

CHARLESTOWN CHRONICLE

A Williamsburg Townhouse Community Established in 1967

August 2011

MESSAGE FROM THE PRESIDENT

Heat & Water: Too much heat – too little rain. Trees and grass would appreciate any water you might care to share with them.

Fire Marshal & Fire Lanes: Nothing new to report. We are still waiting for the Board of Supervisors to vote on the proposed changes to the Fairfax County implementation of the State Fire Code.

Architectural Violations: Notices were sent out months ago. Please complete your corrective actions (most are small and simple) prior to 15 August – avoid the Hearing Committee and fines. Volunteers will re-check after 15 August and those who haven't taken appropriate action will be invited to a Hearing Committee meeting. Avoid the hassle – make the corrections.

Maintenance Building Project: By the time you read this we hope to have obtained the permits so that work may be done in August and September. Although we thought that our building specifications were in order – it turns out that the County wants more minor changes.

Volunteers: We need more volunteers for Neighborhood Watch (NW). This service has been very helpful and beneficial to the community – but we are relying on a very small number of folks. A small commitment goes a long way – so please contact Marc Powe

(mpowe48@aol.com) for more information and to volunteer. See NW update inside.

Volunteers are also needed to deliver the Chronicle or to be substitute carriers. Please contact Carolyn in the association office (coa@cardinalmanagement.com or 703-569-1959) or John Klingelhut (John.Klingelhut@aol.com). This chore takes no more than about two hours per month.

And, four positions on the Board of Directors will be up for election at the November Annual Meeting. If interested – contact Bruce Reid, the Nominations Chair (BruceHReid@aol.com) or Carolyn Kitrinis at the COA association site office (COA@cardinalmanagementgroup.com).

Election Signs: Election season is upon us. The by-laws prohibit campaign signs in the community. Any signs will be picked up without notice and disposed of. If you want to show support for any particular candidate – put stickers on your vehicles.

July Board Meeting: The meeting was cancelled due to lack of quorum. Many people were out of town.

Thank you for your continued trust and confidence.

— Duane Ingalsbe

CHARLESTOWN OWNERS ASSOCIATION

Site Office:

8533 Lakinhurst Lane
Springfield, VA 22152
Phone: 703-569-1959
Fax: 703-569-6109

COA@cardinalmanagementgroup.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@cardinalmanagementgroup.com
Phone: 703-565-5007

Accounting/Assessments

Ashley Fleck, Account Representative
a.fleck@cardinalmanagementgroup.com
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
Cindy Elmstrom
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 \$197.47
for 2011 and are due the
first of the month.*

CARDINAL FOREST CONDOMINIUM POOL PASSES

The Prince James and Surrey Hill pools of Cardinal Forest now have pool passes available for those who would like to join. Applications are available at the Cardinal Forest office beginning Monday, May 9th, through Labor Day. The office is located at 5900 Prince James Drive.

Hours to obtain Pool Passes:

Mon-Wed: 2pm-5pm, Thurs: 3pm-7pm, Fri: 9am-Noon

ARCHITECTURAL COMMITTEE MEETING HIGHLIGHTS - JULY 5, 2011

Members Present: Smith, Ingalsbe, Martin, Lepley, Martineau, Powe

Members Absent: Lauder, Reid

CMG: Carolyn Kitrinis

ROLL CALL

Mr. Lepley called the meeting to order at 7 p.m.

APPROVAL OF MINUTES

The June 7, 2011 minutes were approved by general acclamation.

HOMEOWNER FORUM

A. Requests for Approval

1. 5923 Queenston St. – front landscaping – More information requested
2. 5974 Seabright Rd. – replacement windows – Approved with caveat
3. 5942 Queenston St. – replacement windows – Approved with caveat
4. 8404 and 8406 Willow Forge Rd. – replacement shed - Approved

B. Homeowner Forum

1. A homeowner contested his non-compliance notice on the basis that the COA Bylaws and Resolutions do not require homeowners to paint the fences between their yards. The ACC agreed that the non-compliance notice was in error and there is no requirement in the Bylaws and Resolutions for the painting of interior fences.
 - The committee did note that painted or stained fences are more attractive and will last longer than those left unpainted and unstained. The committee noted that Resolution 2005-02, Replacement, Repair and Maintenance of Patio Sheds and Patio Gates does require paint or paint tinted stain on the premise that “A “weathered”, “driftwood” or unfinished look is not compatible with the Colonial Williamsburg appearance of Charlestown and is not authorized...” Although requirements for fences do not state this specific requirement, it’s reasonable to assume that the principle would apply to all wooden structures in Charlestown homes and

patios. As a result, the committee would encourage owners to paint or use painted stain in COA approved colors for their fences.

2. A homeowner requested approval to replace the boards on his shed and approval to move the location of the new porch light fixture. The ACC approved the owner’s proposed changes.
3. Homeowner letter requesting that the tree in front of his home, on common ground, be removed because it is leaning toward the building. The ACC asked maintenance to have the tree evaluated to determine whether it needs removal and at what point it would need removal.
4. The committee reviewed an anonymous letter complaining that trash cans are consistently being left outside of patio walls. The committee agreed that this is a problem and wants to encourage all owners to obey the Bylaws and bring their trash cans into the patio area on the same day that trash is picked up. This is a recurrent problem in Charlestown and a short comment in the next Chronicle will be posted.
5. A homeowner requested that the ACC dismiss his non-compliance notice on the basis that his side of the shed is not out of compliance. The committee determined that that areas of the owners shed must be painted in order to be in compliance. The end piece of the shed has two colors and must be brought into compliance. This is a shared responsibility of each owner and how to correct the problem must be decided between the two neighbors.

NEW BUSINESS

The committee looked over information from a company – Pooper Troopers—that provides and maintains waste stations for dog excrement. The committee determined that this is an unnecessary expense to the COA.

OLD BUSINESS

1. The committee discussed the upcoming pruning by CLS.
2. The ACC reviewed the maintenance work orders for June.

The meeting adjourned at 8:10 p.m.

CHARLESTOWN MOMS' CLUB

Moms! Come meet other neighborhood moms. Do you have a little one looking for playmates close by? A local playgroup/mom's club is forming in Charlestown. For more information see our meetup page or call Karen at 703-644-0947.

<http://www.meetup.com/Charlestown-of-Springfield-Moms/>



HELP NEEDED! CHRONICLE DELIVERERS

We have recently lost several of our stalwart Chronicle deliverers and are in desperate need of volunteers to get our newsletters out to our community. Chronicle delivery is only once a month and the number delivered by each carrier is not great. It requires only about an hour - at most - and is a great service to our community. Please call the COA office to volunteer – (703) 569-1959.

*We would like to thank Chuck Enterline and Valerie Mullineaux for the many years they have volunteered their time and energy to faithfully deliver our newsletter. **Thank You** for being a big part of what makes our community special!*

NEIGHBORHOOD WATCH UPDATE:

Trespassing. We have noted in the Chronicle recently that there has been a significant uptick of trespassing, particularly on the boundaries of Charlestown. We can report improvement. As a result of aggressive watch patrolling and excellent cooperation from many residents, it seems that we have convinced most of those who are disposed to trespass that we will not tolerate it. A case in point: A number of adult men decided that they would use the tot-lot behind Bldg 3, just off Reddington, for drinking and smoking at all times of the day and night, and in at least one case, harassing a female resident. Saturation patrolling, asking for police support, and the willingness of nearby residents to watch from the second floor was especially effective. Their calls to the police non-emergency number **(703-691-2131)** helped deter the trespassers. They have not been seen for several weeks. Similar blanket coverage of S Drive seems to be working. This is proof of the value of the watchers, who are all pretty tired. Please consider joining the team!

Security notes. An important security addition is the upgrade of lighting throughout the community. Credit goes to our maintenance team, headed by Jessie Yelton. Thanks, guys! We still encourage residents to supplement visibility with lighting in front and back, and we should not become complacent. A vehicle parked on Forrester was burgled for tools in late July. Reminder: Don't leave anything of value in your vehicles, and avoid leaving GPS mounts in sight.

Another familiar topic: Dogs off-leash. We have detailed the Fairfax County municipal code, which makes it illegal for your dog(s) to be off-leash. Claiming that the dog is under voice control does not mean anything to Fairfax County animal control officers. Almost every resident is complying with the law and respecting their neighbors, but there are a few who are unwilling to comply. Particularly concerning is reports of unleashed bully breed dogs, such as pit bulls and other bulldogs. If you observe ANY dog off-leash, call the non-emergency number **(703-691-2131)**. If you are unwilling to identify yourself, identify Marc Powe (703-795-0706) as the point of contact. He has worked successfully with an animal control officer who issued a warning to a resident, which could lead to a potential penalty of several hundreds of dollars. ***This is serious stuff, folks.***

--Marc Powe, Chairman, Neighborhood Watch (marc.powe@gmail.com)

SHRUB PRUNING

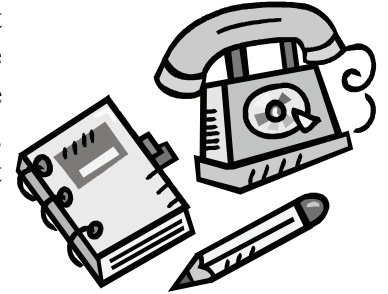
CLS will conduct shrub pruning during the week of September 12,
weather permitting.

If you prefer to do your own pruning, please place a **white ribbon** on any bushes or shrubs that you do **NOT** want trimmed.



Update Your Owner Contact Information For the COA

Thanks to all our homeowners who have taken the time to update their contact info with the COA! Besides being a Bylaw requirement, it is critical for the smooth operation of the COA. We particularly want to emphasize the importance of **vehicle information**. When safety and security issues arise, the ability to identify non-resident cars can be invaluable. If you have not done so already, please take a moment to send us this information.



Return by mail, email, fax or drop box to:

Charlestown COA, 8533 Lakinhurst Lane, Springfield, VA 22152
 Phone: 703-569-1959
 Email: coa@cardinalmanagementgroup.com
 Fax: 703-569-6109

Property Address: _____

Mailing Address: _____
(if different)

Name(s) of Owner(s): _____

Name(s) of Tenant(s): _____
(if applicable, adults only)

What is the best way to contact you during the day? _____

Home Phone: _____ **Work Phone:** _____

Cell Phone(s): _____ **Email(s):** _____

Tenant Phone(s): _____ **Tenant Email(s):** _____

Cars that are authorized to park in home's reserved spaces with license plate number, color, make and model.

1. _____
2. _____
3. _____

COA BOARD OF DIRECTORS 2011

OFFICERS:

Ingalsbe, Duane ('12)
President
 5982 Seabright Road
 (H) 703-644-4652
 DandKIngalsbe@msn.com

Miron, Michael ('12)
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:
Elmstrom, Cindy ('11)
 5955 Queenston Street
 mcelmstrom1@verizon.net

Klingelhut, John ('12)
*Chair: Publicity Comm.,
 Parking Comm.*
 8419 Willow Forge Road
 (H) 703-569-4866

Pam Lauder ('12)
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 ('12)
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 August 2, Tuesday September 6, Tuesday October 4:** Architectural Committee Meeting, COA Office on Lakinhurst Lane, 7:00 p.m.
- **Tuesday August 16, Tuesday September 20, Tuesday October 18:** Board of Directors Meeting, COA Office on Lakinhurst Lane, 7:00 p.m.

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
 August 16, 2011
 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

CHARLESTOWN MARKETPLACE

Original to Charlestown in 1968. Medicine Cabinet, Antique gold frame mirror. FREE – Call (or drop by to see) Ray Huber, 5931 Queenston. Phone: 703-866-0138. hubersw@verizon.net.

-
- Thomasville dining room table w/2 leaves and 4 chairs - \$300.00
 - 2 Clyde Pearson rust velour chairs - \$300.00
 - 3 Cushion Oriental Couch w/beige, brown, rust accents - \$250.00
 - Round Glass Top wrought iron kitchen set w/4 chairs - \$350.00
 - 2 bookcases (6 shelves) 80"H x 36"W x 11"D, lt/med oak grain - \$200.00

Contact Peter or Pearl Giorgi (703) 451 - 6804

5 upstairs inside doors:

- 1) 80 x 36 inch hall guest bathroom. Left hand, inward swing
- 2) four 80 x 30 inch:
 - Master bedroom- Left handed, inward swing
 - Second bedroom- right handed, inward swing
 - Small bedroom - left handed, inward swing
 - Closet door - left handed, outward swing

Call Nancy - 703-398-4411

Haverty's Seville queen sleigh bed, nightstand, and dresser EXCELLENT condition. \$1300 (less than the cost of the dresser alone!) Contact Heather Kern 703-829-7337 or hkern1@hotmail.com.

Large office-style desk with center drawer and five side drawers (1 file drawer); 60"W x 30"D x 28"H, \$25 or best offer. Contact Bud or Carole Denner-703-451-0126 or csdenner.msn.com

If you are interested in placing a non-commercial item "For Sale" in the Chronicle, please submit your ad to COA@cardinalmanagementgroup.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.



LIGHT UP THE NEIGHBORHOOD

Turn on your porch lights after dark.
A well-lit community is a safer community!

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. Four 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 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.

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

--Bruce Reid, Chair of Nominations Committee

FRIENDLY REMINDERS

Please utilize your assigned parking spaces whenever possible and leave the street parking open for others to use.

Please return your trash can and recycling crate to a place inside your patio wall the evening of the trash/recycling day as required in the by-laws. Many residents leave these out at the curb far too long.



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.

Ad Rates Charlestown Chronicle

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

Circulation: 600 Households. Electronic ad preferred, design additional. Send your ad and payment to Carolyn Kitrinis, COA Customer Service Representative, 8533 Lakinhurst Lane, Springfield, VA 22152, e-mail: COA@cardinalmanagementgroup.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.



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Charlestown References

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Springfield, VA 22151
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Contact: Sharon Danish

703 569-8186

sharonhdanish@gmail.com

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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 8/1/11)

Address	Sold Price	Date Sold	Model
8337 Forrester Blvd	\$395,000	7/29/2011	Concord



ROLFE KRATZ,
ASSOCIATE BROKER, CRS, ABR
ANNETTE KRATZ, CRS
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CHARLESTOWN BABY AND PET SITTERS

William Curry-Johnson (dog walk/petsit) 703-455-0304
 Mason Topa 703-943-8305
 (dog walk, snow shovel, housesit, babysit)
 Taylor Dillon (babysit -19, experienced) 703-569-3911
 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 703-639-0728
 (babysit-Red Cross/CPR Certified)
 Emma Croushore (dog walk, petsit) 703-569-5942
 Sean Mercado (petsit, light yard work) 703-644-1296
 David Curry-Johnson (19) 703-455-0304
 (light yard work, pet/babysit, dog walk - May through August only)
 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
 Reagan Douglas (petsit/dog walk) 703-569-7927
 Dominique Beachy (pet/babysit) 703-866-9457

CHARLESTOWN LADIES BOOK CLUB

MEETING SCHEDULE

The Help, by Katherine Stockett
 Thursday, August 18, from 7:30 to 9:30 p.m.
 At the home of Sally Miller
 6000 Talford Court, 703-913-7253

The Abortionist's Daughter, by Elizabeth Hyde
 Thursday, September 15, from 7:30 to 9:30 p.m.
 At the home of Lois Lightfoot
 5909 Sherborn Lane, 703-451-2361

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

