

# CHARLESTOWN CHRONICLE

A Williamsburg Townhouse Community Established in 1967

October 2010

## MESSAGE FROM THE PRESIDENT

**Fall:** Fall has arrived – school has started and the children are out in force. Please watch for them.

**Recent Burglaries:** A news report stated that there has been a recent surge in burglaries across Fairfax County – all seemingly by one person – who is very bold – and strikes at any time of day or night – whether people are at home or gone. In almost all cases entry was through an unlocked door. Keep your doors and ground floor windows locked!

(See Neighborhood Watch update inside).

**2011 Budget:** The board will approve the 2011 budget at the October board meeting. The draft includes a CPI increase in the monthly assessment of \$2.15 or 1.1% based on the increase in the Washington-Baltimore area CPI. Last year we had a negative CPI and reduced the assessment by about \$1.00 per month.

*(continued on next page)*

## CHARLESTOWN OWNERS ASSOCIATION

### Site Office:

8533 Lakinhurst Lane  
Springfield, VA 22152  
Phone: 703-569-1959  
Fax: 703-569-6109  
Email: COA@cmgmt.com  
Web: www.charlestowncoa.org

### Carolyn Kitrinis, Customer Service Representative

9:00 a.m. to 1:00 p.m.  
Monday through Friday

### Sarah Gerstein, Community Mgr.

C/O CMG, 4330 Prince  
William Parkway, Suite 201  
Woodbridge, VA 22192  
s.gerstein@cmgmt.com  
Phone: 703-565-5007

### Accounting/Assessments

Phone: 703-565-5028

After Hours Emergency Number:

866-370-2989

## BOARD OF DIRECTORS

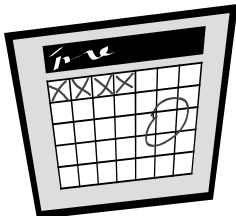
Duane Ingalsbe, President  
Mike Miron, Vice President  
Bruce Reid, Secretary  
Jeff Biery, Treasurer  
John Klingelhut  
Pam Lauder  
Paul Lepley  
Marc Powe

## COMMITTEE CHAIRS

Budget, Biery  
Architectural, TBD  
Parking, Klingelhut  
Nominations, Reid  
Publicity, Klingelhut  
Hearings, Lepley  
Civic, Lauder  
Neighborhood Watch, Powe

*Monthly Dues are \$195.32  
for 2010 and are due the first  
of the month.*

## MARK YOUR CALENDAR!



The Annual Meeting of the Association Membership will be held on Tuesday, November 16, 2010, in Barker Hall at Irving Middle School. The meeting will begin at 7:00 p.m., with sign-in starting at 6:30 p.m. We hope to see you there! Remember, if you will not be attending the meeting, please return your proxy.

## SIGN UP NOW FOR THE

**\*\*HUGE\*\***

## CHARLESTOWN FALL

# RUMMAGE



**Saturday, October 16, 9am-1pm (Rain Date October 23)**  
Rolling Hills Swim Club Parking Lot, 8301 Carrleigh Pkwy Springfield, VA

Register By Phone: (703) 569-1959 Or Email: COA@cmgmt.com

\$15 seller fee will be collected on sale day  
Proceeds to be used for neighborhood beautification

**Fire Marshal:** We continue to work through Supervisor Pat Herrity's office to reach a reasonable and mutually acceptable resolution to the Fire Marshal's Notice of Inspection/Violation. Mr. Herrity's office contacted the County Attorney who advised that "grandfathering" us would be difficult as fire lanes are a safety issue. Subsequently the Fire Marshal, Mr. Herrity and the County Attorney met and discussed the issue. Other HOA's are also involved. Further meetings with the Chairman of the County Board of Supervisors are in the works. We shall see what happens. In the meantime:

1. Lakinhurst and Willow Forge have become one-way streets.
2. Fire lanes (marked by yellow curb paint) have been established in all other areas (which are all about 24' wide). Parking is allowed only on one side of each of these streets and areas. Parking is not allowed on yellow curb marked areas at any time.

We continue to seek two exceptions to strict application of the fire code:

1. Approval for parking on one side of our 24' wide streets and areas rather than insisting that they either be made one-way streets (most can't as they are cul-de-sacs) or have parking precluded on both sides of the streets.
2. Agreement to our posting Fire Lane signs only at each of the ten entrances into the community as many other communities have done rather than posting them every 70' along all yellow painted curbs – which would cost an extra \$20,000 or more.

We will keep you informed. Your cooperation with these changes has been and is appreciated!

**Political Signs:** Reminder – the by-laws prohibit political signs on homes and the common grounds. Any displayed will be picked up without notice. If you wish to publicize your political preferences – please confine them to bumper stickers.

Thank you for your continued trust and confidence.

— Duane Ingalsbe

## BOARD OF DIRECTORS MEETING HIGHLIGHTS - SEPTEMBER 21, 2010 - DRAFT

**BOARD MEMBERS PRESENT:** Miron, Lauder, Lepley, Ingalsbe, Klingelhut, Powe

**BOARD MEMBERS ABSENT:** Reid, Biery

**MANAGEMENT ATTENDEES:** Sarah Gerstein, Property Manager, Carolyn Kitrinis, Recording Secretary, Jesse Yelton, Maintenance Supervisor

### CALL TO ORDER

Mr. Ingalsbe called the meeting to order at 7:00 p.m., noting the presence of a quorum.

**Mr. Powe made a motion to approve the minutes of the August BOD meeting. Mr. Klingelhut seconded the motion and the motion passed with unanimous approval.**

### HOMEOWNER FORUM

A homeowner requested that the BOD revisit and revise the Bylaw guidance on COA responsibilities for the maintenance and repair of stoops. Article XXII, Part III, Section A, Paragraph 6, Concrete Slab Front Stoops: "The Association has no responsibility for maintenance, repair, or replacement of Owner modified stoops." Mr. Ingalsbe explained that the association will not repair or replace brick stoop facings installed by the owner, however, in the case of stoop failure, not caused by owner modifications, the COA will give the owner the option of the COA replacing the stoop with standard concrete or the owner may replace the stoop themselves. The owner agreed to develop a draft change for consideration and the BOD will look into the necessity of modifying the Bylaw language.

### PRESIDENT'S REPORT

- Mr. Ingalsbe reported on the progress of negotiations with the

Fire Marshal with regard to Fire Lanes and Fire Lane signs. Supervisor Herrity's office is being supportive of our efforts to work out a reasonable solution.

- We have proposed to place 10 Fire Lane signs at the entrances to the community rather than one every 70' along the fire lanes as required by the fire code. Placing signs every 70' would be prohibitively expensive (\$20K or more extra) as well as being unnecessary and unsightly.
- The COA has painted streets to permit either no parking on both sides or parking on only one side. This leaves 18 feet of fire lane, as required (albeit with two-way traffic) and hopefully the Fire Marshal will deem this sufficient. In addition, the COA is posting One Way signs on Lakinhurst and Willow Forge on September 24<sup>th</sup> as part of this effort.
- Mr. Ingalsbe noted that there are many other communities and subdivisions in our area with narrow streets but no markings or signs with regard to fire lanes.
- The Annual Meeting will be held November 16th, 2010 in Barker Hall at the Irving Middle School on Carrleigh Parkway. Mr. Ingalsbe requested biographical information from all candidates to the BOD so that they may be published in the October Chronicle.
- Mr. Ingalsbe discussed Fairfax County's new program, administered by the Neighborhood Enhancement Partnership Program (NEPP). This program offers \$5,000 in matching funds to neighborhoods, civic groups and homeowner associations who submit projects for the improvement of the community. Mr. Ingalsbe asked for any ideas of planned projects for the COA that we might submit to this program. Suggestions might include improvements to grounds, lighting, pathways, community gathering areas, tot lots, etc. Any residents with suggestions for community improvements are asked to submit their ideas to the COA.

**MANAGEMENT REPORT**

- Ms. Gerstein presented the draft 2011 Budget and financial reports for the month of August. The increase in 2011 exterior painting expenses was discussed. Exterior painting costs will go up due to the larger number of buildings in the 2011 paint cycle.
- The CPI has increased and therefore the COA will have an increase in assessments for 2011. The change should come to approximately \$2 more a month.
- There were no contracts presented for consideration. Proposals have been requested for Grounds Maintenance and Snow Services for the coming year.
- The 2011 Budget will be presented for approval in October when we have grounds contract bids and therefore a better idea of those expenses.
- Management is continuing to look for an architectural engineer to complete the site plan for the proposed maintenance shed, as required by the county.

**MAINTENANCE REPORT**

- Mr. Yelton presented several proposals for brick and concrete work in the association.
- Mr. Yelton presented an estimate to the BOD for a concrete handicap ramp. The BOD discussed a request by a homeowner for a concrete wheelchair ramp at the end of the sidewalk. The owner is now requesting a COA financed ramp at the parking space curb and intends to ask for approval of an owner installed ramp on the lead walk. The BOD determined that it would not put in a ramp at the parking space curb, as that is not an enhancement benefiting all owners and therefore not an appropriate use of COA funds. Contributing to or paying the cost of a concrete ramp at the end of a common sidewalk will be considered by the BOD if and when the owner submits a proposal and request.
- Mr. Yelton discussed the progress of brick wall repair and stoop repair. He has compiled a punch list of work which Bright Masonry needs to complete before receiving payment. Bright Masonry will rebuild two stoops that were not

constructed according to COA specifications and other stoops are being examined for issues that may need correction.

- The BOD discussed the planned acquisition of the Willow hybrid for the new maintenance yard. On further research it was determined that the Willow hybrid is not suitable for the area because of its need for water. The BOD decided to return to the original plan for Thuja Green Giants surrounding the maintenance yard. It is recommended that the planting of the arborvitae take place now.
- The BOD discussed a proposal for brick repair and tuck-pointing on the base of unit stoops. The tuck-pointing should be considered as a way of preserving the stoop. The Board decided to refer the question of the stoop/brick repair in the amount of \$1,200 to the ACC.

**Mr. Powe moved to approve the Chimney doctor proposal for chimney brick repair in the amount of \$1,700. Ms. Lauder seconded the motion and it carried with unanimous approval.**

**Mr. Miron moved to approve The Chimney Doctor proposal for small brick repair in the amount of \$250.00. Mr. Powe seconded the motion and it carried with unanimous approval.**

**Mark Powe moved to approve only the 16 feet of concrete sidewalk repair on the Dominion Paving & Sealing Proposal. Mr. Lepley seconded the motion and it carried unanimously.**

**Mr. Miron made a motion to enter executive session to consider delinquent accounts and personnel matters. Mr. Powe seconded the motion and it carried unanimously.**

**Mr. Powe moved to leave executive session. Ms Lauder seconded the motion and it carried with unanimous approval.**

**Mr. Miron moved to approve staff salaries as discussed. Mr. Powe seconded the motion and it carried unanimously.**

The meeting adjourned at 8:45 p.m.

**GET READY FOR WINTER!**

As the days grow shorter, we start to think of Fall chores and activities. This is a busy time of year. We want to encourage our residents to add one more important item to the list. **Remember to purchase your severe weather supplies!** Last year, we had plenty of snow and ice. This year may bring us more of the same. It always helps to lay in supplies early while they are still easily available at stores. Be sure to purchase:

- **Snow shovels**
- **Ice scrapers**
- **Outdoor Brooms**
- **Sand** \*\*\*The COA strongly discourages the use of chemical ice melts and salt.  
\*\*\*If you have a new stoop, lead walk or sidewalk - PLEASE do not use chemical ice melts or salt. They destroy the surface of the cement.

## ARCHITECTURAL COMMITTEE MEETING HIGHLIGHTS - SEPTEMBER 7, 2010

**Members Present:** D. Ingalsbe, D. Martin, C. Smith, P. Martineau, P. Lepley, P. Lauder, D. Reid, M. Powe

**CMG:** Carolyn Kitrinios

### Approval of the August 2010 minutes of the Architectural Control Committee

#### Homeowner Forum

A homeowner brought an issue to the ACC which has been a concern for some time. An unknown resident has been dumping construction and household debris on the common ground next to Wrenford Court. The COA is aware of the problem and has been forced to have our maintenance crews haul the debris away. Several homeowners have now identified the dumper. The ACC will send a violation and fine letter to the guilty homeowner. Dumping of construction or household debris outside patio gates is forbidden by our Bylaws unless the homeowner has arranged for hauling to take place at their expense. Materials left standing outside for more the 24 hours will be picked up by COA maintenance and the COA will charge the homeowner the current going rate for commercial hauling, in accordance with the COA Bylaws.

#### A. Request for Approval

1. 8341 Wickham - Front door / storm door, Rear door / storm door - Approved
2. 8274 Carrleigh - Solar attic fan - Approved
3. 8336 Garfield - Change color of door to match shutters - Approved

B. A homeowner requested that the COA remove several beech trees growing on the side of his home. The ACC will inspect the trees to see if removal is necessary.

#### New Business

- The ACC discussed the recent Springfield Connection article concerning homemade pipe bombs in Charlestown. There have been no further events similar in nature and Mr. Powe will be writing an article for the Chronicle discussing this issue.
- The ACC discussed several azalea bushes planted on common ground by a resident. They do not appear to be planted well or in good condition. The ACC will remove the bushes.
- ACC discussed new developments with the Fire Marshall concerning the streets. Mr. Herrity's legislative assistant has written to the Fire Marshall asking for an exception for Charlestown. As it stands now, the COA must continue its plans to change Lakinhurst Lane and Willow Forge to one-way streets. Signs have been purchased and are being installed indicating One Way and Fire Lane. Streets will continue to have fire lanes/ no parking painted on the curbs. The county code calls for fire lane signs, however the COA is requesting relief from this as the expense of the signs would be prohibitive.

Adjournment -8:20 p.m.

## INTERESTED IN COMMUNITY SERVICE?

The November Annual Membership Meeting and board elections will be upon us before we know it. As always, the Association needs interested volunteers to serve on the Board of Directors and also volunteers for the following committees: Architectural; Budget; Hearing; Nominations; Parking; etc.

If you are interested in helping to maintain and improve our community and have a little time, please consider serving on one of the committees or volunteering to be a candidate for the Board of Directors. Six directors will be elected to the Board at the annual meeting in November. Please feel free to contact me if you are interested in volunteering and have questions.

Volunteers for the Board of Directors may step forward at any time and nominations may be made from the floor

at the annual meeting. However, since many owners vote in advance by absentee ballot – potential candidates are advised to make themselves known as early as possible.

To obtain more information, attend one of the Board, Architectural or other committee meetings. The Board meets on the 3rd Tuesday of each month at 7 p.m. in the Lakinhurst COA office. The Architectural Committee meets the 1st Tuesday of each month at the same time and place. Other information and notices of other committee meetings are listed in the *Chronicle* and on the COA website, [www.charlestowncoa.org](http://www.charlestowncoa.org).

We look forward to seeing you and working with you for the betterment of the community.

--Bruce Reid, Chair of Nominations Committee

## NEIGHBORHOOD WATCH UPDATE

Many of you have already heard or read about the "serial burglar" who is targeting the western end of the county, this seems like a good time to remind us all of basic crime prevention. The following information and recommendations come from the FCPD.

**UPDATE: SERIAL BURGLARIES.** During the overnight hours of Tuesday, September 28 into the early morning hours of Wednesday, September 29, seven additional homes were burglarized and an attempt was made to enter one other home in the Oakton area. In six of those incidents, the suspect entered through an unlocked door or window; the other two homes were entered by prying doors open. The McLean Police District was struck the night before. There are now currently 82 incidents related to this serial burglar. The suspect continues to target money, purses and small items. However, two handguns were stolen from a vehicle, and police urge residents to use caution should they encounter a burglar in their home.

A suggestion for discouraging potential criminals: A friendly wave to a complete stranger will simply cause honest folks to believe that Charlestown is a warm and welcoming community – which it is! But, for a potential thief, it signals that someone noticed him or her, i.e. there are witnesses who will remember him/her.

### Vehicle Security:

- Lock all vehicle doors and remove valuables from vehicle.
- Absolutely never leave a GPS device affixed to the windshield when not in use, remove and store in console, glove box, or better yet, inside a home.
- Lock your vehicle even when parked in a garage.
- If your vehicle has an alarm, please activate when vehicle not in use.
- If you have an alarm service, i.e., On-Star, Lojack, please keep current on monthly fees (in-service).
- Be familiar with your vehicle information (VIN, Registration number, Insurance carrier).
- Never leave your vehicle idling without someone in the vehicle.
- Never leave a spare key hidden within the vehicle.
- Never leave a key in the ignition (unattended).

### Home security:

- Lock all doors and windows when away (vacation, running errands, etc.), and when you are sleeping.
- If the home has an alarm system, please use it. Ensure it's registered with the county. And, change your alarm code every once in a while.
- Lock all interior doors leading to the main house. This includes basement and garage doors.
- Use exterior lighting. Flood lights, motion detectors, lamp posts are essential to deterrence.
- Trim bushes around windows.
- Do not leave valuables in plain view of a window, e.g., a purse sitting on a table next to a door or window.
- If you "hide" an exterior door key outside, be sure it's well hidden. It's better to give it to a neighbor.
- If you have extension ladders in the tool shed, under a deck, etc., it's worth securing with a lock.
- Be conscientious of open second story windows; criminals may find a way to get there.
- Make sure deadbolts are installed on exterior doors (single key, double key).
- Consider enhanced locking devices for sliding windows (pins).
- Get to know your neighbors, your neighborhood, watch out for each other.
- If you notice suspicious persons or activity, call the non-emergency police number (703-691-2131).

—Marc Powe, Neighborhood Watch Coordinator

## INTERESTED OWNERS APPLY FOR BOARD VACANCIES

Below are the biographies submitted by interested owners who are seeking election to the Charlestown Board of Directors. The election for board vacancies will take place at the annual meeting on Tuesday, November 16, 2010, at 7:00 p.m. at the Washington Irving Middle School. Six positions (five two-year terms and one one-year term) on the Board of Directors are open for election. A voting package will be sent to all homeowners.

Volunteers may step forward at any time and nominations may be made from the floor at the annual meeting. However, since many owners vote in advance by absentee ballot – potential candidates are advised to make themselves known as early as possible.

**Cindy Elmstrom:** Since moving to Charlestown in 2007, I have learned to appreciate the beauty and integrity of this fine neighborhood. As a child of an Army officer and now spouse of a Naval Officer, I have lived in over 20 homes, townhouses and apartments throughout the country. My family is ready to settle in Charlestown and I wish to help continuing COA efforts to maintain and improve the community.

I am a graduate of Georgia Institute of Technology and have additional years of experience in tax preparation, accounting, and bookkeeping. Though I currently do not work outside of the home, my interest in home improvement projects and my children keep me busy. My husband, Mike, and I have three children – two sons attending West Springfield High School and a daughter in Kindergarten at Cardinal Forest Elementary School.

**Duane Ingalsbe (Incumbent):** Volunteered for the board in 2002 to help implement the major renewal projects called for by the Reserve Study. Goals are to continue COA efforts to maintain and improve our community. Board Vice President for two years; Chair of the Reserve Study Working Group in 2003; and, President of the Board of Directors since December 2004. Retired after 30 years in the US Army, 10 years in Not-For-Profits, and four years as a part-time financial and business management consultant. Education: BS, University of Colorado, MBA, Indiana University and MA, US Naval War College. Kathy and I have lived in Charlestown since 1985.

**John Klingelhut (Incumbent):** I have served on the Charlestown Homeowners Association Board of

Directors since 2000 and I am currently serving as Chair of the Parking and Publicity Committees. I am a long time resident of Charlestown, purchasing our residence in 1979. My family and I continue to enjoy Charlestown's unique appeal and charm.

I was raised in Minnesota and moved to the Washington area in 1970 after graduating from the University of Minnesota with a degree in Business Administration. Since 1970 I have worked for the Department of Commerce in the field of international trade. In my work I have obtained considerable experience in project management, contracting, budgeting and resource allocation that have been helpful in serving on the COA Board of Directors. I am looking for your vote and should you choose to support me, I promise to devote the time and energy necessary to continue to represent you properly.

**Pamela Lauder (Incumbent):** Pam has been on the COA Board and Architecture Committee since 2006 and would be honored to serve another term. Pam is also Chair of the Civic Actions Committee. Pam is a Virginia native and has been a Charlestown resident for twelve years. She feels strongly that Charlestown is a very special community and decision-making on behalf of our diverse group of homeowners is an important responsibility that requires careful study, discussion and compromise.

Pam's profession and extra-curricular work have provided a strong foundation for her work on the board. She is a career journalist and has worked for CNN since 1998. As its Washington Bureau Newsroom Manager, Pam helps map out the network's coverage planning for the DC area and is responsible for the direct or indirect management of approximately 150 people. That includes a heavy focus on big-picture scheduling and budgetary matters.

Pam also volunteers for several family-oriented organizations. She is a member of the local PTA and is the Board Chairman of the Federal Energy Regulatory Commission's Bright Horizons Pre-School in Washington. Pam is a graduate of Washington and Lee University. Her husband, Jon, is a Lieutenant Colonel in the United States Marine Corps and is stationed at The Pentagon. The couple has a three-year old baby boy and a daughter in 5<sup>th</sup> grade at Cardinal Forest Elementary School.

**Michael Miron (Incumbent):** Mike has served on the Board of Directors (BOD) for eleven years. During this time period he has served two years as President and four as Vice President. He currently is the Vice President and Chair of the Hearing Committee. Mike has had the privilege to work with his fellow Board members and the community in bringing major initiatives such as: Reserve Study effort to assure that we implement a plan to replace our deteriorating roofs and repave our roads; the single trash hauler; and, the move to professional management from self management. Mike looks forward to the next two years to continue to serve the community to continuously improve our beautiful curb appeal and home prices. Mike is a Springfield Youth Club soccer and St. Bernadette's track and basketball coach. He also is a member of the Springfield American Legion. Mike, his wife Theresa, and four daughters Sarah, Claire, Grace and Anne are twelve-year residents of Charlestown.

**Marc Powe (Incumbent):** Volunteered for the board in 2007 with the purpose of supporting the ongoing efforts of the COA board to renew the infrastructure and to reach out to the community. His objectives are to be a part of the effort to improve the effectiveness of COA, to continue its efforts to maintain and improve our community, and to strengthen its ties to its membership. He has been a member of the Architectural Committee since early 2007, and he is the Neighborhood Watch coordinator. His background and experience includes 30 years in the US Army, six years of service with the UN Children's Fund (UNICEF), and ten years as a DOD civil servant and federal program manager. Education: BA, Texas A&M University, MA from Kansas State University, and the US Army War College. Karen and Marc have lived in Charlestown since 1990.

### PROJECT STATUS UPDATES

**Brick Work:** Brick wall replacement and repair has been completed. Gates are being installed on those walls which have cured a sufficient amount. We thank you for your patience and cooperation during this process.

**Stoop Repair and Replacement:** The majority of stoops, steps and leadwalks in the community have been repaired. Two of these stoops will be completed by another contractor.

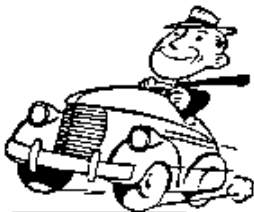


## CHARLESTOWN MARKETPLACE

For Sale - Bruno Elite 2010 Stair Lift. Lift for main floor to basement. Excellent condition. Asking price - \$1,500.00. Please contact Mrs. Michak (703) 858-7926, for further information and price.

If you are interested in placing a non-commercial item "For Sale" in the Chronicle, please submit your ad to COA@cmgmt.com or drop it off at the COA office. Our space is limited to ten ads per Chronicle. Each ad must be limited to 35 characters plus name/phone number/e-mail. The deadline for receipt of ads is the 20th of the month for publication on or about the 1st of the next month.

### FRIENDLY REMINDERS



Please be a good neighbor: keep your dog on a leash at all times and clean up after your pet, even in the woods! It's an Association rule and a county law. Please drive slowly and sensibly through the community! Children are playing, and as always, pedestrians and cyclists are using our streets.



## COA Board of Directors 2010

### OFFICERS:

#### **Ingalsbe, Duane ('10)**

*President*

5982 Seabright Road  
(H) 703-644-4652  
DandKIngalsbe@msn.com

#### **Miron, Michael ('10)**

*Vice President*

8276 Carrleigh Parkway  
(H) 703-866-0264  
coamiron@hotmail.com

#### **Reid, Bruce ('11)**

*Secretary, Chair: Nominations Comm.*

8347 Wickham Road  
(H) 703-644-4986  
BruceHReid@aol.com  
(please state COA business in the  
Subject line)

#### **Biery, Jeff ('11)**

*Treasurer, Chair: Budget Comm.*

8243 Carrleigh Parkway  
(H) 703-626-1082  
carrleigh1@netzero.com

### DIRECTORS:

#### **Klingelhut, John ('10)**

*Chair: Publicity Comm.,*

*Parking Comm.*  
8419 Willow Forge Road  
(H) 703-569-4866

#### **Pam Lauder ('10)**

*Chair: Civic Comm.*

8342 Wickham Road  
(H) 703-569-9408  
pam.kelley@cnn.com

#### **Lepley, Paul ('11)**

*Chair: Hearings Comm.*

5977 Queenston Street  
(H) 703-913-7624  
lepley@verizon.net

#### **Powe, Marc ('10)**

*Chair: Neighborhood Watch Comm.*

8337 Garfield Court  
(H) 703-866-1502  
mpowe48@aol.com

*\* The members of the Board of Directors are not required to list addresses and phone numbers in the Chronicle. Some directors who have not listed their phone number request that owners contact them through the Association office at 703-569-1959. All messages will be forwarded and returned in a timely manner. Please respect the families of all directors who have listed their home phone numbers. No calls after 8 p.m. please!*

## Schedule of Events

- **Tuesday October 5, Tuesday November 2, Tuesday December 7:** Architectural Committee Meeting, COA Office on Lakinhurst Lane, 7:00 p.m.
- **Tuesday October 19, Tuesday December 21, Tuesday January 18:** Board of Directors Meeting, COA Office on Lakinhurst Lane, 7:00 p.m.
- **Saturday October 16 (Rain Date October 23):** Community Yard Sale
- **November, date TBD:** Annual Meeting of the Membership.

The Architectural Committee Meeting is held the first Tuesday of each month. The Board of Directors Meeting is held the third Tuesday of each month. The Parking, Nominations and other committees will meet on an ad hoc basis, and meetings will be announced on the Association website and in the *Chronicle*. Due to the delays inherent in the newsletter publication process, the website is a more timely resource for checking the meeting schedule. All homeowners are encouraged to attend these meetings.

## AGENDA

**Board of Directors  
October 19, 2010  
7:00 p.m.**

1. Roll Call
2. Homeowner Forum
3. President's Report
4. Approval of Minutes
5. Management Report
  - A. Administrative
  - B. Contracts
  - C. Maintenance
6. Officers' Reports
7. Committee Reports
8. Old Business
9. New Business
10. Executive Session
11. Adjournment

## POLITICAL SIGNAGE

In light of statewide elections being held this year, it is appropriate to remind owners and renters that the COA by-laws carefully describe what signage is allowed within the community. Specifically, Article XXIII, Architectural Regulations, para 24, Signage, states: "Signs shall NOT be posted on the exterior surface of a house, in windows (except security alarm decals, children's safe house signs, and those signs which have Board approval), on the Common Area, on trees, light poles, meter boxes and transformers, or patio walls. The only exceptions to this rule are for real estate signs and security alarm signs." Please comply with the by-laws. Should unacceptable signs be displayed, they will be removed immediately.



## THANK YOU!

These are the folks who deliver the Chronicle each month in all kinds of weather: Bldgs. 1-7: Bonnie Fortuna; Bldgs. 8-14: Ron Heald; Bldgs. 15-21, 25: Chuck Enterline; Bldgs. 22-24, 26-30: Helen Mayberry; Bldgs. 31-35, 44-45: Ray and Jenn Ward; Bldgs. 36-43, 53-59: Valerie Mullineaux; Bldgs. 46-52, 60: Tom Smith; Bldgs. 61-73: Monique and Dale Byer; substitute carriers: Jeanne Bliss.



## Ad Rates Charlestown Chronicle

Business Card \$15.00      1/4 Page \$ 25.00      1/2 Page \$50.00      Full Page \$100.00

Circulation: 600 Households. Electronic ad preferred, design additional. Send your ad and payment to Carolyn Kitrinos, COA Customer Service Representative, 8533 Lakinhurst Lane, Springfield, VA 22152, e-mail: COA@cmgmt.com, fax: 703-569-6109, phone: 703-569-1959. COA does not knowingly accept ads of a fraudulent nature and does not review these ads or endorse any advertiser or their products.

## CHARLESTOWN ADVERTISING SECTION

*COA does not knowingly accept ads of a fraudulent nature and does not review these ads or endorse any advertiser or their products.*



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Cell (703) 967-2939

5913 Craig Street  
Springfield, VA 22150

**Family Portrait Marathon**  
Oct. 30, 2010

location: Queenston St.  
for details, visit:  
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In this market, it is **crucial** to stage your home in a manner that appeals to most buyers. We specialize in helping you update and stage your home for **maximum return**. Our proven marketing plan will flex to fit you perfectly, reflecting your financial needs and timeline. From start to finish, we guide you through the whole process: **Staging, Marketing, Contracts & Settlement**.

Don't forget to visit our website, **www.CharlestownHomes.com** - the only website dedicated to Charlestown Homes that Charlestown buyers visit daily!

# Market Update

Homes Recently Sold In Charlestown (as of 10/04/10)



Address	Sold Price	Date Sold	Model
8441 Forrester Blvd.	\$345,000	9/23/2010	Fairfax
8411 Willow Forge Rd.	\$402,000	9/15/2010	Hermitage
5946 Seabright Rd.	\$315,000	9/10/2010	Madison
8407 Forrester Blvd	\$394,000	7/30/2010	Hermitage
5953 Queenston St.	\$340,000	7/16/2010	Madison
8239 Forrester Blvd	\$349,000	6/30/2010	Concord



**ROLFE KRATZ,**  
**ASSOCIATE BROKER, CRS, ABR**  
**ANNETTE KRATZ, CRS**  
**RE/MAX Xecutex Realtors**  
**and Charlestown Homeowners**  
**(703) 319 – 4000**

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## ARE YOU CONSIDERING REPLACING YOUR STAB-LOK CIRCUIT BREAKER PANEL?

### CONSIDER THIS...

#### **"FPE Stab-Lok Equipment Means Latent Fire Hazards"**

"Federal Pacific Electric "Stab-Lok" service panels and breakers are a latent hazard and can fail to trip in response to over-current, leading to electrical fires. The breakers may also fail to shut off internally even if the toggle is switched to "off." Some double-pole (240-Volt) FPE circuit breakers and single-pole FPE Stab-Lok circuit breakers simply do not work safely." - INSPECTAPEDIA.COM

#### **YOUR STAB-LOK PANEL CAN BE REPLACED FOR \$1525\* BY A LICENSED MASTER ELECTRICIAN**

Craig Staples is a licensed master electrician with 20+ years of experience in electrical and associated industries. Staples Electric is an electrical contracting company and holds a contracting license with Virginia's DPOR.

Staples Electric is also a proud winner of the Angie's List Super Service Award for 2007 & 2008!!! Less than 5% of the contractors get this award.

#### **\* Panel replacement covers:**

1. New Sq D panel
2. Breakers up to 60 amp nonfi/nonarcfault types
3. 2 New ground rods and interior water main bond \*  
(water main bond might incur extra costs depending on location of water main)
4. Fairfax County permit. All inspections are done by Fairfax County agents, but homeowner is responsible to allow access to home for inspection.  
We can provide that service at extra costs.

Certain restrictions apply.

**Call Staples Electric LLC (703) 944-7678  
for this and other details**

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## CHARLESTOWN BABY AND PET SITTERS

Eva Klingelhut (petsit, pet walk)	703-569-4866
Casey Miller (19) (babysit)	703-942-8569
Matt Ludwig (petsit, pet walk)	571-205-2652
Emma Rutstein (babysit-Red Cross/CPR Certified)	703-639-0728
Emma Croushore (dog walk, petsit)	703-569-5942
Sean Mercado (petsit, light yard work)	703-644-1296
David Curry-Johnson (16) (light yard work, pet/babysit, dog walk, beg. saxophone lessons)	703-455-0304
Imani Curry-Johnson (pet/babysit, dog walk)	703-455-0304
Raychal Hart (pet/babysit)	703-229-2861
Paul Belisle (pet/babysit)	703-992-8162
Bridget DeMott (petsit)	703-912-9446
Kaitlyn Scott (pet/babysit)	703-866-5980
Lauren Douglas (pet/babysit)	703-569-7927
Reagan Douglas (petsit/dog walk)	703-569-7927
Dominique Beachy (pet/babysit)	703-866-9457

## CHARLESTOWN LADIES BOOK CLUB

### MEETING SCHEDULE

*Pigs in Heaven*, by Barbara Kingsolver  
Thursday, October 21, from 7:30 to 9:30 p.m.  
At the home of Leigh A. Keller  
8434 Willow Forge Road, 703-399-4808

*Caroline's Daughters*, by Alice Adams  
Thursday, November 18, from 7:30 to 9:30 p.m.  
At the home of Linda Ragsdale  
5942 Seabright Road, 703-866-0908

***New members always welcome!***  
For more information about the club, please  
call Rita Hoskins: 703-866-9256.



**CHARLESTOWN OWNERS ASSOCIATION**  
8533 Lakinhurst Lane  
Springfield, VA 22152

**We're on the Web!**  
[www.charlestowncoa.org](http://www.charlestowncoa.org)

