
April 20, 2011

Dear Homeowners,

Spring is here and that means that our beautiful lakeshore community is blossoming anew with both flowers and wildlife! What a unique community we live in. Surely this beauty is special, but the key is the neighborliness and friendliness of all of our residents. Since we live in such close community with one another, it is important that each homeowner does their part to do the necessary "spring cleanup" of our home's exterior and landscaping. If you live in a townhouse, please look over your front and back yards. Now is the time to remove the leaves, throw away any trash or broken items, and perhaps plant a few flowers. If you live in a condominium, please check your decks and patios for any trash, broken, or worn out items, and please do not use your patio or deck for storage. Remember, it is that "curb appeal" that enhances our property values. First impressions never come again. It is important to remember to place trash containers and recycling bins out the night before pick up and then reclaim the empty containers the following day after pickup. Please secure your trash and recycling containers when you set them out as much litter can come from them during these gusty spring winds. Townhouse owners; please respect the community's curb appeal by not storing your trash and recycling containers in front of your lovely home.

Speaking of property value enhancement, your LCA Board is striving to sheppard our funds wisely on those items that promote safety and enhance curb appeal. New handrails have been installed on stairs along New Providence Drive and Fairview Park Drive for added safety. We have also added a new lakeshore trail light near the wooden bridge for you walkers. We continue to proactively trim tress and remove dead branches from trees in common areas. We have also enhanced entrance plantings at some of the street entrances with perennials to add color and interest all year long. These perennials are also more cost effective and attractive than previously used annual plants. Snow removal procedures and sanding practices are changing for the better based on the Board's focus and directives to the contractor. We are all thankful that this year was far more normal than the Blizzards of 2010.

It is important to remember two things: we live in a community and our actions can and do affect one another. Please keep your dogs on a leash and clean up after them when you walk them. Please keep the exterior of your property in good condition based on our community guidelines. If you are going to stain or treat your deck or fence, please get approval from the ARB Committee before you do the work. A form has been attached for your use. Our rules are meant to create harmony, both visual and interpersonal. The Board wants to encourage owners to invest in their properties to keep property values as high as possible, and the ARB will do its best to act quickly and provide a response. Further, I would like to remind everyone to attend the upcoming annual meeting at the Pine Springs Elementary School on May 9, 2011, at 7:00 PM. Have a great spring and we will see you around the lake!

Sincerely,

Craig Day
President
LCA Board of Directors

LAKEFORD COMMUNITY ASSOCIATION ARCHITECTURAL IMPROVEMENT REQUEST FORM

To: BOARD OF DIRECTORS/ARCHITECTURAL REVIEW BOARD
c/o GHACM
3020 HAMAKER CT. SUITE 300
FAIRFAX, VIRGINIA 22031

[O] 703-752-8300 [F] 703-876-9594

From: NAME OF APPLICANT: _____

MAILING ADDRESS: _____

HOME ADDRESS: _____

TELEPHONE NUMBERS: [Day] _____ [Evening] _____

DEVELOPMENT (Circle One) Section I (Halle); Section II (Ryan – 2BR); Section III (Carr); Section IV (Ryan – 3BR); Section V (NPV)

PROPOSED IMPROVEMENT: _____

APPLICANT MUST SUBMIT IN DUPLICATE WITH APPLICATION THE FOLLOWING:

- a. A survey plat showing the size, shape and location of improvement to residence and to adjoining properties;
- b. Manufacture's brochure, if available;
- c. Color samples [provide paint swatches], if applicable;
- d. Architectural plans/drawings [for major additions/improvements];
- e. Grading plan, if applicable;
- f. Detailed written description [if not provided, application will be returned], including expected start and completion dates.
- g. Copies of any and all appropriate permits.

APPLICANT HEREBY WARRANTS THAT THE APPLICANT SHALL ASSUME FULL RESPONSIBILITY FOR:

- a. All landscaping, grading and/or drainage issues relating to the improvements
[including replacing bonds or escrows posted by Developer currently in place affecting the lot];
- b. Obtaining all required city, Town or County approvals and permits relating to said improvements;
- c. Complying with all applicable City, Town or County ordinances;
- d. Any damage to adjoining property and common area, or injury to third persons associated with the improvement.
- e. Work must commence within 90 days of approval and be completed within 180 days of approval.
- f. Any work or modification that is performed and not specified in this document or any work that is performed without ARB approval is subject to removal at the expense of the homeowner.
- g. All submitted materials become the property of the ARB and the Lakeford Community Association BOD.

NEIGHBOR ACKNOWLEDGEMENTS:

Please obtain the signatures of all lot owners, whose lots are adjacent to your lot. Your neighbors' signature indicates their awareness of your proposed change and does not constitute approval or disapproval on their part.

Name: _____

Name: _____

Address: _____

Address: _____

Signature: _____

Signature: _____

APPLICANT HAS READ AND AGREES TO COMPLY WITH THE LCA ARCHITECTURAL GUIDELINES.

[Signature of Applicant]

[Date]

BOARD OF DIRECTORS/ARCHITECTURAL COMMITTEE RESPONSE

Date Application Received: _____

_____ Request approved as submitted.

_____ Request approved subject to: _____

_____ Response suspended pending submission of: _____

_____ Request disapproved because: _____

[Signature – Board of Directors/ARB Chair]

[Date]