



Cabell's Mill

The Newsletter of the Cabell's Mill Community Association

Picnic

The Annual Cabell’s Mill picnic will be held on Saturday, September 27, from 3 p.m. to sundown. Last year’s picnic was a huge success and we hope to have a fantastic turnout again this year. Mark the date and bring the entire family. Mingle with old friends and meet new neighbors. This is the one time during the year that everyone can shed “stay-at-home itis” and get out and have a good time. Rain date is September 28. Fingerprinting by Sully District Police will be available again this year from 3:00 to 6:00 p.m.

Freecycle™

Some of our residents have already heard about Freecycle™. It is a group of people who post items that they want to see reused. This is an option if you prefer not to donate. There have been things from tree stumps to computers, TVs, and baby stuff offered. We recommend you have a filter option on your email. Gmail doesn’t work well for this, but if you use the Microsoft Outlook interface you will be fine.

****To become part of the group you MUST indicate in the comment box where you live in our area****

The website for the local Freecycle™ group for those living in Chantilly, Centreville and South Riding is at <http://groups.yahoo.com/group/ChantillyCentrevilleVAFreecycle/>.

Yard Sale

The Cabell’s Mill Community Fall yard sale will be held on Saturday, August 23, from 8 a.m. to 1 p.m. Please remember that, for safety reasons, it is not permissible to set up on the community common property near the three-

way stop at the intersection of Cabells Mill and Cabells Mill. This restriction includes the common property on both sides of the street. The rain date is August 30. We are hoping the yard sale will encourage people who have gone through their kids’ clothes over the summer to put them out for other families to buy for school clothing. If you hang up signs, please make sure to remove the sign and the nail/post when you close up shop. We have put ads in two newspapers to help get people to our community. The A-frame sign will also be posted.



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Cabell's Mill Board of Directors

Officers				
	Section removed for privacy.			
Directors				

Newsletter			

Cabell's Mill Message Service Community News—see website for details	http://groups.google.com/group/CMCANotices
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The Board of Directors meets the second Wednesday of each month at 7:30 p.m. in the McDonald room of the Sully District Governmental Center, 4900 Stonecroft Blvd., Chantilly. Meetings are open to any member of the Cabell's Mill community. If you plan to attend, please call a Board member to confirm the time and date.

Board of Directors contact information:
 Address: Cabell's Mill Community Association
 C/o Sequoia Management, Inc.
 13998 Parkeast Circle
 Chantilly, VA 20151-2283
 E-mail: contact@cabellsmill.com
 Website: www.cabellsmill.com

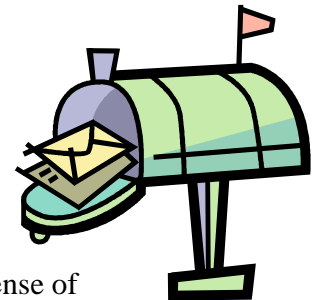
Disclaimer: Every effort is made to ensure the accuracy of articles; however, the newsletter staff accepts no liability for any errors.

President's Remarks

Dear Neighbors,

I would like to take this opportunity to introduce myself as the new president of the Cabell's Mill Community Association. I am sorry I didn't get this letter out the last newsletter, but like many of you, my life gets so busy that it is hard to keep up with all of the commitments. My wife, Elaine, and I moved to Cabell's Mill a little more than five years ago.

We were attracted to the fine homes, the friendly people, and the strong sense of community that we found in the neighborhood. This past winter I went to a board meeting to find out more about the traffic reduction proposal. When I left, I had volunteered to be a member of the board. Not at all what I expected and certainly a surprise for my wife. At the next board meeting I got another surprise when I was selected as president. The first six months has gone by quickly, and I am amazed at the amount of work that the board does for the members of the home owners association. While not always visible, your representatives on the board have been active to keep the common areas and community clean and safe. From fallen trees to drainage water



overflowing its banks, these members have worked in everyone's behalf. If you meet one of our current or past board members at a community function this year, I hope you take a moment to say thanks and provide them with any ideas to help make our community a better place to live. We have several community-wide activities scheduled for this year, and I look forward to meeting as many of you as possible.

Best regards,
Joel David

Board of Directors Updates

The Board officially welcomes Steve Baldwin and Bill Schoonover to the Board of Directors and thanks them in advance for all of their efforts.

We are sad to announce that Ray Alvarez has resigned from the board for personal reasons. Ray has been on the board for three and a half years and will be missed. Please take the time to thank him for all of his efforts on the board; they have been greatly appreciated.

Disclosure Packet/Resale Certificate Changes

The Virginia Assembly has modified the Property Owners Association Act relating to the issuance of the required Disclosure Packet/Resale Certificate (House Bill 516).

The changes to the law made in 2007 have been clarified regarding the fees charged by the association to comply with the statutory requirements. Effective July 1, 2008, the new fees are: \$100 for a property inspection (exterior for HOAs); \$150 for preparation and delivery of two hard copies or \$125 for electronic format; an expedite fee of \$50 if delivered within 5 business days; \$25 for additional hard copies; and actual costs of delivery. Also allowed are a post-closing fee of \$50 and a fee of \$50 for an update of the document.

Perhaps more significant is the method of payment of these fees, which must now be transaction-based, meaning they will be

collected at the settlement of the property. If the property fails to settle within 90 days after delivery of the resale document, the fees may be posted to the OWNER's account and treated as an assessment. The legislation will now require that the previous six months of meeting minutes be included in the resale document.

Advertising Policy

All Cabell's Mill residents can place classified ads, lost and found, carpool, community events, and youth services in the newsletter or directory for NO charge. Event or service notices from local non-profit organizations are also free, provided the newsletter is no more than ten pages (five sheets) long. In addition, political parties may place ads provided they are not campaign ads and merely encourage participation in the political process.

If you would like to advertise in the next newsletter or directory, please contact Kim at the phone number listed in the newsletter ad that she has placed. Newsletter costs are as follows: full page, \$125; half page, \$75; quarter page, \$45; and business card, \$30. Sizes are based on 8.5" x 11" pages.

Directory costs are the same as the newsletter, but advertisement sizes are based on a page that is half as large as the newsletter and there is no business card option. Plans for publication of the next directory will be announced in a future newsletter.

Treasurer's Report



We are currently \$1,100 over budget. The main accounts we have overspent, according to our year-to-date budget, are Legal, Government Fees, and Insurance. Most of these are out of our control. Please be aware that next year our auditors are doubling their fees. The fees are higher due to all of the extra tests that the auditors are required by law to do. We have asked around and our auditors are still giving us a very good deal compared to other firms.

We have sent 16 residents to collections for the 2008 assessment dues. Generally, every dollar spent trying to get the resident to pay up is CHARGED TO THE RESIDENT! If you are having financial issues please contact the Sequoia Management and inform them of your situation.

Helpers

Need a helper? Want to be a helper?

We have young adults/children who are willing to help with the following around your house:

- Babysitting
- Pet sitting
- Pet walking
- Raking Leaves
- Picking up mail while you are out of town
- Pulling Weeds
- Other Items...just email and ask.

Please contact Jennifer and you will be put in contact with their parents for coordination.

If your child is looking for Volunteer Hours please contact us also.

Speed Humps

The Fairfax County Board of Supervisors has approved a traffic calming measure for Cabells Mill Drive (see map). We hope these two speed humps will slow down some drivers and make our community safer.

VDOT has been requested to put the speed humps in their queue. No specific date for completion has been set, but the board has noticed there are lines down in the area

where the humps are to be installed, so we are hoping for it to happen in the next month.

The speed humps were approved by the "affected residents" in the community. VDOT determined who the affected residents were. These people, primarily off of CMD and branches (excluding Northbourne), were the residents who voted FOR the speedhumps. The CMCA Board was a liaison between the County and residents.



A big THANK YOU to Brian Cherico and all who helped with this effort.

Architectural Control Committee

The ACC received nine applications since the Spring 2008 newsletter was prepared. Eight of those were approved with an average turnaround from receipt to approval of about six days. One of those eight was for the replacement of a non-compliant fence mentioned as an enforcement issue in the previous newsletter; that work has been completed. The ninth application, for two rain barrels, was approved by default.

The board has conducted a review of Regulatory Resolution #4: Relating to Commercial Vehicles. Several changes were approved, and a revised resolution is under preparation for signature by the directors. With these changes, the two issues mentioned in the last issue have been defined away, and enforcement will be greatly simplified. When this revised resolution has been prepared and signed you will receive a copy of it and should replace the old resolution in your disclosure package.

There was very little enforcement activity during this period. Two complaints were received. One regarded a deteriorated storage shed. This issue was resolved when the owner removed the shed, apparently already having planned to do so. The second regarded several residents who were not storing their trash cans in accordance with the Architectural Guidelines. Since there are

more such cases than were mentioned in the complaint, the board decided to address this initially with a notice in this newsletter.

Trash and Recycling Containers

The board reminds residents that trash and recycling containers should be stored out of sight from the street except on collection days, in accordance with the Architectural Guidelines (see paragraphs 2.1a and 3.43).

This reminder is prompted by a complaint of several such cases received from a resident. The board sincerely hopes that this reminder is all that will be needed to encourage all residents (as most do) to improve the appearance of Cabell's Mill by complying with the Guidelines.



National Night Out

Your board of directors encourages you to take part in National Night Out on Tuesday, August 5, an event that is intended to:

- Heighten crime and drug prevention awareness;
- Generate support for, and participation in, local anti-crime programs;
- Strengthen neighborhood spirit and police-community partnerships;
- Send a message to criminals letting them know that neighborhoods are organized and fighting back.

On this night, from about 8:00 p.m. to 10:00 p.m., please turn on all exterior lighting (and be sure your garage doors are shut). This is a good evening (weather permitting) to be outside your home, on your porch or in or near your front yard. Talk to your neighbors, especially any that you don't know well. If you have not already made mutual vacation security arrangements with a neighbor, perhaps you could do that this night. If there is time, you might also consider turning the evening into a block party. Maybe you don't have time to organize one, but don't wait for a volunteer; talk it up with your neighbors and you might find a volunteer.

Two Neighborhood Watch patrols have been scheduled for this night as part of the event.

You can recognize them by the magnetic signs on both sides of the cars.

Mosquitoes

The most effective way to eliminate mosquitoes around your home is to tip and toss the standing water where mosquitoes lay their eggs. Common problem areas and ways to correct them are:

- Roof gutters- Clean out leaves and debris blocking and holding water.
- Discarded cans and containers- Remove, store inside or turn upside down.
- Old tires- Store tires where they will not collect rainwater.
- Birdbaths- Clean and change the water every five to seven days.
- Wading pools- Change water regularly and turn over when not in use.
- Drainage ditches- Keep open and free from debris that holds water.
- Canoes and boats- Cover with a tight-fitting tarp or turn upside down.
- Tarps on woodpiles or garden equipment- Remove sagging areas.
- Ornamental ponds- Stock with small fish.
- Puddles and wet or soggy areas- Drain or backfill.
- Standing water on your property- Treat with a lavaricide to prevent mosquito breeding.

For more information on how to protect yourself from mosquitoes, contact the Fairfax County Health Department, 703-246-2300, TTY 711.

Election Calendar

Monday, October 6

Final day to register to vote.

Tuesday, October 28

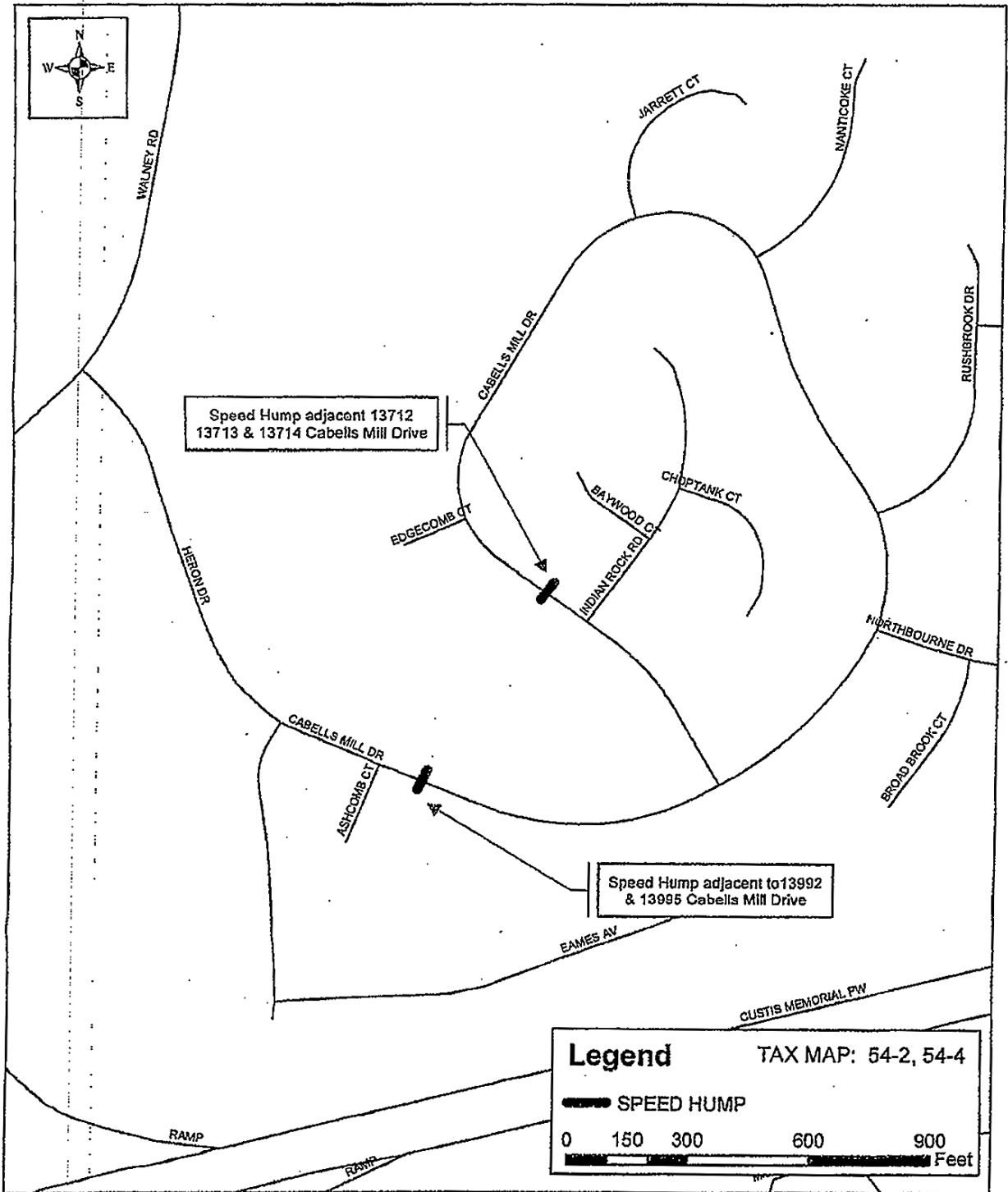
Final day to apply for an absentee ballot by mail.

Saturday, November 1

Final day to vote absentee in person.

Tuesday, November 4

General Election.



Fairfax County Department of Transportation
Residential Traffic Administration Program (R-TAP)
TRAFFIC CALMING PLAN
CABELLS MILL DRIVE
Sully District



6/6/2008

For Sale 13806 Cabells Mill Dr

Three finished levels, 4 bedrooms, 2.5 baths, tastefully remodeled baths, kitchen, updated interior and exterior features throughout the home, including siding, roof, paint, flooring and doors. Priced to sell at \$489,900



Call for all the details

Kim House

Your Resident Realtor



703-961-7102

For information about this and other properties visit my website at: www.kimhousesellshomes.com

HART's 3rd Annual Dog Walk & Homecoming

"Putting Our Best Paws Forward!"



October 19th, 2008

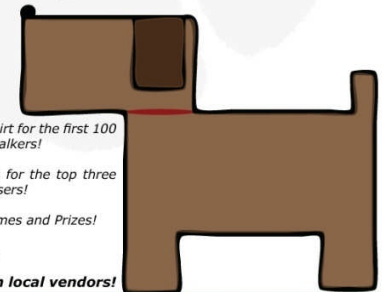
11:30AM - 3PM

Bull Run Regional Park

Special Events Area

7700 Bull Run Drive

Centreville, VA



Free goody bag and t-shirt for the first 100 registered walkers!

Medals and gift baskets for the top three pledge raisers!

Kids' Corner with Games and Prizes!

AND...

Great shopping from local vendors!

For more information or to register, please visit www.hart90.org

Children's Wednesday Night Programs



Ox Hill Baptist Church

4101 Elmwood Street, Chantilly, VA • 703-378-5555

For age 3 – 6th Grade

Music Groups:

Children's Choirs and Handbell Groups

For more info, visit www.oxhillbaptist.org/music

Mission Groups

Preschoolers and School-Age Girls & Boys

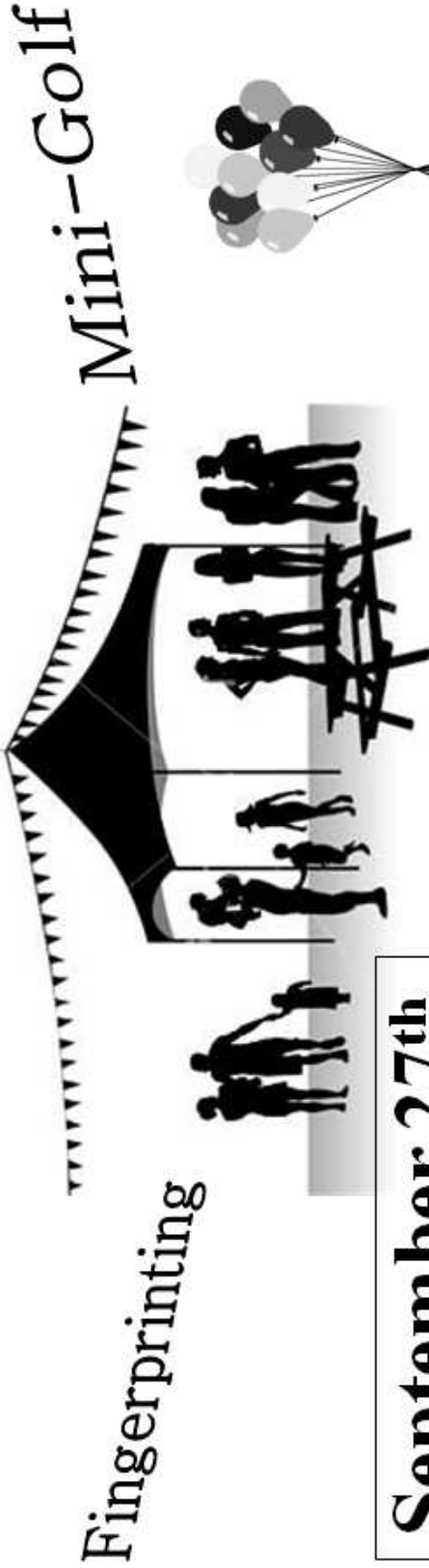
For more info, visit www.oxhillbaptist.org/missions

Register your children at the Fall Kick-Off

Friday, September 5 at 7:00 PM

or call 703-378-5555.

CMCA Picnic



Fingerprinting

Mini-Golf

September 27th
 (Rain date September 28th)

3-8 p.m. Ellicott Court

New Friends

CMCA will provide the
 burgers, hotdogs,
 sausages and drinks. Last
 names from A-L please
 bring a side dish, M-Z
 please bring a dessert.



FUN!

Moonbounce

Food

