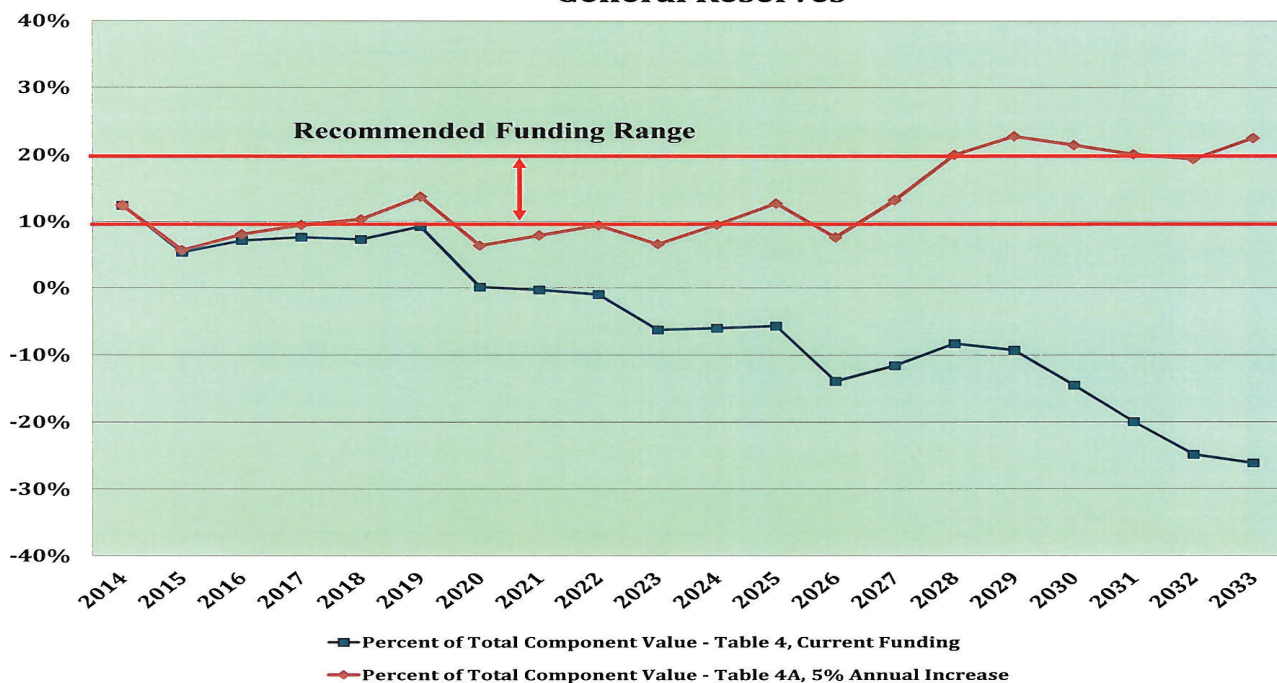
TOTAL EXPENSES.....2,547,567**FY2014-15****FY2013-14**

Combined TH Assessments	\$935.15 (\$77.93/Month)	\$905.76 (\$75.48/month)
Combined SF Assessments	\$835.50 (\$69.61/Month)	\$798.72 (\$66.56/Month)
SF Pipestem Assessments	\$100.20 (\$ 8.35/Month)	\$100.20 (\$ 8.35/Month)

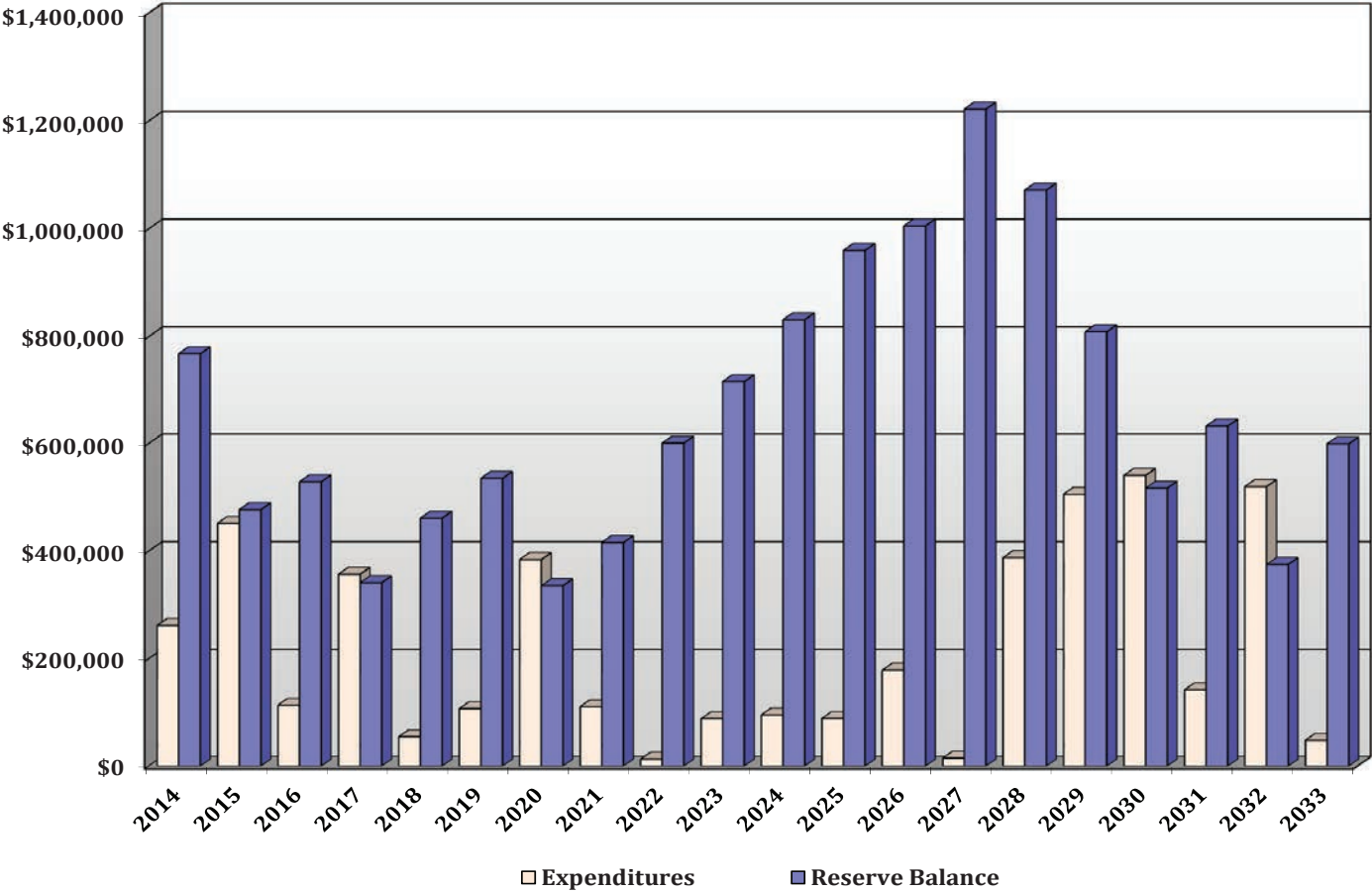
Cash Flow Summary - General Reserves
Table 4A - Recommended Funding - 5% Annual Increase



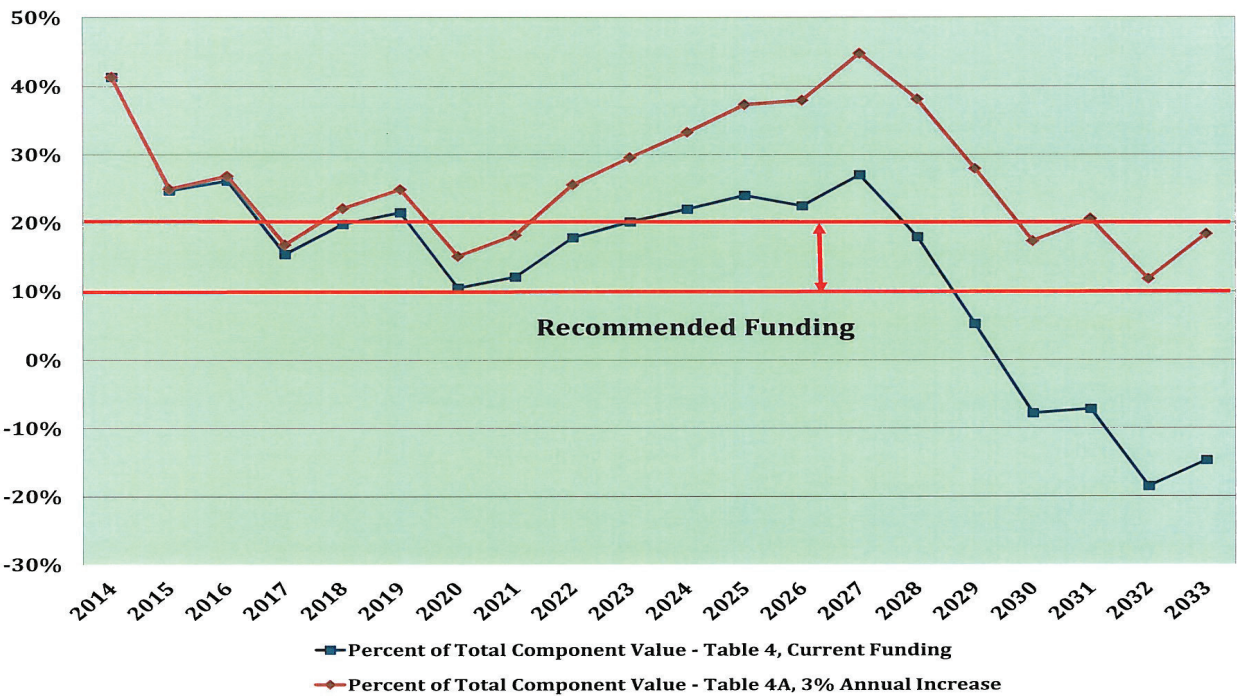
Reserve Funding Levels vs. Recommended Range
General Reserves



Cash Flow Summary - Townhome Reserves
Table 4A - Recommended Funding, 3% Annual Increase



Reserve Funding Levels vs. Recommended Range
Townhome Reserves





LRR STINGRAYS

By Patrick Bowman

The Stingrays Board of Directors is busy planning and working out the details for what promises to be a fantastic 2014 season. Now is a great time to turn your attention to prepping young swimmers for the summer as well.

For those may be considering joining the Stingrays swim team, our team includes more than 250 swimmers ranging in age from 4-18 years old. We have swimmers of all ability levels, from beginners who can just make it across the pool to top local high school and club-level swimmers. All participants enjoy safe and fun swim practices and many social events such as pep rallies, donut days, and the always-popular Family Fun Night!!! It is a wonderful summertime activity that helps improve swim skills, build self-esteem, foster community involvement, and create new and lasting friendships.

Swimmers of all ages are encouraged to either take swim lessons or join an off-season training program so that when Memorial Day comes, they can hit the pool ready to fine-tune their strokes. For beginners, including returning swimmers and those who aren't quite sure if they're ready to join the team, lessons are available from a number of different learn-to-swim programs:

- Fairfax County Park Authority (<http://www.fairfaxcounty.gov/parks/parktakes/>)
- Swim with Beth (<http://www.swimwithbeth.com/> - some winter training sessions may be available)
- Potomac Swim School (<http://www.potomacswimschool.com/>)
- Machine Aquatics (<http://www.machineswimschool.com/>)

For more advanced swimmers, competitive swimming programs fill up quickly, but you may be able to find a spot in one or more sessions with one of these teams:

- Potomac Marlins (http://www.potomacmarlins.com)
- Mason Makos (<http://www.makoswimming.net>)
- Machine Aquatics (<http://www.machineaquatics.com/>)
- Nation's Capital Swim Club (<http://www.nationscapitalswimming.com/>)

If you have any questions about the team or upcoming season, please contact team rep John Charters, TeamRep@LRRStingrays.com . The next meeting of the board of directors will be at 7:30pm on Monday, February 3rd at Rec Center 2.

Upcoming items on the Stingray calendar include securing the junior coaches, picking new team suits, and beginning to arrange the 2014 season. The next board meeting is Monday, January 6, 2014 at 7:30 at Rec Center 2. All are invited to attend.



703-368-0500



Single Family Homes

Recycling - Thursday
Trash - Monday / Thursday
Yard Waste - Every Thursday

Town Homes

Recycling - Tuesday
Trash - Tuesday / Friday
Yard Waste - Every Friday

DO NOT PUT OUT YARD WASTE PRIOR TO PICKUP DAY

****Please DO NOT DUMP yard waste on LRR Common Property****

Customer Service Open

Mon-Fri, 8am-4:30pm

After-Hours Voice Mail 571-292-5522 (4:30pm-8am, weekdays and all day on weekends)

Pick-ups begin at 6:00am and are completed in Little Rocky Run by 3:00pm.

Please place your trash and recycling in appropriate, secure containers **no sooner than 5pm the night before** your scheduled pick up day and promptly remove emptied containers from your front curb or open space on pick up day.

If your trash is not picked up by 3:00pm on your scheduled day, please call American Disposal. If your trash is not removed within 24 hours after your call to ADS, please call the HOA Office at 703-830-0411. Feel free to leave a message if calling after hours.



EVERYONE KNOWS ABOUT CARDBOARD, BUT PAPERBOARD IS RECYCLABLE, TOO!

- cereal & food boxes • frozen food boxes • tissue boxes (no tissues)
- gift boxes • shoe boxes • product packaging boxes
- toilet paper and paper towel rolls



americandisposal.com
thinkbeforeyouthrow.org

facebook

twitter /amdisposal

Toss paperboard into your recycling container mixed with all other collected recyclables!



VDOT information for street and road conditions: PLEASE CALL 1-800-FOR ROAD or visit www.511virginia.org





Centreville High School's ANNUAL MULCH SALE



Details	<p>♦ CVHS's Class of 2014 is offering Premium Double Shredded Hardwood Mulch (3 cubic feet, bagged) in support of "Project Graduation".</p> <p>♦ "Project Graduation" is an annual effort to keep our students safe. All profits support the alcohol- and drug-free All Night Graduation Celebration and senior scholarship programs and activities.</p>
Delivery ZIP Codes	20120 * 20121 * 20124
2 Ways to Order	<p>♦ Online using your VISA or MasterCard at www.cvhsmulch.org</p> <p>♦ Mail the order form (see below) with your check made payable to <i>CVHS Project Graduation</i> to:</p> <p style="text-align: center;">CVHS-Project Graduation ATTN: Mulch Orders 6001 Union Mill Rd. Clifton, VA 20124</p>
Deadline	All mulch orders must be placed by Sunday, March 23, 2014 by midnight
Delivery Dates	All deliveries will be made on March 28-30.

Mulch Order Form (2014) - Detach here

Full Name: _____

Street: _____

Phone #: _____ Subdivision: _____

ZIP (please circle): 20120 20121 20124 Email Address: _____

Delivery location on driveway as you look at front of house: _____ Left _____ Center _____ Right

Order Scheme	Cost	Quantity	Sub-Total
50+ bags	\$4.55 / bag		\$
10-49 (<i>Free Delivery</i>)	\$4.90 / bag		\$
1-9 bags (<i>Pick up on Saturday</i>)	\$4.90 / bag		\$
Delivery Cost for 1-9 bags	\$10 / delivery		\$
Tax Exemption Receipt: YES NO		Total Due: \$	



*Little Rocky Run HOA and
Mia Saunders School of Ballet*

Invites you to attend

A Ballet Party with Miss Lilly!

When: Saturday, March 8th

Where: Recreation Center #2

6201 Sandstone Way

Time: 1:00 p.m. (approx. 1 hour long)

For: Little Rocky Run Residents

(For ages 3-8)

R.S.V.P. Call the HOA office by Feb 28, 2014.

703-830-0411

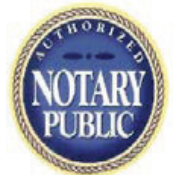
Mouseling snacks will be served!



Little Rocky Run has 25 **Pet Waste Stations** located throughout the property to serve your needs. Please visit our website @ www.littlerockyrunhoa.org for the exact locations.

**NOTARY SERVICES AVAILABLE TO
LITTLE ROCKY RUN RESIDENTS**

Please call the HOA Office to confirm availability. 703.830.0411



Troop 577 Boy Scout News

Troop 577 has had a great month. First of all the troop has had elections for leaders this month. Some of the positions are Senior Patrol Leader or SPL who leads the troop. There are also positions like Historian and Web Master. Next month the Webelos that are crossing over from Cub Scouts will be joining us in Troop 577. This month our campout was a Klondike Derby. The highlight of the Derby was, the Two Man Logging Saw Competition because it required teamwork. The troop had fun even though it rained all day long.

Article by: Lucas deVos, Historian-Troop 577



The **Northern Virginia Long-Term Care Ombudsman Program** needs **volunteer advocates for residents in assisted living and nursing facilities** throughout the area. Volunteers can work in facilities close to where they live. Training is provided in March 2014. Call 703-324-5861, TTY 711 or email Lisa.Callahan@fairfaxcounty.gov. [Find more information on becoming a long-term care ombudsman volunteer at http://www.fairfaxcounty.gov/dfs/olderadultservices/ltcombudsman/vol_ombud_program.htm](http://www.fairfaxcounty.gov/dfs/olderadultservices/ltcombudsman/vol_ombud_program.htm).

ESL CLASSES

Everyone is welcome!

Register: Thursday, January 30, 2014, 7:00 PM
 Registration Fee: \$15
 Text Book: \$25

Three Levels: Basic, Intermediate, Advanced

Class Schedule

Tuesdays and Thursdays 7:00 to 9:00 PM
 Start February 4, 2014
 End April 10, 2014

School-Age Childcare Provided

Location

Lord of Life Lutheran Church

Fairfax Campus or Clifton/Centerville Campus

5114 Twinbrook Road
 Fairfax, VA 22032

13421 Twin Lakes Dr.
 Clifton, VA 20124

WINTER OLYMPICS



February 6, 2014

CASINO NIGHT GRAND PRIZE WINNERS!

What a great night of FUN to beat the winter blues.....join us next year.





From Ruth, to Ripken, to Harper, to your child - Let the tradition continue!

SYA Little League Baseball, which serves the Centreville/Clifton area, is in the middle of spring registration. To avoid late fees, please register before **February 1, 2014**. Spring registration ends in mid February for most kid-pitch levels and later in March for lower levels. Registration can be easily accomplished on-line at www.syabaseball.org.

SYA Little League is open to all children ages 4 to 12 years old and is based on a player's age as of April 30, 2014. Depending on age and skill level, children can participate in various levels of baseball including: tee-ball, coach pitch, machine pitch, or three levels of kid pitch. Detailed information and recommendations on the optimal level of play for your child are available during the registration process or on the website. Still have questions? Please contact any SYA Baseball board member listed on the website for further information.

This past year, SYA Little League Baseball captured two District 10 Championships. Your child can continue to experience the fun, instruction, success, and tradition that have become synonymous with SYA Little League Baseball. Register today!



Arlington Rose Foundation is a not-for-profit serving Northern VA , Washington, DC and Southern MD. Thank you- Pam Powers, President ARF

February 9, Sunday 2-4 pm- "The Seduction of Climbing Roses"- Seminar/Book signing by Stephen Scanneillo, noted author, historian and gardener, held at Merrifield Garden Center, 12101 Lee Highway, Fairfax, VA. Hosted by Arlington Rose Foundation. Light refreshments. Free. Rose bouquets given as door prizes. For more information, call 703-371-9351.

WFCWC Meeting Announcement for February 18, 2014

On Tuesday, February 18, the GFWC Western Fairfax County Woman's Club (GFWC-WFCWC) will host a presentation on "Library Update: Not the Library of Your Youth." Ms. Daria Parnes, Branch Manager of the Chantilly Regional Library, will discuss how libraries are changing to meet societal demands, and, specifically, the exciting things that the Chantilly Regional Library is doing for our community. 7 p.m., the Cale Center (formerly the Greenbriar Community Center), 4615 Stringfellow Road. Guests welcome and admission free. For more information, please visit our website at www.wfcwc.org, call Marion at (703) 631-7093, or e-mail us at westernfairfaxcountywc@gmail.com.

Damon Nicholas & The DamonSellsHomes Team

Why List with Me?

In this crazy market, I'm getting homes sold and representing my sellers' best interests with excellence.

I live here, I love it here and I'm fighting to increase our property values.



**#1 Little Rocky Run Leader
by a Longshot... including 2013***

*SFD Homes per MLS data: 2006, 2007, 2008, 2009, 2010, 2011, 2012 and
YTD - December 10, 2013

703-502-8787

#1 IN SALES

#1 IN LISTINGS

#1 TOP PRODUCER

in Centreville, Clifton & Fairfax

Coldwell Banker Residential Brokerage



LittleRockyRunHouses.com

Centreville Day School



Centreville United Methodist Church

~ Since 1985~

Preschool for Children

Ages 2 ½ through 6

Call or Email

571 -522 1875

dayschool@centreville-umc.org

Open House for Registration is

January 27, 2014 7:00 PM

Applications for the 2014-2015 school year

will be accepted beginning that evening



6400 Old Centreville Road
Centreville, VA 20121



Superior Landscaping, Inc.

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Drainage Issues Resolved
Walkways Patios Walls Steps
Machine Grading Lot Clearing Tree Work
Specializing in Landscape Renovations

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Excellent References from your neighbors in
LITTLE ROCKY RUN

(703) 830-8800 superiorlandscaping.net



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Certified Tree Services

Mowing & Fertilizer Programs

Drainage Solutions

Plant Maintenance & Mulching

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www.premiumlawncafe.com

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NAIL POPS & DRYWALL CRACKS?
HOA VIOLATION? GREEN
MOLD ON YOUR SIDING, DECK OR FENCE?**

We understand & can help make it look new again!

As a family owned business celebrating 20 years of service,
we would love to give you a FREE estimate with ZERO
obligation. Call today or visit our website to request your
FREE ESTIMATE online at www.zampiellopaint.com.

Zampiello Paint

Services We Provide:

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- ☒ Deck, Fence & Siding Cleaning
- ☒ Trim Moulding Install
- ☒ Rotten Wood Repair
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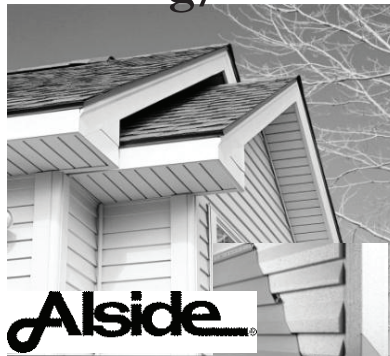
Owner Ryan Sabo attended Fairview Elementary!

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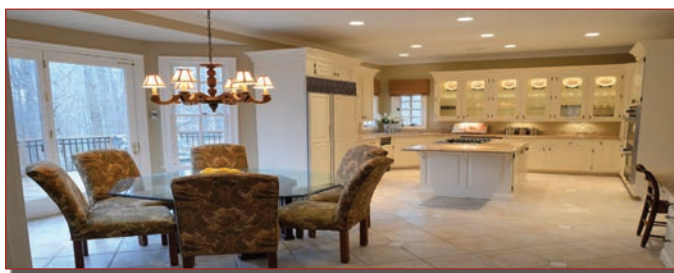
Brighten Your Kitchen

Rejuvenate



Add Value to Your Home

Remodel



The Centerpiece of Your Home

Revolutionize

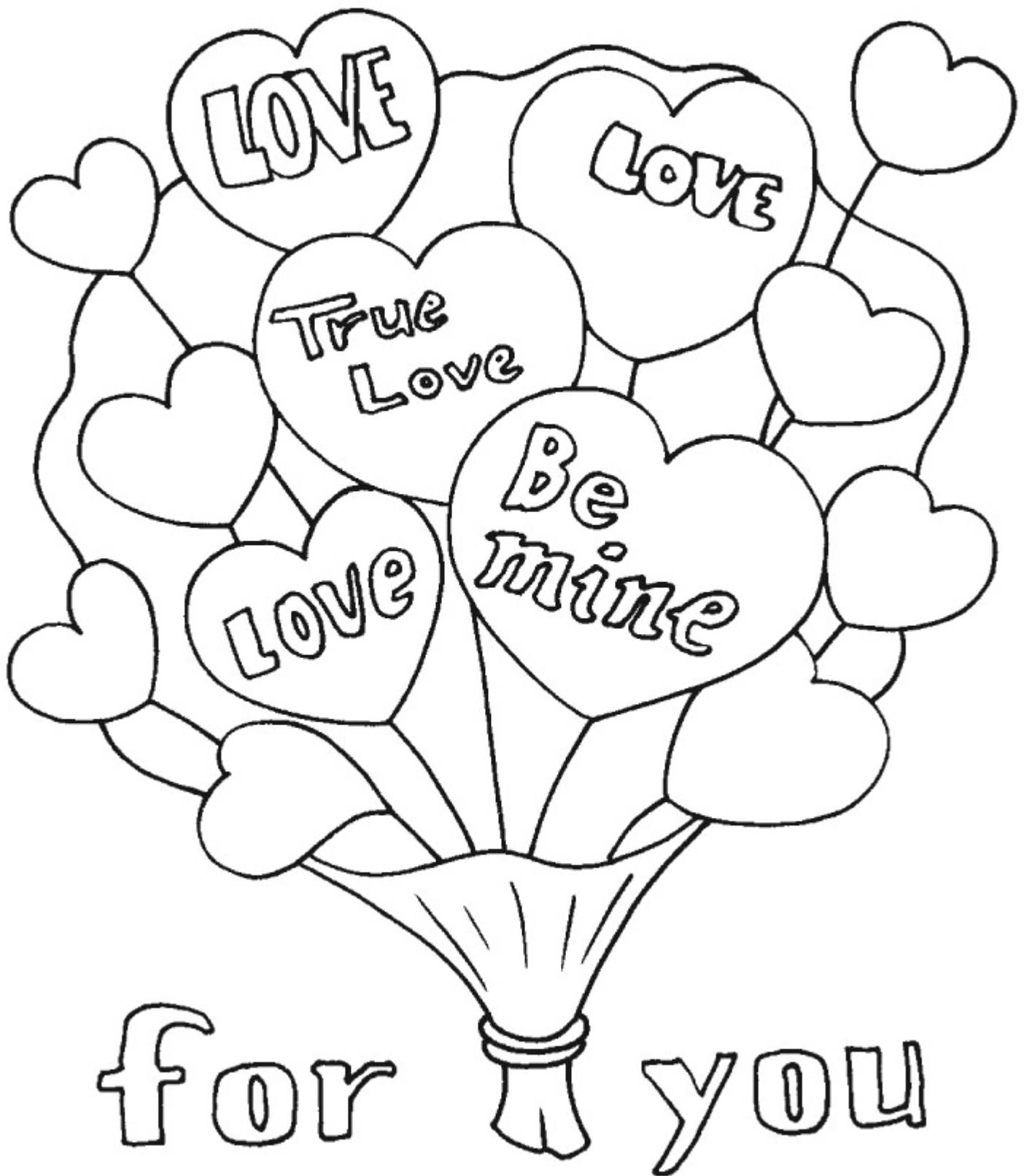


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Pipestem Snow Plowing Agreement

This is a contract for snow plowing service between ValleyCrest Landscape Maintenance and:

Name: _____

Address: _____

Home Phone: _____ Work Phone: _____

Email: _____

By signing below I, the owner of a property located on a pipestem in the Little Rocky Run Homeowners Association at the address listed above, agree to pay \$80.00 to ValleyCrest for snowplowing services.

I understand that **EACH** lot Owner on the pipestem must submit an agreement before the pipestem is plowed. ValleyCrest agrees upon receipt of the \$80.00 (from each lot Owner on the pipestem) to plow said pipestem in conjunction with the plowing of the privately owned area of Little Rocky Run as set forth in a separate contract with the Little Rocky Run Homeowners Association.

The \$80.00 covers four (4) pipestem plowings at \$20.00 per property. ValleyCrest will be held harmless for any damages to underground improvements or unmarked turf areas that may occur to any lot owner's property.

Property Owners' Signature

Date

Payment for plowing services should be made directly to **ValleyCrest** and mailed (along with this signed agreement) to:

ValleyCrest Landscape Maintenance
14926 Willard Road
Chantilly, VA 20151
Tel: 703-803-4400 Cell: 703-906-3019
E-mail: wdudovicz@valleycrest.com

Attention Property Owners:

This is a private contract between ValleyCrest Landscape and individual property owners in LRRHOA. The Little Rocky Run Homeowners Association assumes no responsibility for the plowing of pipestems and makes no guarantees for the services provided by ValleyCrest Landscape.

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Mary Hayes Lawrence
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4000 Legato Road, Ste 400 Fairfax, VA 22033
 703-267-9666
www.mhlawrence.com



Kiddi Korner Play Group

You and your preschool aged child (age 0-5) are invited to join us on Friday mornings from 10-11:30 in Rec Center #3 located on Stonefield Drive for interactive learning and socializing.

Kiddi Korner is a great place for you and your child to meet other children and parents and give them multiple play and learning experiences through various free play activities, circle time, singing, snack and crafts at an age appropriate level for your child.

For further information please contact **Fiona Bracy at 571-338-4078.**

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March 8, 2014, 8pm—11pm

At Rec center 3

13900 Stonefield Drive

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After Feb 7th the ticket
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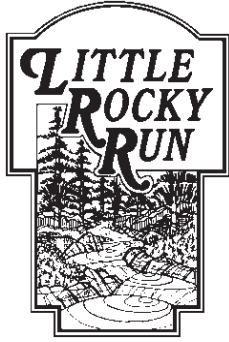


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Agreement With Little Rocky Run Homeowners Association

I, _____
Print

agrees by signing this form to accept email notices and/or an email copy of the "News on the Run" newsletter as official notices from the Little Rocky Run Homeowners Association. This email would be in lieu of paper copies.

Street Address _____

City _____ Home Phone _____

Email Address _____

Please print clearly

Signature Date

Please mail to:

**Little Rocky Run HOA
6201 Sandstone Way
Clifton, VA 20124**



Tennis Committee

TENNIS SOCIALS! TENNIS INSTRUCTORS! COURT MAINTENANCE! The Tennis Committee is responsible for developing and assisting with the implementation of the Tennis Rules; assisting with the review and recommendation of Tennis Instructors; and reporting necessary tennis court maintenance to the HOA Staff. The Tennis Committee meets on the 4th Wednesday of every month at 7:00pm, RC#2.

2014 TENNIS COMMITTEE MEETING SCHEDULE

- * February 26, 2014
- * March 26, 2014



For more information on tennis instruction in Little Rocky Run Community please visit RJ.TENNIS.com



Tennis Court Keys available at the HOA Office for a one time fee of \$7.00....or exchange your old key for no fee.

CLASSIFIEDS

BABYSITTERS & CHILD CARE PROVIDERS

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LOVING HOME DAYCARE - 18yrs experience, reasonable rates, meals provided Union Mill Elementary, School Preschool activities, CPR/First Aid and MAT Certified. One whole floor for daycare. Call Terri 703-830-7631(11/14)

THE GREEN FROG PRIVATE HOME DAYCARE, offers a happy, safe, cozy, and loving environment for your children to stay for the day. Preschool Curriculum. State license, USDA food program, CPR/First Aid certified. Immediate openings, must take a tour, call today 703-543-8189. (5/14)

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DAY HOME/CHILDCARE AVAILABLE IN LRR – Safe, happy, fun, learning environment with family and friends. County permit. USDA food program. CPR/First Aid Certified. FT/PT, Before/After school care. Will transport to/from preschool. 14 years serving your children and family needs. NOW offering over night care. Call Wanda Goldammer 703-222-3995 wanda.goldammer@verizon.net (3/14)

LRR RESIDENT available to baby sit after school, early evenings during school or weekends. CVHS 9th grade student received CPR training and first aid, has volunteered at local private preschool and Union Mill's Buddy program. Please call 703-994-3893 for availability. (2/14)

CLEANING SERVICES

2 MAIDS & A BUCKET Awarded BEST new cleaning in the USA by Proctor & Gamble & ARCSI in 2011. Please call Rayman @ 703-314-8467 for a FREE inhouse Consultation. \$25 discount on your 3rd consecutive cleaning. Also, ask about our \$\$ saving on referrals. "A Clean Home Is A Healthy Home"
www.2maidsandabucket.com (3/14)

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HOUSE CLEANING: House cleaning service. I'm available 7 days a week. Weekly, biweekly, monthly, and one time cleaning. Move-in and Move-out. Senior Discount. Good reference with 20 yrs of experience. For further information call Susy at 703-901-0596. (12/14)

LISSETH CLEANING SERVICE AND MORE. 12 years experience, very competitive rates. LRR references. One time clean, weekly, biweekly, monthly. You decide what is best for you. My deep cleaning includes baseboards, moldings, lamps, fixtures, and wall décor. Please call Liseth on 571-535-9908. (4/14)

MARIA'S STAR CLEANING, LLC. Expert in home cleaning. Small teams. Careful workers. Daily, Weekly & Monthly rates available. Office and carpet cleaning also available. Licensed, Bonded and Insured. In business since 1997. Call for References or to make an Appointment. (703)723-3850 OR (703)624-2708 (5/14)

R & M CLEANING: Reliable, experienced, good references, flexible scheduling, reasonable rates. We bring our own equipment. Weekly, biweekly, monthly, occasionally. One-time, move-in/out offices. For free in-home estimate call Maryen/Raul at 703-321-5335. (5/14)

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info@allbycode.net (3/14)

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AL at (571) 221-4095 (3/14)

FREE PIANO

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CLASSIFIEDS

SHAW SERVICES AIR CONDITIONING AND HEATING. Specializing in all your HVAC needs. We provide service, installations, maintenance, air quality, humidity control and EMERGENCY service. 30 years experience, licensed & insured. FREE estimates on equipment installations, lots of LRR references. Also check us out on Angie's list. Office 571-261-3800 (5/14)

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A & R CONTRACTING – Specializing in finished basements and baths. Interior and exterior painting. Gutter cleaning and flushing. We also do fence, deck staining, and repairs. Power washing and home maintenance. Small job specialist. Licensed and insured. Call Robert at 703-221-8155 or 703-629-0362 office. (12/15)

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CLASSIFIEDS

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CLIFTON PET CARE. Provides LRR professional and reliable, quality pet care at reasonable rates. Dog walker, Katy, has been an active mom, pet owner, and resident of LRR for 25 years. Have peace of mind knowing someone responsible and loving will be caring for your family pets and home. Call Katy @ 703-789-7478 and go to www.cliftonpetcare.com (6/14)

LRR PET CARE Don't stress about finding someone to keep pets happy, fed, and loved while your away. I will take your babies on walks, feed, brush, scoop poop and anything else they require. CONTACT Sophie: 703-859-4746 or amforte@me.com (12/14)

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A. HEATWOLE PLUMBING SERVICES COMPANY Little Rocky Run Resident since 1985! Complete plumbing repair; no travel charges; emergency services; Master Plumber on each job. Mention this ad and receive \$12 off every service call. 703-830-4242 (12/14)

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STAIR LIFTS: Never walk up steps again! Buy NEW or certified, pre-owned stair lifts. Lifetime warranty, installation and free service contract included. Lowest prices GUARANTEED! Call 703-753-3855 (7/14)

TAX CONSULTATION

CALL BILL WHITE IN LRR for FREE tax consultation @ 703-629-4393 or email whitebill45@yahoo.com Bill has 16 years of experience including National Tax Firms, CPA Offices, and as an Independent. (3/14)

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ONE ON ONE TUTORING/ORGANIZATIONAL AND STUDY SKILLS/ WRITING SUPPORT AND INSTRUCTION - Former teacher and LRR resident will come to your home and provide personalized instruction to help boost your child's grades. All subjects. Grades K - 8. Learning differences welcome. Call Susan Rathbun at 703-772-0342 or email me at ssrat88@yahoo.com. Reasonable rates. (5/14)

PROFESSIONAL TUTORING: 20 years of experience. Grades 1-12 and college. Math through Calculus, Science, Spanish, French, English, History, Study Skills and Organizational Coaching. Comprehensive SAT Preparation and College Coaching programs. Please call 703.830.7037 or visit www.JuliaRossPT.com (12/14)




CALENDAR OF EVENTS

February 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2 	3	4	5	6	7 PJ Movie Night 7 PM Rec #2 	8
9	10 Newsletter Advertising Deadline	11	12 ARB Application Submission Deadline	13 BoT Meeting 7 PM, Rec #2	14 HAPPY VALENTINES DAY! 	15
16	17 Presidents Day HOA Office Closed 	18 CAC Meeting 7 PM, Rec #2	19 ARB Meeting 7 PM, Rec #2	20	21	22
23	24	25	26 Tennis Committee Meeting 7 PM, Rec #2	27 Pool Committee Meeting 7PM, Rec #2	28	

March 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8 Wine & Cheese 8-11pm Rec #2 Miss Lilly Ballet Party 1pm Rec #1
9	10 Newsletter Advertising Deadline	11	12 ARB Application Deadline	13 BoT Meeting 7pm, Rec #2	14	15
16	17 ARB Meeting 7pm, Rec #2 HAPPY ST. PATRICKS DAY 	18 CAC Meeting 7pm, Rec #2	19	20	21	22
23	24	25	26 Tennis Committee Meeting 7pm, Rec #2	27 Pool Committee Meeting 7pm, Rec #2	28	29
30	31					

FROM ABOVE THE WORLD OF CARS

Disney



Girl Scout Troop 3177 will be having a bake sale before the movie to help raise funds for the local charity Coles Closet. For more information about this charity visit their website at www.colescloset.org.

Bring your favorite pillow and blanket to Rec Center 2, 6201 Sandstone Way on February 7, 2014 for an evening of Planes, Pizza, Soda and Popcorn. Movie starts at 7:00 PM so come a little early to get a great spot.

****Due to a large turn out you must stop by the HOA office to pick up tickets.****

Little Rocky Run Homeowners Association
6201 Sandstone Way
Clifton, VA 20124
hoa@littlerockyrunhoa.org
703-830-0411
www.littlerockyrunhoa.org



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