

NEWS ON THE RUN

Little Rocky Run Homeowners Association Monthly Newsletter

MARCH 2013



Annual Meeting Notice:

March 14, 2013
7pm, Recreation Center #2

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www.littlerockyrunhoa.org

KAREN GALES ★ SELLS ★ LITTLE ROCKY RUN

703-222-1213



Karen@KarenGales.com

www.KarenGales.com

RE/MAX Premier



Thinking of Buying or Selling ?

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

*Please Visit one of Karen's Individualized Web Sites
for her Available & Recently Sold Listings*

www.13504Battlewood.com

www.13513MossGlen.com

www.6230SandstoneWay.com

www.6204SpringstonePl.com

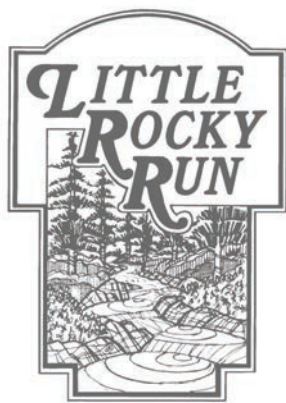
www.13935SouthSprings.com

www.13700StoneShadow.com

www.13695Wildflower.com

www.13700StoneShadow.com

**Karen has SOLD More Little Rocky Run Homes
Than Any Other Realtor, Ever !**



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
 Katie McGovern, Vice President VicePresident@littlerockyrunhoa.org
 John Lindsay, Secretary Secretary@littlerockyrunhoa.org
 John Charters, Treasurer Treasurer@littlerockyrunhoa.org
 Jerre Thomas, Trustee BoardMember1@littlerockyrunhoa.org
 Joe Stein, Trustee BoardMember2@littlerockyrunhoa.org
 Scott McAulliffe, Trustee BoardMember3@littlerockyrunhoa.org

Architectural Review Board

lrrhoarb@littlerockyrunhoa.org Estee Warring-Chairperson

Committees

Budget & Finance Tom McGovern
budgetandfinance@littlerockyrunhoa.org
Community Activities Apryl Shue
lrrcac@littlerockyrunhoa.org
Pool Committee Vacant
poolcommittee@littlerockyrunhoa.org
Open Space Vacant
Tennis Jeff Shue
tenniscommittee@littlerockyrunhoa.org

HOA Staff

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

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:	<u>Assessment Related</u>
LRRHOA	<u>Correspondence:</u>
Payment Processing Center	Summit Management
P.O. Box 105007	Services, Inc.
Atlanta, GA 30348-5007	8405-A Richmond Highway
	Alexandria, VA 22309
	or pay online: www.smartstreet.com

Assessments:

Due monthly on the first day of each month.
 Members ARE NOT excused from on-time payment of routine assessments. Payments received at the bank lock box after 9 am on the last business day of the month will incur a late fee of \$25.00.



MEETING MINUTES

Highlights from the
January 10, 2013
Regular Board Meeting

Trustees Present: Brian Bleeze, Katie McGovern, John Lindsay, Scott McAuliffe, John Charters, Jerre Thomas, Joe Stein

- Meeting was called to order at 7:02pm
- The Board approved the December 2012 Minutes and the Consent Agenda
- Resident present for late fee waivers
- The meeting was adjourned at 12 am
- CORRECTION TO OCTOBER 25th Meeting Minutes: Joe Stein absence EXCUSED.

BOARD MEETING AGENDA

The agenda for Board of Trustees meeting can be found on-line at www.littlerockyunhoa.org. Please click on the agenda link located at the top of the page.

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.



UPCOMING BOARD MEETINGS

- March 14th, **RC#2**, 7pm
- April 11, **RC#1**, 7pm
- May 9, Rec #2, 7pm

Questions about Board Meetings?
Please contact the HOA Office
at 703-830-0411
or caa@littlerockyunhoa.org

ANNUAL MEETING NOTICE

We are wrapping up the 2013 Board of Trustees Election season! March 13, 2013 is the last day to run in your ballots for the 2013 Trustee Election. Plan to join us for the Annual Meeting on Thursday, March 14th, 7pm @RC#2.

NEW BOARD RESOLUTIONS

The Board of Trustees has been working to improve processes with the LRR community and internal processes. Please view our website on the BOT page for the full resolutions. There are 5 new resolutions:

1. **2012-1:** Procedures for Receiving and Reviewing Complaints
2. **2012-2:** Imposition of Monetary Charges
3. **2012-3:** Staff Members Action to Residential Behavioral Issues
4. **2012-4:** Relating to Collection of Annual and Special Assessments (also on the following pages)
5. **2012-5:** Purchasing Policy

**LITTLE ROCKY RUN HOMEOWNERS ASSOCIATION
POLICY RESOLUTION 2012-04**

(Relating to Collection of Annual and Special Assessments)

WHEREAS, the Board of Trustees of Little Rocky Run Homeowners Association ("Association") is charged with the responsibility of collecting assessments for common expenses from Lot Owners pursuant to Article III, Section 3 of the Declaration of Covenants and Restrictions (Declaration"); and,

WHEREAS, Article V Sections 1 and 4 of the Declaration obligates each Lot Owner to pay the Association's Annual Assessments which consists of General Assessments and Neighborhood Assessments, as established by the Board of Trustees; and,

WHEREAS, Article V, Sections 1 and 5 of the Declaration authorizes the Association to levy Special Assessments, consisting of Capital Improvements Assessments and Restoration Assessments; and,

WHEREAS, Article V, Section 7 of the Declaration specifies remedies the Association may seek when a Lot Owner becomes delinquent in payment of Annual Assessments and Special Assessments; and,

WHEREAS, Section 55-513(A) of the Virginia Property Owners' Association Act ("the Act") authorizes the Board of Trustees to establish, adopt and enforce rules and regulations with respect to such areas of responsibility assigned to the Association by the Declaration except where expressly reserved by the Declaration to the Lot Owners; and,

WHEREAS, Section 55-513(B) of the Act authorizes the Board of Trustees to suspend Lot Owners' rights to use facilities and services provided directly through the Association for non-payment of assessments that are more than sixty (60) days past due after the delinquent Lot Owner has received notice and an opportunity to be heard, and provided that any suspension does not preclude access to the owner's lot or endanger the health, safety or property of any owner, tenant or occupant; and

WHEREAS, the Board deems it in the best interest of the Association to adopt a uniform and systematic procedure for the manner in which the Board of Trustees, the Association's managing agent, its staff and financial management deal with delinquent accounts. Further, after attempts by management to bring a Lot Owner's delinquent account current prove unsuccessful, the Board believes it to be in the best interest of the Association to refer these accounts promptly to the Association's legal counsel for collection so as to minimize the Association's loss of assessment revenue.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees adopts the following policies and procedures applying to the collection of delinquent accounts.

I. ROUTINE COLLECTIONS

A. **Annual Assessments.** The annual assessment levied *News on the Run, March 2013*

by the Board shall be paid in monthly assessments. The due date of each of these monthly assessments shall be the first day of each month. A book of twelve (12) coupons to be used with each monthly payment will be sent to Lot Owners no later than two weeks before the start of the fiscal year.

B. **Special Assessments.** All special assessments shall be due as specified in the Notice of Special Assessments provided that the due date is not less than thirty (30) days after the delivery of the Notice of Special Assessment to the owner.

C. **Correspondence.** All documents, correspondence and notices relating to assessments or charges shall be mailed to the address which appears on the books of the Association or to such other address as is designated in writing by the Lot Owner. Non-receipt of coupons or statement shall in no way relieve the Lot Owner of the obligation to pay the amount due by the due date. Refusal or failure to accept a certified or registered mailing will not invalidate the notice.

D. **Charges.** Charges assessed pursuant to section 55-513(B) of the Act and the governing documents concerning the imposition of monetary charges shall be collected as an assessment or in such manner as shall be determined by the Board of Trustees.

II. REMEDIES FOR NON-PAYMENT OF ASSESSMENTS

A. **Late Fees.** Any assessment which is not paid within thirty (30) days of Due Date shall be assessed a late fee of \$25.00. Such late fee shall be part of the continuing lien established pursuant to Article V, Section 1 of the Declaration and Section 55-516 of the Act.

B. **Interest.** In addition, interest shall accrue at the maximum statutory rate on the principal amount from the due date until paid. Such interest shall be part of the continuing lien established pursuant to Article V, Section 1 of the Declaration and Section 55-516 of the Act.

C. **Returned Check Charge.** When a Lot Owner's payment is returned for insufficient funds or because the check is drawn on a closed account, a \$25.00 returned check charge or other reasonable amount as permitted by law will be added to the assessment account. Such charge shall be part of the continuing lien established pursuant to Article V, Section 1 of the Declaration and Section 55-516 of the Act. If the Association receives from any Lot Owner in any fiscal year two or more returned checks, the Board may require all future payments to be made by certified check or money order for the remainder of the fiscal year.

D. **Other Costs.** All costs incurred by the Association as a result of any violation of the Governing Documents by a Lot Owner, his family, employees, agents or invitees, shall be assessed against such Lot Owner and are collectible in the same manner as other assessments imposed against a lot.

III. ADMINISTRATIVE PROCEDURE FOR NON-PAY-

MENT OF ASSESSMENTS

A. **Late Notices.** The Community Manager shall cause notification to be sent to Lot Owners who have not paid assessments or charges in full by the date such assessments or charges are due, as follows:

1. A statement shall be sent to Lot Owners who have not paid assessments or charges in full approximately thirty (30) days after the due date ("First Notice"). The statement shall show the amount of past due assessments as well as a late fee.
2. If the full payment is not received within thirty (30) days of the First Notice and the account is delinquent in the amount of \$50.00 or more, a "Last Notice Before Your Account is Turned Over to the Association's Legal Counsel for Purposes of Filing a Lien and a Lawsuit Against You" shall be sent to the Lot Owner ("Second Notice"). See Attached Exhibit A.
3. If an account remains delinquent for more than sixty (60) consecutive days and the account is delinquent in the amount of \$50.00 or more, the delinquent Lot Owner's account shall be turned over to the Association's legal counsel.

B. **Other Remedies Upon Default.** In the event that an account is not paid in full for two (2) successive months, the Community Manager shall cause the following actions to be taken:

1. Refer the account to the Association's legal counsel for collection with the direction to file a memorandum of lien against the property; and,
2. Accelerate the remaining installments of the annual assessment in accordance with Article V, Section 7 of the Declaration; and,
3. Suspend voting privileges and recreation facilities for delinquent Lot Owners who are in arrears for more than sixty (60) days as outlined in Part V of this Resolution.

C. **Bankruptcy Foreclosure.** The Community Manager may consult with the Association's legal counsel and immediately refer for collection any account not previously referred for legal action where the Lot Owner files or is subject of a petition for relief in bankruptcy or where a deed of trust beneficiary or any other party has commenced foreclosure against the property.

IV. LEGAL PROCEDURE FOR NON-PAYMENT OF ASSESSMENTS

A. **Contacts with Delinquent Lot Owner.** Once an account is referred for legal action, all contacts with a delinquent Lot Owner shall be handled through the Association's legal counsel. If a Lot Owner contacts any Association officer or trustee or any management personnel about the Lot Owner's delinquent account, such person shall direct the Lot Owner to communicate with the Association's legal counsel.

B. **Authority to Receive Payment.** Association's legal counsel is authorized to receive payments on delinquent accounts until the account is no longer delinquent.

C. **Legal Fees and Costs.** Pursuant to Article V, Section 7 of the Declaration, the Association shall charge for all reasonable costs incurred in the collection of the Assessments.

a. **Liens.** Pursuant to Article V, Section 1 of the Declaration, all such assessments, together with interest thereon and costs of collection thereof, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made.

b. **Lawsuits.** Pursuant to Article XIV of the Bylaws, if the Association prevails against a Member or Members in a proceeding at law for the enforcement of any condition, covenant, rule, regulation, guideline or lien, imposed by or promulgated by the Declaration or Supplementary Declaration, then the Association so prevailing shall be entitled to recover from such Member(s) all costs, including reasonable attorney fees, incurred by the Association in such enforcement proceeding.

c. **Foreclosure.** The Association may authorize legal counsel to foreclose on the memorandum or memoranda of liens and/or judicial lien(s). Pursuant to Article XIV of the Bylaws, if the Association prevails against a Member or Members in a proceeding at law for the enforcement of any lien, imposed by or promulgated by the Declaration or Supplementary Declaration, then the Association so prevailing shall be entitled to recover from such Member(s) all costs, including reasonable attorney fees, incurred by the Association in such enforcement proceeding.

V. SUSPENSION OF USE OF FACILITIES

A. When it has been established that a Lot Owner has been delinquent in the payment of common expenses for more than sixty (60) days from the due date, the Board of Trustees may direct the Community Manager to withhold the use of facilities or services (e.g. the use of common area parking and recreational facilities) from the delinquent Lot Owners or their tenants, guests or invitees provided that any such suspension shall not preclude a Lot Owner's access to their lot through the common areas. Such suspension shall not endanger the health, safety, or property of any owner, tenant or occupant subject to the procedure set out in this Resolution and Section 55-513(B) of the Act. In addition, the voting privileges of any Lot Owner who is in arrears in the payment of a common expense assessment by more than sixty (60) days shall hereby be suspended and shall remain suspended until the assessment has been paid in full, pursuant to Article V, Section 7 of the Declaration.

B. The Community Manager shall cause the delinquent Lot Owner to be notified, in writing via certified or registered mail, return receipt requested or via hand delivery to the Lot Owner's address of record with the Association, that voting privileges, the use of facilities and certain services will be withheld until such time as the unpaid assessments owed to the Association are satis-

fied in full. The letter shall further advise the Lot Owner of his or her due process rights under Virginia law and shall conform to the requirements found in section 55-513(B) of the Act. A copy of the letter will be sent to the Association's legal counsel, the Board of Trustees and maintained in the Association's Office.

C. If the Community Manager has knowledge that the Lot Owner has leased the lot, a copy of the notification letter shall be mailed to the tenant via first class mail. The tenant will not be considered a party to any proceedings or hearings. However, upon a determination by the Board of Trustees, use of facilities and services will be denied to the tenant if the Lot Owner's assessment delinquency is not cured.

D. Once the hearing has occurred, the hearing result shall be hand delivered or mailed by registered or certified mail, return receipt requested to the Lot Owner at the address of record with the Association within seven (7) days of the hearing.

E. Sanctions to be imposed against a Lot Owner shall also be applicable to the Lot Owner's tenants, guests or invitees, and shall consist of the denial of the use of the following facilities and services:

1. Use of swimming pools.
2. Use of tennis courts.
3. Use of basketball courts.
4. Use of hiking paths.
5. Use of tot lots.
6. Use of picnic tables.
7. Rental of community centers.
8. Common area parking privileges.

VI. PROCEDURE FOR FEE WAIVER REQUEST

A. **Fee Waiver Request.** In the event a delinquent Lot Owner requests that some or all late fees, administrative fees, legal fees, and/or collection costs be waived by the Association such request must be made in written form. If the delinquent Lot Owner's account has not been referred to the Association's legal counsel, such written request must be sent to the Community Manager. If the delinquent Lot Owner's account has been referred to the Association's legal counsel, such written request must be sent to the Association's legal counsel. After a fee waiver request has been received in writing, one of the three procedures will occur:

1. Requests for fee waivers up to \$100.00. Requests for fee waivers up to \$100.00 will be evaluated and subsequently approved or rejected by the Treasurer of the Board of Trustees.

2. Requests for fee waivers from \$100.00 to an amount equal to the total annual assessment for the Lot. Requests for fee waivers from \$100.00 to an amount equal to the total annual assessment for the Lot will be evaluated and then subsequently approved or rejected by the Treasurer of the Board of Trustees and another member of the Board of Trustees, which will be designated by the Board of Trustees by a formal motion. In the event the Treasurer and the designated trustee are unable to agree, the waiver requests will be forwarded to the Board of Trustees for its evaluation. The Board of Trustees is then charged with approving or rejecting the waiver request.

3. Requests for waivers in excess of an amount equal to the total annual assessment for the Lot. Requests for fee waivers in excess to the total annual assessment for the Lot will be evaluated and then subsequently approved or rejected in part or whole by the Board of Trustees.

The effective date of this Resolution shall be the **1st day of April 2013** and shall supersede any previously adopted Policy Resolution regarding the collection of assessments.

EVENTS

Upcoming Events 2013

Month	Date	Subject
March 2013	23-Mar-13	WINE AND CHEESE NIGHT
April 2013	20-Apr-13	EARTH DAY (AKA SPRING FLING) REC #2
May 2013	04-May-13	COMMUNITY YARD SALE
June 2013	01-Jun-13 21-Jun-13	ADULT CASINO NIGHT/POOL PARTY (21 and over only) END OF SCHOOL YEAR POOL PARTIES
July 2013	12-Jul-13 26-Jul-13	DIVE-IN MOVIE NIGHT POOL #2 (Movie TBD) DIVE-IN MOVIE NIGHT POOL #2 (Movie TBD)
August 2013	09-Aug-13	DIVE-IN MOVIE NIGHT POOL #2 (Movie TBD)
September 2013	14-Sep-13	COMMUNITY YARD SALE REC#2
October 2013	05-Oct-13	OKTOBERFEST REC #2 (31 and over only)
November 2013	02-Nov-13	PJ MOVIE NIGHT REC#2 (Movie TBD)
December 2013	07-Dec-13	HOLIDAY PARTY REC #2

*Dates are Subject to change due to schedule conflicts or weather.

**Little Rocky Run
Presents:
Spring Fling/Earth Day**

Saturday, April 20, 2013
(Rain Date April 21, 2013)
2 pm - 4 pm
6201 Sandstone Way

Come join LRR friends and families for the
Annual Spring Fling/Earth Day! It's FREE!

- Concentration is Earth Day
 - Moon Bounce
 - Sidewalk Chalk
- More Details coming soon.

We would greatly appreciate your help!
To volunteer or contribute time, baked goods, etc. email
Apyrl at ashue2@gmail.com or Lori at
caa@littlerockyrunhoa.org

**March 23, 2013, 8pm—11pm
\$15/ Person**

WINE AND CHEESE NIGHT

Enjoy an evening of
fine wine and light
hors d'oeuvres

Tickets already selling fast! Get yours today at
the HOA Office!

EVENTS



PJ Movie Night, February 9, 2013 Featured Ice Age, Continental Drift

Next Movie Night : November 2, 2013. Movie TBD.
Dive-in Movies start July 12th!

Special Thanks to : Amy Falcone (providing the movie), CJ Tierney (Media Setup), and to our PJ Movie Night Volunteers; Leah Milla, Lori Mingione, and John Mingione.





**The ARB Board Needs Volunteers!!!
Community Wide Inspections**

In order to keep our community looking great, Little Rocky Run HOA conducts annual community-wide property inspections. We must uphold our community's Declaration of Covenants, and Architectural Standards regarding routine home maintenance. Doing so protects the investment and value to all homeowners. Regular inspections also help prevent potentially costly future maintenance repairs. Finally, we want to maintain a pleasant and inviting neighborhood for all the residents, guests, and visitors.

As spring approaches, the ARB staff will start inspecting neighborhoods to review properties for routine and recurring upkeep of our lots and dwellings. Some of the inspected items include, but are not limited to: condition of any exterior wood trim or faded and/or peeling paint, missing and/or damaged or moldy siding, deteriorated fences, damaged garage doors, damaged or missing window screens, overgrown trees and/or shrubs and uncut grass, improper storage of personal items or trash containers, damaged sidewalks or driveways, mailboxes etc.

Please remember that any exterior change, to include, but not limited to; replacement or installation of all fences, changes to siding styles and/or colors, entry door and garage door style or color changes, installation and/or changes in materials or size/design to decks, patios, walkways, driveways, all exterior color changes and other major alterations require prior written ARB approval. Please consult the Architectural Standards or contact the ARB Department at arb@littlerockyrun-hoa.org or (703) 830-0411.

The Architectural Review Board (ARB) and staff thank you in advance for your cooperation and commitment to the community.

Holiday Decorations Reminder

The Architectural Review Board (ARB) asks residents to keep in mind the community's standards regarding exterior holiday or seasonal decorations and lights. Holiday decorations may be displayed no longer than 45 days prior to a specific holiday and must be removed within 45 days of the holiday ending. Thank you for your cooperation.

ARB Meeting	Application Due Date
March 18, 2013	March 13, 2013
April 15, 2013	April 10, 2013
May 20, 2013	May 15, 2013
June 17, 2013	June 12, 2013

**Application Status Report
January 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.....	3
Applications Approved.....	3
Applications Disapproved.....	0
Applications Incomplete/Returned	0
Applications Withdrawn by Resident	0
Applications Pulled by Resident.....	0

Types of Applications Submitted:

Deck/Patio	0
Driveway/Walkways	0
Garage Door.....	0
Entry Door	0
Fence	0
Landscaping/Trees	0
Play Set	0
Roof	0
Replace Window	2
Shed	0
Trim/Paint	0
Misc.	1

Disclosure Packets Requested:

Submitted.....	12
Processed.....	12

***APPLICATIONS FOR ARB MUST
BE SUBMITTED THE WEDNES-
DAY BEFORE THE MEETING
DATE, NO EXCEPTIONS***

**THE ARB is Looking for New
Members**



Customer Service Open
M-F, 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 6pm the night before** your scheduled pick up day and promptly remove emptied containers from you 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.

Trash & Recycling Schedule

Single Family Homes

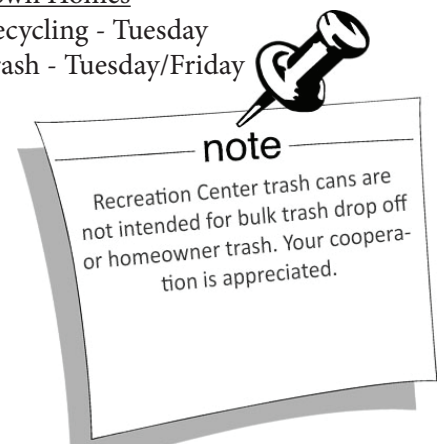
Recycling - Thursday

Trash - Monday/Thursday

Town Homes

Recycling - Tuesday

Trash - Tuesday/Friday



If it comes in your mail... it's Recyclable!

- Newspapers
- All Newspaper Inserts & Glossy Sheets
- All Envelopes (Includes White Envelopes, Clear Window Envelopes & Colored Envelopes)
- Paper-made Shipping Envelopes
- Magazines and Catalogs
- Flyers
- Cardboard Boxes





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.

2013 TENNIS COMMITTEE MEETING SCHEDULE

~~January 23, 2013~~

September 25, 2013

~~February 27, 2013~~

October 23, 2013

March 27, 2013

November 27, 2013

April 24, 2013

December (TBD)

May 22, 2013

June 26, 2013

July 24, 2013

August 28, 2013

LRRHOA Approved Budget April 1, 2013 – March 31, 2014

REVENUES**Assessments**

General	1,291,721
Neighborhood TH.....	406,790
Neighborhood SF.....	535,897
Total Assessments.....	2,234,408

Other Revenue

Newsletter Income.....	52,500
Building Rental.....	30,000
Rental Admin fee	4,600
Building Rental Deposits.....	15,000
Resale Inspection.....	14,000
Pool Income.....	22,000
Community Activities.....	0
Capital Reserve Interest.....	5,800
Miscellaneous Income.....	5,000
Legal Fee Reimbursement.....	15,000
Late Fees	25,000
Operating Reserve Interest.....	100
Capital Impr Interest.....	1
Total Other Revenue	189,001

TOTAL REVENUES 2,477,631

EXPENSES**General & Administrative**

Staff Salaries.....	315,000
Other Salaries.....	15,000
Benefits	35,000
Professional Development	2,500
Com. Mgmt. Fund (VA).....	1,150
Bad Debt Expenses.....	30,000
Postage.....	10,000
Telecommunications.....	11,500
Office Supplies.....	4,000
Copier Lease.....	5,000
Staff Mileage.....	1,500
IT Support.....	12,500
Miscellaneous Expense	5,000
Pool Registration.....	2,500
Bank Charges/Lockbox.....	4,500
Furniture & Fixtures.....	1,000
Printing/Copying.....	12,500
Rental Deposit Refunds.....	15,000
Storage Unit Rental	1,800
TOTAL GENERAL & ADMIN.....	485,450

Utilities

Electric.....	57,000
Water	9,500
Entrance Electric.....	6,000
TOTAL UTILITIES.....	72,500

Management Contracts

Legal Fees (General).....	18,000
Legal Fees (Collection).....	60,000

Audit & Tax Prep.....	14,000
Financial Services.....	71,500
TOTAL MGMT CONTRACTS.....	163,500

Newsletter

Newsletter Printing	37,000
Newsletter Distribution.....	8,000
TOTAL NEWSLETTER.....	45,000

Taxes

Personal Property	1,225
TOTAL TAXES	1,225

Insurance

Workers Compensation	10,250
General Liability.....	21,000
Fidelity Bond	1,575
D&O Liability.....	8,500
Auto	1,200
TOTAL INSURANCE.....	42,525

Maintenance & Repairs

General	48,000
Maintenance – (subtotal).....	14,500
Licenses & Permits	1,500
Truck Operations	4,000
Pool Maint. & Repair	62,500
Open Space Maint & Repair	75,000
Tot Lot Maint & Repair	15,500
TOTAL MAINTENANCE & REPAIRS ...	221,000

Service Contracts

Cleaning Service.....	14,250
Cleaning Service – Rec Cntr.....	8,500
Trash Collection - TH.....	148,214
Trash Collection - SF	375,042
Snow Removal.....	54,500
Pool Contract + Chemicals.....	218,000
Grounds Maintenance	167,772
Landscape Service.....	15,000
TOTAL SERVICE CONTRACTS.....	1,001,278

Committees

Committees General.....	800
Community Activities.....	12,500
Elections.....	3,500
TOTAL COMMITTEES	16,800

Reserves

Contrib. to Res–Operating (sub)	15,000
Contribution to Reserve - TH	100,000
Contrib. to Reserve - Gen.....	250,000
Interest Income to Reserve.....	5,000
Capital Improvement Int Cntrl.....	200
TOTAL RESERVES EXPENSE	370,200

TOTAL EXPENSES 2,477,700

FY2013-14FY2012-13

Combined TH Assessments	\$905.76 (\$75.48/Month)	\$905.76 (\$75.48/month)
Combined SF Assessments	\$704.11 (\$58.68/Month)	\$798.75 (\$66.56/Month)

A Note on the FY2013 Budget

Below Little Rocky Run's planned budget for FY2013. Each year, the Board of Trustees, with the valuable assistance of the Budget and Finance committee and the HOA staff, draft an operational budget for the coming year. Over the last few years, a greater emphasis has been placed ensuring that the out years are well planned for as well in terms of capital costs.

The Capital Reserves budget is used for the maintenance and replacement of the Community's physical assets, such as the rec centers, pools and trails. As LRR ages, and these assets near the end of their operational lives and it is important to ensure enough funding exists to care for these assets and avoid special assessments. LRR has commissioned a new reserve study to ensure that the condition of all assets is well recorded and replacement costs are planned for in well in advance.

Questions regarding the budget should be addressed to Budget & Finance tmcg@yahoo.com, BOT Treasurer Treasurer@littlerock-runhoa.org, or the Community Manager at Manager@littlerockrunhoa.org.

During asphalt milling and paving, it is important that residents plan ahead and have all vehicles removed from the area during posted paving times. Cars not moved will be towed at the owner's expense. Your cooperation during this time to improve our community is appreciated. Vehicles may park in the Rec Center parking lots during the posted paving hours.

Upcoming Community 2012-2013 Projects for LRR Community Improvements:

All Require BOT Approval, This is informational only

- o Rec Center 1 Repairs LRR Trail Replacements Drainage Repairs
- o Pool Fence Repairs
- o Pool Deck Repair s Pool White Coat Pool
- o Furniture
- o Rec Center HVAC Unit
- o Pool Repairs Reserve Study
- o Resurface/Repair Basketball & Tennis Courts
- o Pool2 Amphitheater Seating
- o Pool2 SW Retaining Wall
- o TH Asphalt Phase 1 &2
- o TH Seal Coat, Strip & Paint Curbs
- o Drainage Repairs (surface)
- o TH Mailboxes (Renovation Project)
- o TH Street Signage

** ASPHALT PROJECT:

2012 Kicked off the Asphalt milling and repaving project. The following streets have been completed in December 2012: Sequioa Lea (Sierra Drive, Little Brook Drive, Jasper Lane, Wildflower Lane). Seal Coating will take place in 2013.

2013 Proposed Asphalt : The streets planned for milling and repaving are; Rock Forest Court, Forest Pond Court, Clarendon Springs Court, Spruce Run Court, and Wakely Court.



LITTLE ROCKY RUN 2013 POOL REGISTRATION FORM

**If you check new, you must include a photograph for the member indicated. Write the name of each member on the back of his/her photo along with their birthdate (if under 18)*

*-----
We can take pass photos for \$5.00 each
-----*

There is a \$5.00 charge for replacement passes or stickers, if lost.

Office Use Only	
Account #	Date Received

There is NO CHARGE for pool passes. All residents must fill out the registration form yearly. Please remember to include: (1) A photo for each NEW pool pass requested, 1" wide x 1.5" high (2) Proof of residency for adult members (EVERYONE 18 OR OLDER) who are not owners – a current driver's license with corresponding Little Rocky Run address, a bank statement, a current W-2 form, a lease (that lists the adult's name as an occupant), or settlement sheet (for new owners) (3) Copy of lease – renters only.

Name: _____
LRR Address: _____
City, State, Zip: _____
Email Address: _____

New or Renewal Passes: If you have a pool pass from a previous year, you are renewing your pool pass. You will be issued a 2013 sticker to be placed over the previous year printed on your pass or the previous year sticker on your pass.

Residents/Owners. Write in the names of each member of your household and attach proof of residency (accepted forms listed above). (Children who are 1 year old as of May 31, 2013 are required to have a pool pass with a photo).

Name	Phone	Birthday MM-DD-YYYY	Age	Sticker	*New
_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>

In case of an Emergency (provide name and phone number of an adult)

Name: _____ Cell Phone: _____

Extended Guest or Child Care Provider Passes (\$200 each) Please enclose the appropriate fee and a photo for each pass requested:

Check one: Extended Guest Child Care Provider

Name	Phone	Birthday MM-DD-YYYY	Age	Sticker	*New
_____	_____	_____	_____	_____	_____

STATEMENT OF AUTHENTICITY: I/We are owners and/or eligible residents for swimming pool privileges in the Little Rocky Run Homeowners Association. The information provided herein is true and accurate. I/We have read and agree to comply with the pool rules and guest policy.

Signature: _____ Date: _____

Print Name: _____

Stickers and Passes issuance will begin around April 1st. Watch for the pass schedule on the website at www.littlerockyrunhoa.org under amenities, HOA Pools.



Girl Scout troop 1575's Journey

Girl Scout troop 1575, is doing something called the Bronze Award. To earn the Bronze Award, you must do at least 20 hours of helping the community and other people. First of all, you need to go on a junior journey. Secondly, you need to build your Girl Scout junior team. Later, you need to plan how your going to help the community. Once you have planned, you have to take action. Eventually, you'll need to spread the word. To spread the word, you could talk about your bronze award, make a video, a booklet, a website, or even make a scrapbook! You could do anything as long as people find out what your doing. Throughout the article, you will learn their steps they took to earn their bronze award.

First of all, they got together with a daisy troop and they taught them all about thinking day. Thinking day is when all the Girl Scout troops in Fairfax County get together at Centreville High School. Every troop gets assigned to a country in the world and dress up like them, make foods to represent them, and make a poster to teach people about their country. They were China and taught the daisy troop about what to do at thinking day. This was their junior journey. Secondly, they decided to help their community by to helping the Katherine Hanley family shelter. So the Girl Scout troop visited the Katherine Hanley family shelter. They were told that the shelter always gets breakfast, lunch, and dinner but never dessert. So, what they decided to do was make parfaits and cupcakes to donate to them. They made over 75 parfaits and 20 cupcakes for them to eat. They also made valentines day cards to cheer them up. When they were done making the desserts and cards they went to the Katherine Hanley family shelter and delivered the desserts to them. The girls enjoyed seeing the happy faces of the residence that lived there when they delivered the desserts. Later in the year they went to Target to give toys to the kids who's parents are soldiers. Since their parents are soldiers they don't get as many toys as everyone else. So they went to Target to buy them toys to play with. We had a 10 dollars to spend to buy toys for kids. They had a choice to buy for babies, toddlers, or kids our age. After they bought the toys they put all the toys in stockings for Christmas. They also went to a nursery home and sang Christmas carols to the elderly. They also went with the daisy troop. They made cards and candy canes out of pipe cleaners. They loved seeing the happy faces of the seniors when they finished singing and giving everything out. They hope they can help the community even more this year.



LRR STINGRAYS

By Malissa Soong

The Stingrays Board is working diligently to make this season the best one yet, starting with the team's coaching staff. We are pleased to announce Head Coach Bob Brofft's return for a second season. He and the Coaching Search Committee are interviewing candidates for the Assistant Coach position. They will begin interviewing for junior coach positions soon. Stingray members will receive application procedures by email in early March. Look for announcements and introductions in upcoming newsletter articles.

The Stingrays swim team is open to all Little Rocky Run residents, age 18 years and younger. Team members have varying abilities—from competitive, year-round swimmers to beginners. Please be aware that our swim team is not a "learn to swim program;" beginners **MUST KNOW HOW TO SWIM** and be safe in the water on the first day of practice. If a prospective Stingray family is unsure of their child's swimming ability, please take advantage of the many indoor pool facilities and lessons before the start of the swim team season on May 28. Several options for swim lessons have been listed in the previous two newsletters.

Throughout the season, swimmers focus on fundamentals and proper mechanics to improve upon their skills, while maintaining their health and fitness, cultivating friendships, and enjoying teamwork and fun. The Stingrays compete in two leagues: the Northern Virginia Swim League ("NVSL") and the Evening Stars Swim League ("ESSL"). Swimmers with top times compete in Saturday morning, NVSL meets. All swimmers have the option to compete in Monday evening ESSL meets and/or Tuesday evening time trials. Personal development is paramount; every swimmer receives recognition for achieving a personal best in any stroke.

Our kick-off meeting is scheduled for Sunday, April 21, from 6:30 – 8:30 pm at Lord of Life Lutheran Church (at the intersection of Twin Lakes Drive and Union Mill Road). This is a **MANDATORY** meeting for all parents who intend to register their swimmers for the 2013 season. It's also a great opportunity for those who are considering the team to learn more about it before joining. Head Coach Bob Brofft will be in attendance to speak about his expectations of swimmers and answer any questions, too. Watch for more information in next month's newsletter. In the meantime, feel free to contact Assistant Team Rep, Marion Rantis, at assistantteamrep@lrrstingrays.com for general swim team information.

Our next Board of Directors meeting is scheduled for March 4, 2013 at 8:00 pm in Rec Center 2. Please join us.



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CROWN MOLDING INSTALLED - Picture frames, wainscoting, door and window casing. Over 30 yrs. Experience. For all interior trim work needs, please call Jube Henshaw at 540-547-4105. (3/14)

KINNIE DESIGN LLC. Let Kinnie Design help you with your home improvement needs. We are a LRR resident and have provided many LRR homes with updates and services. We listen to what you want then help your ideas become reality. Services- Kitchens, Bathrooms, Basements, Decks, custom mouldings and much, much more. Licensed and insured. Call or email for a free consultation. 703-851-3384 or eric@kinniedesign.com (5/13)

MY GUY CONTRACTING, LLC - Providing construction/repair/replacement services for decks, porches, fences, windows, doors, sheds, wood flooring, patios and most all carpentry, handyman and landscape projects. Experienced- Licensed- Bonded. Get the job done the right way. Call "My Guy" on 703-899-3354. (3/13)

NEW LOOK SERVICES, LLC - Carpentry, electrical, moldings, plumbing, general repairs, pressure washing, remodeling of any kind, kitchens, bathrooms, and basements. 20 years of experience. All work guaranteed. No job too small. Free estimates 703-293-8955. (12/15)

PRO-LIFT GARAGE DOORS & OPENERS. Over 30 years' experience in Sales & Service of all makes & models. Replacement doors & sections. Spring jobs & Tune-ups. We supply remotes & keypads for various manufacturers. FREE ESTIMATES. Call Joe at 703-898-3258. (5/13)

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LAWN MOWING + MORE - Mowing, fertilizing + weed control, aerating + seeding, mulching, shrub pruning, spring + fall cleanups. Reliable service with professional results. Since 1991 - Call today for a fast/free estimate. Professional Property Maintenance Inc. 703-273-9626. (8/13)

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PROSPERITY LAWN & LANDSCAPE: Services include lawn mowing, mulching, bush trimming, leaf removal, aeration/seeding, fertilization and spring/ fall cleanups and tree work. Free estimates provided within 24 hours. Please call 703.901.1301 or email prosperitylawn@gmail.com. Licensed and Insured. (6/13)

PAINTING & WALLPAPERING

AK PAINTING - For professional interior and exterior painting, wood repair, carpeting, laminate, and ceramic tile, hardwood floors, carpeting, crown molding, chair railing, drywall and power washing. Call A. K. Naimy, 703-378-1521 (home) or 703-298-3735 (cell). References available in this neighborhood. knaimy@cox.net (7/13)

ALMIGHTY & CO. Interior and exterior. Drywall repair, wallpaper removal, rotten wood replacement. Crown molding and chair rails. Powerwashing. Professional quality at reasonable prices. Free estimates and references provided. Call Carl at 703-378-5602 or cell 703-926-8700. (5/13).

CROCKETT PAINTING & WALLPAPERING - Your one source for quality interior painting, wallpapering, wallpaper removal at reasonable rates. Business owner

present at all times, LRR references. Free estimates. Call Jim at 540-636-1295. or 703-536-5095. (6/14)

PET SERVICES

CLIFTON PET CARE. Dog walking, pet visits, house sitting, and small caged animal hotel provided by full time Mom and as a resident of LRR. Have peace of mind knowing someone responsible and caring will be watching over your family pet and home. Call Katy Ruelle 703.789.7478 or email cliftonpetcare@gmail.com (4/13)

PLUMBING & ELECTRICAL SERVICES

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 (12/13)

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CALABRESE PLUMBING SERVICE COMPANY. Licensed and insured Master Plumber. All types of repairs and replacement. Faucets, fixtures, disposals. Water heaters, polybutylene pipe repairs, etc. \$10 off first call! Visa/MC. 703-277-1906. (5/13)

DEPENDABLE ONE ELECTRICAL, INC: Put over 30 years of electrical experience to work in your home! We provide expert electrical installations, trouble shooting and repairs and consultation for the electrical safety of your home. Licensed and

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RUSSELL PLUMBING, INC. Complete plumbing maintenance and repairs. For all of your plumbing needs; Ceramic tile, basement baths, handicap showers, and more. Call 703-369-0510. Local references. Fairfax County License #19-7922. (3/13)

PROPERTY MANAGEMENT

PEAK MANAGEMENT INC. Need to rent your house? Looking for a competent manager who specializes in your neighborhood? Try us. www.peakeinc.com. We specialize. Licensed real estate professionals. PEAKE MANAGEMENT INC., 703-448-0212 Ext 329, Bob Semales 703-881-1799 cell. (9/13)

STAIR LIFTS

STAIR LIFTS FOR SALE: Never walk up steps in your home again! Buy NEW or certified, previously-owned stair lifts at reduced prices. Free installation, service contract and lifetime warranty included. Call (703)753-3855 (4/13)

SENIOR CARE

CLIFTON SENIOR CARE-full time mom and LRR resident for 25 years will provide non-medical general senior care. Errands, daily living assistance, transportation, and pet care. Call Katy Ruelle @ 703-789-7478 or email CliftonSeniorCare@gmail.com

TAX PREPARATION

CALL BILL WHITE IN LRR for a free consultation @ 703-629-4393, or email whitebill45@yahoo.com. IRS Registered Tax Return provider* with 15 years experience including National Tax Firms, CPAs and as an independent. *The IRS does not endorse any particular individual tax return preparer. For more information on tax return preparers, go to irs.gov. (4/13)

TREE SERVICES

CHARLES JENKINS' TREE SERVICE. Lot clearing, topping, trimming, mulching, edging, fertilizing, tree removal, spraying, seasoned firewood & mulch delivery. Free

News on the Run, March 2013

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PROFESSIONAL PROPERTY MAINTENANCE, INC. Tree services: storm damage, trimming and pruning. Removals and Stump grinding. International Society of Arboriculture Certified Arborist since 1991. Call 703-273-9626. www.ppmlandscapes.com. Fast/Free Estimates! (8/13)

TUTORING SERVICES

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 703-802-9094. Reasonable rates. (5/13)

PROFESSIONAL TUTORING: UVA-Trained tutor available to support students in grades 7-12 and college. Math (Pre-Algebra through Trigonometry/Pre-Calculus), Spanish, French, English, History, Study Skills. Comprehensive SAT Preparation and College Coaching programs. Reasonable prices, great rapport with students! Please call Julia Ross at 703.830.7037 or visit www.JuliaRossPT.com (12/13)

WANTED

WANTED: Male tennis players age 18 + for the NVTL men's league. USTA ranking of 3.5 – 5.0. USTA membership not required. Both singles and doubles players are needed. Matches are outdoors. Practice starts in April, matches start in May and run through the end of July. Small cost, huge fun. Contact Frank Kistner for further information. Email frank.kistner@kistnercpa.com (4/13)

CALENDAR OF EVENTS

March 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12	13	14 BOT Meeting 7pm, Rec #2	15	16
17	18 ARB Meeting 7pm, Rec #2	19 CAC Meeting 7pm, Rec #2	20	21	22	23 Wine & Cheese 8pm-11pm, Rec 2
24	25	26 Budget & Finance, 7pm, Rec #2	26 Tennis Committee Mtg. Rec #2, 7pm	28	29	30
31						

APRIL 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11 BOT Meeting 7pm, Rec #1	12	13
14	15 ARB Meeting 7pm, Rec #2	16 CAC Meeting 7pm, Rec #2	17	18	19	20 Earth Day/Spring Fling Rec #2
21	22	23	24 Tennis Committee Mtg. Rec #2, 7pm	25	26	27
28	29	30				



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