



## MESSAGE FROM THE PRESIDENT

**Fire Lane Update:** On Jan 10, 2012, the Fairfax County Board of Supervisors (BOS) approved changes to the Fairfax County Fire Code including:

“Exception 2 to section 503.1.1 of Chapter 62:

*2. In communities developed with single-family dwellings and/or townhomes that were constructed prior to December 31, 1979, wherein the Fire Code Official has no site plan and/or subdivision plan depicting or identifying designated fire lanes/fire apparatus access road for the development, the Fire Code Official may conduct an analysis to designate and/or modify the requirements of this section. Any code modification shall require a written request from the community association accompanied by a site plan depicting the dimensions and location of the subject streets relative to all dwellings, structures and points of assembly. Before granting a fire code modification request, the Fire Code Official shall evaluate the type and grade of construction, structural components, including but not limited to the exterior wall coverings, accessibility and/or obstructions throughout the subject area, available water supplies. The distance and rescue response time from a fire station, and other relevant factors. Such fire code modifications may be granted by the Fire Official only if the health, safety, and welfare of the community is not compromised.”*

This exception will enable Charlestown and a few other communities built without designated fire lanes to be evaluated individually and requirements tailored to the specific situation so as to ensure safety of residents and the safety and ready access of Fire and Rescue

responders without imposing unreasonably restrictive parking limitations.

While we must still work out the final details with the Fire Marshal, all indications are that we will not have to do much if anything to further restrict parking. We should be able to resolve this in the next few months. In the meantime we will make no further changes.

We thank Pat Herrity and John Nolan of his staff for all their support and to them and Battalion Chief Burkhammer (the Fire Marshal), and Paul Emerick of the County Attorney’s Office for developing this exception and Sharon Bulova who has supported our efforts to reach a reasonable solution.

**Loan:** The \$584,000 loan which financed the 2007 phase of our road rebuilding project was repaid in full in December.

**2012 Paint Contract:** At the January Board Meeting, Ploutis was awarded the paint contract for 2012 with no increase in unit price. Ploutis has not raised their unit price in the last five years – in spite of inflation and the additional work first required by new expanded EPA regulations last year. NOTE: These EPA requirements appear to generate an inordinate amount of time, effort and paperwork in pursuit of unearthing, treating and documenting miniscule amounts of ancient lead based paint particles which might possibly be present. We were surprised and pleased that Ploutis has not passed these additional costs on to us.

(continued on next page)

## 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 Kitrinos, 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 \$206.36 for 2012 and are due the first of the month.**

## MESSAGE FROM THE PRESIDENT (Continued)

Information about this year's paint cycle is inside this edition and on the website. Residents in the paint cycle will have received information through their mail slot before you receive this.

**Other 2012 Contract Work:** During the year we will: replace the remaining metal roofs with new shingle roofs (NOTE: New metal roofs are four to five times as expensive as shingle roofs); replace selected patio walls, stoops and sidewalk sections; repair some brick walls – particularly on homes in the paint cycle; repair/rebuild selected chimney caps; repair and reseal roads rebuilt in

2007 and reseal those rebuilt in 2006; and, remove and prune some trees (including the pears on Forrester). We will keep you informed. Read the Chronicle and check the website.

**Snow:** It will come! When snow is forecast – park in your assigned space rather than along the curbs. That will make it easier to plow. Plus – it is easier to dig out of your space than to dig a car out that is parked along the curb.

Thank you for your continued trust and confidence.

— Duane Ingalsbe

## BOARD OF DIRECTORS MEETING HIGHLIGHTS - JANUARY 17, 2012 - DRAFT

**BOARD MEMBERS PRESENT:** Lepley, Ingalsbe, Miron, Powe, Reid, Biery, Elmstrom, Klingelhut

**BOARD MEMBERS ABSENT:** Lauder

**MANAGEMENT ATTENDEES:** Sarah Gerstein, Property Manager; Carolyn Kitrinos, Recording Secretary

### CALL TO ORDER

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

### APPROVAL OF THE BOD MINUTES

**Mr. Powe moved to approve the December 20, 2011 BOD minutes. Mr. Biery seconded and the motion carried unanimously.**

### PRESIDENT'S REPORT

- Mr. Ingalsbe noted that the Fairfax County Board of Supervisors has approved changes to the Fire Code that will allow communities, like Charlestown, to be considered on a case-by-case basis with regard to fire lanes. The COA will still have to meet with the Fire Marshal to work out final details, but it is expected that the COA will not have to make additional significant changes to those that have already been made.
- The final county inspection for the Maintenance Building has been performed and it has passed. An owner who lives on Haverhill has twice complained about alleged permit violations. The county has come out twice in response, and found no problems. This was a waste of time and resources. Since the project has passed its final inspection, the county has no further interest. If this or any other owner has any further issues they should bring them to the BOD.
- Mr. Ingalsbe noted that the Cardinal Management Group contract will be up for renewal in March. He asked the BOD if there was any interest in competing the contract. The BOD declined to compete the contract. Mr. Ingalsbe will meet with Mr. Mazzei, of CMG, to discuss current and future issues of concern to Charlestown.

### MANAGEMENT REPORT

- Ms. Gerstein presented the December 2011 Financial Statements to the BOD.
- Ms. Gerstein presented the Ploutis painting contract for the 2012 Paint Cycle. Mr. Ingalsbe noted that Ploutis has not raised

their prices for 5 years. In addition, Ploutis now performs lead paint testing to homes, according to EPA standards, at no additional cost to the COA.

**Mr. Miron made a motion to approve the Ploutis Contracting and Painting proposal for the 2012 paint cycle. Mr. Biery seconded the motion it passed with unanimous approval.**

### MAINTENANCE

- Mr. Ingalsbe presented Mr. Yelton's 2012 In-House Maintenance Schedule, as well as the 2012 Contractor Schedule. He noted that in-house work appears to be over-booked in the first half of the year and adjustments will probably have to be made.
- For the 2012 Contractor Schedule, the major issue will be masonry repair. Mr. Yelton is currently compiling a list of repairs which will be ordered by priority. The BOD will ask for separate competing proposals for each priority level. These are masonry repairs to homes. The patio wall repairs/replacements will be competed on a separate contract.
- The Board discussed requirements for masonry contractors. Mr. Reid noted the need for a reliable contractor, so that the work performed will be consistent in quality from year to year. Mr. Yelton has noted that Bright Construction Group has improved its quality, with brick and mortar that are a good match to the existing masonry. After competing masonry proposals last year, Bright's prices proved to be very competitive, while some companies' proposals were prohibitively expensive.

### OLD BUSINESS

The Board asked Ms. Gerstein if CLS would be returning for their third leaf pickup. She has written to Jason and does not know.

### EXECUTIVE SESSION

**Mr. Lepley moved to enter Executive Session to discuss delinquencies. Mr. Biery seconded the motion and it carried unanimously.**

**Mr. Lepley made a motion to leave Executive Session. Mr. Klingelhut seconded the motion and it carried unanimously.**

### COMMITTEE REPORTS

Architectural: Presented–December Architecture Committee Minutes.

The meeting adjourned at 8 p.m.

## **Sewer Line, Water Line, and Other Repair Programs Available to all Owners from Dominion Virginia Power**

Over the past several years, some owners have had to deal with failures of their sewer, water, or electrical lines (in most cases due to normal aging over time) and the resultant large expenses.

Owners are responsible for: sewer lines from the street to their home (which can be many feet and may go under their brick patio walls if in the rear of the house); water lines from the meter to their homes (which can be a few inches or many feet out to the curb); electrical lines from the distribution terminals at one end of the building to their home).

In case of breaks in these portions of the lines owners have had to pay out of pocket to replace their broken sewer, water, or electrical lines and in cases where the contractors broke through and destroyed or severely damaged the patio walls – to repair/replace the brick wall.

The Architectural Committee and the Board of Directors want to inform all owners that Dominion Virginia Power Repair Programs are available to owners that use Dominion's services, for small monthly fees. For more information on what each Repair Program covers please go to the company website at [www.dom.com](http://www.dom.com). At the bottom of the page you will find the site index. Select "Home Repair Programs" under the heading "Products".

You may also call Dominion to order these products.

### Exterior Lines and Repair Programs:

- ◆ Sewer Line Repair Program has a \$5.25 monthly fee 1-866-535-9519
- ◆ Water Line Replacement Program had a \$4.50 monthly fee as of last year 1-866-645-9810

### Interior Repair Programs:

- ◆ In-Home Electric Line Repair Program 1-866-328-8651
- ◆ In-Home Plumbing Repair Program 1-866-293-5666
- ◆ Heating and Cooling Repair Program 1-866-803-0131
- ◆ In-Home Gas Line Repair Program 1-866-894-2572
- ◆ Water Heater Repair and Replacement Program 1-888-370-4446
- ◆ Surge HELP 1-866-803-0132

*-- Architectural Committee*

## **HAVE A QUESTION? TRY THE COA WEBSITE AT [WWW.CHARLESTOWNCOA.ORG](http://WWW.CHARLESTOWNCOA.ORG)**

If you are wondering what the Bylaws and Resolutions say, are looking for contact information, need a request for approval form, or simply want to read the Chronicles – don't forget to check the COA website. We've recently added a new section with paint cycle information and forms for those owners in the upcoming cycle, a new section with information on Dominion Virginia Power's Home Repair Programs, and we continue to post special announcements. So check it out!



## NEIGHBORHOOD WATCH UPDATE

Neighborhood Watch teams are diligently over-watching, as usual. They are on the alert for an unusual development, i.e. a person or persons, dressed entirely in black, have been trespassing near S Drive on either side of the creek.

In mid-late December, a non-COA resident who lives adjacent to the creek provided a delayed report (3 January) to the police that she observed a person, in hooded all black, coming from the wooded area that parallels both sides of the creek. The intruder crossed behind her house, limited by a fenced yard, and continued on to Carrleigh and disappeared.

Subsequently, on 10 January at about 10 p.m., an intruder in all-black, with hood, was observed in the backyard of a COA resident whose home backs up on S Drive. When the owner opened the back door, the trespasser fled and disappeared. The resident could not discern gender, race, age, etc. The residence did not have a light on in the patio, but lighting along S Drive is generally good.

On about 11-12 January, one of our watchers observed a white male, in black, walking up Carrleigh in the early evening, i.e. after dark. It was raining, and he had his hood up. He walked into Reddington, our watcher followed him into the parking lot and saw him go into Waterbury Court. No further info.

**Recommendation:** It is well-established that criminals/trespassers avoid lighted areas, so it is a good idea to have a light on in your patio and behind your residence. The COA is responsible for general lighting, but there always will be some rather dark spots. In that case, many residents have mounted light(s) on the end of the shed. And, as always, if you see something unusual, call the non-emergency number 703-691-2131, or 911, if appropriate

### West Springfield Police District Info from Our Community Liaison Officer, MPO J. Frey

From 15 – 22 January, the West Springfield District experienced five reports of stolen vehicles in the vicinity of Silverbrook Road, i.e. near Lorton. In all the cases, the vehicles were either running and/or the keys for the vehicles were left inside and unsecured. All were parked in close proximity to the homeowners' residences. Time frame: approximately 5am and 7:30am.

Two of the cases were reported in the Newington Heights neighborhood, one in the 8500 block of Blackfoot Court and the other in the 8400 block of White Feather Court. The other three cases were reported in the Laurel Hill Neighborhood (across from South County HS) – 2 in the 8100 block of Bluebonnet Drive and 1 in the 8700 block of Bitterroot Court.

### The police offer the following tips in an effort to help reduce crimes of opportunity:

- Do not leave your car running or unattended with the keys anywhere in the vehicle.
- Do not leave valuables or other personal property in your vehicle.
- Be alert to your surroundings - If you "See Something, Say Something."
- Report any and all suspicious activity to the non-emergency line, 703-691-2131, or 911, if appropriate.

## CHARLESTOWN MARKETPLACE

24 ft. fiberglass extension ladder (300 lb capacity). \$150 or best offer. May be viewed at 8401 Willow Forge Road. Contact Margie Harvey: 703-644-2968 or rockyfordranch@me.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.

## 2012 PAINT CYCLE

The COA paint cycle for 2012 will begin in late April. The addresses listed below will be painted this year. If your home is listed below, you should have received the COA Paint Selection packet with instructions for selecting your paint colors. If you do not have the materials, you may find them on our web site, under the Paint Info tab.



If you are looking for ideas, take a walk around the community and take note of combinations you find appealing. If you are considering replacement windows and doors - now is the time to make your decision. Exterior replacements and repairs should be completed before the start of painting.

The owner selections are due in the COA office on March 26th. You may come by the COA office during office hours to view color options. In addition, volunteers will be available to help with your selections on Saturday March 3<sup>rd</sup> and March 17<sup>th</sup>.

<p><b><u>Building 3</u></b>                      8217 Carrleigh                      8219 Carrleigh                      8221 Carrleigh                      8223 Carrleigh                      8225 Carrleigh                      8227 Carrleigh                      8229 Carrleigh                      8231 Carrleigh</p>	<p><b><u>Building 7</u></b>                      6000 Talford                      6002 Talford                      6004 Talford                      6006 Talford                      6008 Talford                      6010 Talford                      6012 Talford                      6014 Talford</p>	<p><b><u>Building 11</u></b>                      6014 Haverhill                      6016 Haverhill                      6018 Haverhill                      6020 Haverhill                      6022 Haverhill                      6024 Haverhill                      6026 Haverhill                      6028 Haverhill</p>	<p><b><u>Building 69</u></b>                      8517 Lakinhurst                      8519 Lakinhurst                      8521 Lakinhurst                      8523 Lakinhurst                      8525 Lakinhurst                      8527 Lakinhurst                      8529 Lakinhurst                      8531 Lakinhurst</p>
<p><b><u>Building 4</u></b>                      6013 Waterbury                      6015 Waterbury                      6017 Waterbury                      6019 Waterbury                      6022 Waterbury                      6020 Waterbury                      6018 Waterbury                      6016 Waterbury</p>	<p><b><u>Building 8</u></b>                      8137 Carrleigh                      8139 Carrleigh                      8141 Carrleigh                      8143 Carrleigh                      8145 Carrleigh                      8147 Carrleigh</p>	<p><b><u>Building 12</u></b>                      6030 Haverhill                      6032 Haverhill                      6034 Haverhill                      6036 Haverhill                      6038 Haverhill                      6040 Haverhill                      6042 Haverhill                      6044 Haverhill</p>	<p><b><u>Building 70</u></b>                      8524 Lakinhurst                      8526 Lakinhurst                      8528 Lakinhurst                      8530 Lakinhurst                      8532 Lakinhurst                      8534 Lakinhurst</p>
<p><b><u>Building 5</u></b>                      6001 Waterbury                      6003 Waterbury                      6005 Waterbury                      6007 Waterbury                      6009 Waterbury                      6011 Waterbury</p>	<p><b><u>Building 9</u></b>                      8121 Carrleigh                      8123 Carrleigh                      8125 Carrleigh                      8127 Carrleigh                      8129 Carrleigh                      8131 Carrleigh                      8133 Carrleigh                      8135 Carrleigh</p>	<p><b><u>Building 13</u></b>                      6046 Haverhill                      6048 Haverhill                      6050 Haverhill                      6052 Haverhill                      6054 Haverhill                      6056 Haverhill                      6058 Haverhill                      6060 Haverhill</p>	<p><b><u>Building 72</u></b>                      8513 Forrester                      8515 Forrester                      8517 Forrester                      8519 Forrester                      8521 Forrester                      8523 Forrester</p>
<p><b><u>Building 6</u></b>                      8201 Carrleigh                      8203 Carrleigh                      8205 Carrleigh                      8207 Carrleigh                      8209 Carrleigh                      8211 Carrleigh                      8213 Carrleigh                      8215 Carrleigh</p>	<p><b><u>Building 10</u></b>                      6013 Talford                      6015 Talford                      6017 Talford                      6019 Talford                      6021 Talford                      6023 Talford</p>	<p><b><u>Building 14</u></b>                      6001 Haverhill                      6003 Haverhill                      6005 Haverhill                      6007 Haverhill                      6009 Haverhill                      6011 Haverhill                      6013 Haverhill                      6015 Haverhill</p>	<p><b><u>Building 73</u></b>                      8525 Forrester                      8527 Forrester                      8529 Forrester                      8531 Forrester                      8533 Forrester                      8535 Forrester                      8537 Forrester                      8539 Forrester</p>

## 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 ('13)**

*Secretary, Chair: Nominations Comm.*

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

#### **Biery, Jeff ('13)**

*Treasurer, Chair: Budget Comm.*

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

### DIRECTORS:

#### **Elmstrom, Cindy ('13)**

5955 Queenston Street

#### **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 ('13)**

*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  
marc.powe@gmail.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 February 7, Tuesday March 6, Tuesday April 3:** Architectural Committee Meeting, COA Office on Lakinhurst Lane, 7:00 p.m.
- **Tuesday February 21, Tuesday March 20, Tuesday April 17:** 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 February 21, 2012 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

## 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. \_\_\_\_\_

**ARCHITECTURAL COMMITTEE MEETING HIGHLIGHTS - JANUARY 3, 2012**

**Members Present:** Reid, Lepley, Powe, Ingalsbe, Martineau, Martin

**Members Absent:** Lauder, Smith

**CMG:** Carolyn Kitrinis

**ROLL CALL** - Mr. Lepley called the meeting to order at 7:00 p.m.

**APPROVAL OF MINUTES**

Mr. Lepley made a motion to approve the minutes of the December 6, 2011 meeting. Mrs. Reid seconded the motion and it carried unanimously.

**REQUESTS FOR APPROVAL**

- 5975 Queenston – foundation waterproofing – Approved with use of COA specifications for stoops.

**NEW BUSINESS**

- Mr. Ingalsbe has asked Ms. Gerstein to follow up on CLS’s failure to complete the 2<sup>nd</sup> leaf pick-up in December. The COA is holding payment for planting performed by CLS until the contract obligations have been fulfilled.
- The ACC discussed the landscaping bidding process and

presentations to the BOD for the 2012 landscaping contract. The contract was awarded to Heritage Landscaping Services.

- The committee proposed that HLS, based on their recommendations at their presentation, assist the COA in creating a new recommended plantings list. The original list is outdated. In addition, the COA will request that HLS make landscape recommendations for front landscaping. The planting recommendations will be made for sunny areas and shade areas. These recommendations will assist owners in creating plantings which are appropriate and attractive.

**OLD BUSINESS**

Mr. Ingalsbe recommended that the COA consult with a former employee of Fairfax County who is an expert in watershed maintenance concerning the COA plans for parks in the woods. His experience should help the committee in determining the creation and the management of the area off of S Drive.

**MAINTENANCE** - Review of October work orders.

Adjournment - 8:00 p.m.

**CHARLESTOWN MOMMIES**

Moms! Come meet other neighborhood moms. Do you have a little one looking for playmates close by? Join a local playgroup/mom's club in Charlestown. For more information contact Karen at knchaudhry@gmail.com or 703-644-0947.



**THANK YOU!**

Thanks to all these volunteers who deliver the Chronicle each month in all kinds of weather: Bonnie Fortuna, Helen Mayberry, The Opplers, Valerie Mullineaux, Monique and Dale Byer, Tom Smith, Pam Lauder, David Kitrinis, Bob Angwin and our substitute carrier – Cindy Elmstrom.

**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.

## W.B. SMITH

### HEATING - AIR CONDITIONING SERVICE

- Servicing all Makes & Models
- Installations
- Gas Heat
- Heat Pumps
- Hot Water Heaters
- Weekend Service - Same low Rate



571-238-8216      Licensed and Insured      18 Years Exp.



MIKE NIES  
Owner  
(703) 590-3187

### Picture Perfect Home Improvements

- Interior & Exterior Painting • Drywall Repairs
- Carpentry Work • Tile • Power Washing •
- Finishing Basements • Bathrooms • Kitchens
- Handyman Service Available

4702 Ketterman Ct.      Free Estimate  
Woodbridge, VA 22193      Licensed • Bonded • Insured  
www.pphomeimprovements.com      pphomeimprovements@comcast.net



## RYAN'S LANDSCAPING

- SHRUB REMOVAL
- PLANTING & MULCHING
- CLEAN-UP
- RETAINING WALLS, PATIOS

Ryan Minton

www.ryans-landscaping.com

Office (703) 569-4505  
Cell (703) 967-2939

5913 Craig Street  
Springfield, VA 22150

## 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 Kittrinos, 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.

- ADDITIONS
- ALTERATIONS
- NEW CONSTRUCTION



Remodeled Kitchen  
Heritage-Model



\*\*\*Free Detailed Estimates\*\*\*



Remodeled Master Suite  
Heritage Model

- Kitchen & Bath
- Tile & Stone
- Carpentry & Trim
- Basements
- Wood Floors
- Decks
- Design & Drafting
- Energy Efficiency

Licensed & Insured  
Charlestown Resident  
Charlestown References

5411-D Backlick Rd  
Springfield, VA 22152

**703-489-0196**

[www.nrg-va.com](http://www.nrg-va.com)



*We get results!!*

*www.CharlestownHomes.com*

Our years of experience and  
exceptional teamwork can be your  
Real Estate Success...

*Ready to Buy or Sell??*

*Call us!!*

*703-319-4000*

**Team@ClassicRealEstate.com**

www.CharlestownHomes.com | www.ClassicRealEstate.com



**ROLFE KRATZ**

**ASSOCIATE BROKER, CRS, ABR  
RE/MAX Xecutex Realtor  
& Charlestown Homeowner**



**TODD KOLASCH**

**ASP, SALES CONSULTANT  
RE/MAX Xecutex Realtor**

## **Market Update**

Homes Recently Sold In Charlestown (as of 01/30/2012)

Address	Sold Price	Date Sold	Model
5924 Queenston St.	\$354,900	1/11/2012	Madison 3BR, 3 LVL

**Get On Top Of The**



**SPRINGFIELD REAL ESTATE  
MARKET**

**With Debbie Doğrul Associates**

**Springfield's #1 Real Estate Team\***

*In 2011, Debbie Doğrul Associates sold more houses in Springfield than any other Realtor® or Realtor® Team*

**703-425-3582**



**Debbie Doğrul  
Associates, LLC**



\*MRIS Data Sold 1/1/11-12/31/11

[www.TeamDDA.com](http://www.TeamDDA.com)



## CHARLESTOWN BABY AND PET SITTERS

Mason Topa (dog walk, snow shovel, housesit, babysit)	703-943-8305
Kaitlyn Scott (pet/babysit)	703-866-5980
Emma Rutstein (babysit-Red Cross/CPR Certified)	703-639-0728
Casey Miller (19) (babysit)	703-942-8569
Sean Mercado (petsit, light yard work)	703-644-1296
Matt Ludwig (petsit, pet walk)	571-205-2652
Eva Klingelhut (petsit, pet walk)	703-569-4866
Raychal Hart (pet/babysit)	703-229-2861
Reagan Douglas (petsit/dog walk)	703-569-7927
Taylor Dillon (babysit -19, experienced)	703-569-3911
Bridget DeMott (petsit)	703-912-9446
William Curry-Johnson (dog walk/petsit)	703-455-0304
Imani Curry-Johnson (pet/babysit, dog walk)	703-455-0304
David Curry-Johnson (19) (light yard work, pet/babysit, dog walk - May through August only)	703-455-0304
Emma Croushore (dog walk, petsit)	703-569-5942
Paul Belisle (pet/babysit)	703-992-8162
Dominique Beachy (pet/babysit)	703-866-9457

## CHARLESTOWN LADIES BOOK CLUB

### MEETING SCHEDULE

*Daughter of Fortune*, by Isabel Allende  
Thursday, February 16, from 7:30 to 9:30 p.m.  
At the home of Rita Hoskins  
8223 Carrleigh Parkway, 703-866-9256

*Ape House*, by Sara Gruen  
Thursday, March 15, from 7:30 to 9:30 p.m.  
At the home of Joelle Dolas  
8325 Wrenford Court, 201-248-1350

***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)**

