



# Cabell's Mill

The Newsletter of the Cabell's Mill Community Association

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## Annual Meeting

The Cabell's Mill Community Association Annual Meeting will be held on Tuesday, February 7, 2012, in the James McDonnell Room at Sully District Government Center. Snow/Ice date is February 15 in the Richard Frank Room at Sully District Government Center. A notice will be sent out in December/January with the Proxy. **We need a combination of 31 proxy's or residents present in order to make quorum.** Please take a few minutes to complete the proxy when you receive it even if you plan on attending the meeting.

We have 1 board member whose term is up this year, some members have noted they will stay on but there will be a few open positions. *If you are interested in serving on the board please email the board or come to the annual meeting and speak up when we ask for nominations.* Please be aware that being on the board is on a volunteer basis. The board only asks for whatever time you can give. We meet the second Wednesday of each month and most members commit anywhere from 1-10 hours a month to the HOA.

Every year in March the board sits down and discusses who will hold titled positions (President, Vice President, Treasurer and Secretary). If you are interested in one of these positions feel free to email the board and whoever is in that position now can correspond off to the side on what their job entails.

## Change in Board Meeting Dates for 2012

Please note that the Board is changing our monthly meeting dates to the third Wednesday of each month. All residents are welcomed to attend. Please contact the board if plan on attending in case there is a change in schedules.

## Annual Dues

We are not raising the dues for 2012, they will remain at \$109. Please pay your dues on time, it creates an uncomfortable position for the board members when we have to choose to send you to collections or put a lien on your house. Budget for 2012 is included in this newsletter.

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## Cabell's Mill Board of Directors

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**The Board of Directors** meets the third Wednesday of each month at 7:30 p.m. in the Richard Frank 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](mailto:contact@cabellsmill.com)  
Website: [www.cabellsmill.com](http://www.cabellsmill.com)

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

### Treasurer's Report

As of November 7<sup>th</sup>, all residents were paid up on their 2011 dues; however we still have two residents in collections for prior year's Annual Assessments. We are currently within our budget for 2011. If you would like a copy emailed to you please contact Jennifer Alvarez at [jen.alvarez@gmail.com](mailto:jen.alvarez@gmail.com).

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## Recent Hail Storm

It was brought to the Board's attention that on May 26, 2011 there was a Hail Storm in our area. Some residents, while looking to repair/replace their roof came across the damage and insurance covered a lot of the repairs.

## Architectural Guidelines Review

Since the Summer issue of the newsletter, while there has still been no progress on the review, the ACC Chair has added numerous items to his notes for potential changes to the Guidelines. The details on the steps that will be taken for the review must be deferred to the next newsletter. The steps will definitely include the opportunity for member review of proposed changes or of the new Guidelines, though the process for doing so remains to be established. Meanwhile, there is still time to notify the ACC chair or Ron Etters (see page 2 for e-mail addresses) of any changes, corrections, or clarifications you would like to see.

## Architectural Control Committee

The ACC now has six members. The chair wishes to welcome Wayne Morris to the committee.

During the period 07/30/11 to 11/15/11 covered by this newsletter the ACC received nine applications, one of which was withdrawn. Of the remaining eight, only the most recently received one has not yet been approved. Average turnaround continues to be about one week.

The chair has noticed an increase in applications with planned start dates as little as one week after the signing date and asks that applicants instead enter, for example, "ASAP" or "when approved" in the Planned Start Date field of the application. In the project description field, or in an attachment,

please just ask for expedited processing. The ACC will attempt to do so.

One final point: it is important that your lot folder, held and maintained by Sequoia Management, be kept up to date and accurate. There is a 60-day requirement, intended as a reasonable time frame for completion of most projects and intended to ensure that no project drag out for an indeterminate time. But sometimes complications arise. If you will not be able to complete your project within the 60 days, please contact the ACC via Sequoia Management by e-mail or postal mail, explaining the cause of the delay and requesting approval of the new expected completion date. The ACC will approve any reasonable request. If you should decide not to carry out your project, you should also notify the ACC in the same way.

## Please Keep Cabell's Mill Beautiful!

Our property values are affected by how our community looks to prospective purchasers. Some of our residents have raised the concern that a number of our properties repeatedly have the detracting "eyesores" of life out in plain view. This practice is not only unneighborly, it also is contrary to one of the key CMCA Regulatory Resolutions. In summary, *trash cans/recycling cans are to be "screened from view from the street"* except on when they are out on the street on pickup days and from 5:00 PM on the night before the pickup day. In other words, it never is appropriate to store trash



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cans/recycling cans in the driveway or anywhere else they can be seen from the street. This CMCA Regulatory Resolution also requires that *lot owners shall maintain their lots "in a safe, clean, neat and sanitary condition."* For example, this would mean that porches and driveways are not to be used as storage areas and construction materials are to be removed right after construction is completed. Let's work together to keep Cabell's Mill beautiful!

### Annual Community Picnic

After having to postpone our Annual Picnic until the end of October, the Board is happy to report that we had a wonderful turnout! Please let us know what you liked and did not like about the picnic. It was definitely cold out but everyone stayed for quite a while. Thank you to Bill for coordinating the picnic and all of his helpers (Scott, Steve, Ron, Joel and Matt). Hope to see everyone next year at this event!

### What happens if you do not pay your Annual Dues??

-by Jennifer Alvarez

The board has seen an increase in the amount of people who do not paid their annual dues. I would like to explain the process and lengths that the board goes through to collect the annual dues and TRY to not put a resident deeper in debt.

I know for most, money is very tight these days. We have seen more foreclosures in the neighborhood than ever before. I would also like to point out that we have one of the cheapest Annual Dues in the area.

One hundred and nine dollars (\$109) is the dues amount. If dues are not paid on time a late fee of \$10.90 will be charged to your account. After 2-3 reminders of your lateness the board finally resorts to sending to the collection department at the attorney's.

As soon as your account is turned over to them the debt starts to quickly multiply. The resident is charged for the warning letter that the attorney sends out and then if a lien is prepared before payment is received, the resident is charged for that also...in the end you are looking at a \$200-\$300+ bill and a lien on your house...all because you didn't write the check for \$109.

If you can't afford to pay by the due date, write the board a letter, request a payment plan. We are here to work with you, but if you don't communicate with us how are we to help you?!

#### CABELL'S MILL COMMUNITY ASSOCIATION 2012 BUDGET

	BUDGET 2012
<b>REVENUE</b>	
HOMEOWNER ASSESSMENTS	33,572.00
LATE CHARGES	196.00
INTEREST	300.00
NEWSLETTER & WEB ADVERTISING	300.00
BAD DEBTS	
LEGAL FEES RECOVERED	200.00
<b>TOTAL REVENUE</b>	<u><u>34,568.00</u></u>
<b>EXPENSES</b>	
AUDIT & TAX RETURN PREP	1,850.00
GOVERNMENT FEES (TAXES&LICENSES)	665.00
INSURANCE	2,000.00
LEGAL FEES	3,500.00
BEAUTIFICATION	-
COMMON AREA MAINTENANCE	8,500.00
MAINTENANCE INSPECTION	1,500.00
MANAGEMENT FIRM	11,056.00
NEWSLETTER EXPENSE	600.00
OTHER PRINTING	150.00
PICNIC	2,500.00
POSTAGE	700.00
TELEPHONE DIRECTORY	400.00
WEB SITE HOSTING	100.00
WEB SITE MAINTENANCE	350.00
OTHER EXPENSES	197.00
RESERVE FUND	500.00
<b>TOTAL EXPENSES</b>	<u><u>34,568.00</u></u>
<b>SURPLUS/(DEFICIT) FUNDS</b>	<u><u>-</u></u>

### Babysitters Needed

If your child is old enough to babysit please email Jennifer Alvarez at [jen.alvarez@gmail.com](mailto:jen.alvarez@gmail.com)



By: Jacquie Rahm and Katie Galindo

Last spring we received permission from the CMCA to apply storm water drain labels like the one shown in the Cabells Mill Community as part of our Silver Award project. When you see the labels, please remember they are there to remind you not to dump anything down the storm drain.

### **Why it's important to keep the Storm Drains clean**

-by Jacquie Rahm and Katie Galindo

Storm drains prevent flooding of roads and neighborhoods by carrying rain and melted snow away from the streets. Unlike water from our taps, tub, and toilets, water flowing into storm drains isn't treated. **Storm drains connect directly to our streams. Dumping or allowing other waste down the storm drains pollutes our water supply and negatively impacts sea life.**

Trash, pet waste, motor oil, paint, and other materials dumped or washed by runoff into the storm drains **pollutes the Occoquan Reservoir and ultimately the Chesapeake Bay.** The Occoquan Reservoir serves as a **water supply** for residents of Fairfax County and the City of Alexandria. So the labels in our neighborhood say —No Dumping, Drains to Occoquan Reservoir — as a reminder not to dump waste into these drains and to pick up trash that might eventually get washed into the drain during the next rain storm.

**Storm water runoff causes more pollution in the Chesapeake Bay than factories or agriculture!** If you've ever lost a ball or thrown trash down the storm drain, chances are that it will eventually be discharged into the

Chesapeake Bay.

**Nonpoint source pollution** is the leading cause of water quality deterioration in the Chesapeake Bay. Most nonpoint source pollution comes from urban storm water runoff. Forms of nonpoint source pollution include: sediments, nutrients, toxic substances, and pathogens.

### **What You Can Do**

- Keep litter, pet waste, leaves, and debris out of street gutters and storm drains – these outlets drain directly to lakes, streams, rivers, and wetlands.
- Apply lawn and garden chemicals sparingly and according to directions. Don't do it right before a storm is forecast, or else chances are a lot of the chemicals will be washed down the drain and into our streams (and our water supply at the Occoquan Reservoir).
- Clean up spilled brake fluid, oil, grease, and antifreeze. Do not hose them into the street where they can eventually reach local streams and lakes.
- Wash cars on lawn or at a car wash, not in your driveway or on the street.
- Control soil erosion on your property by planting ground cover and stabilizing erosion prone areas.
- Use household detergents and cleaners that are low in phosphorus to reduce the amount of nutrients discharged into our lakes, streams, and coastal waters.
- Dispose of oil, antifreeze, paints, and other household chemicals properly, not into storm drains or sewers. To learn more go to <http://www.fairfaxcounty.gov/dpwes/trash/disphhw.htm>.

### **More information**

If you have any questions about this project or would like to organize your own storm drain project, call the Northern Virginia Soil and Water Conservation District at 703-324-1423 or go to <http://www.fairfaxcounty.gov/nvs/wcd/stormdrained.htm>.

## An Update on Deer Management in Ellanor C. Lawrence Park

The summer newsletter contained an article about the deer management program in Ellanor C. Lawrence Park. For basic facts about the program, please refer to that article. The article referred to two future events, a public meeting about the program and the start of the management activity. Those are covered here. David Nolan attended the public hearing on August 22<sup>nd</sup>, 2011 to obtain some basic facts about the program & questions can be directed towards him. Highlights include:

- The program is for archers only.
- All archers must be able to put three arrows out of three arrows in a nine inch circle at 20 yards to qualify for the program. They have a maximum of three attempts to qualify.
- There is to be no hunting within 50 feet of an established trail.
- There is to be no hunting within 100 feet of a park boundary.
- Any shots taken must be at a still target within 20 yards of the archer.
- The vehicles used by the participants must display a county-issued placard when parking in a deer management area.
- All arrows are labeled in a manner that identifies the owner of the arrow.
- During the history of the program only two arrows have been lost.
- All archers participating in the program are required to carry a county-issued ID that indicates their participation in the deer management program.
- This is not a trophy-hunting program. All archers must harvest one antlerless deer before being allowed to harvest a buck.
- Last year approximately 40% of the harvested meat went to local charities and food banks.

Since the start of the program on September 24<sup>th</sup>, 2011 through October 24<sup>th</sup>, 2011 28 deer have been harvested from Ellanor C. Lawrence park. Anecdotal evidence from this author has seen a dramatic reduction in the amount of deer in the park on his runs. The program continues until February 11<sup>th</sup>, 2012.

Some frequently asked questions and answers are listed below.

Question	Answer
What should I do if I see a wounded deer in the area?	Although this is very unlikely, anyone spotting a wounded deer should call FCPD non-emergency dispatch (703-691-2131) first and then contact Vicky Monroe (Fairfax County Biologist) second (703-246-6868).
I see someone that looks suspicious hunting deer, what should I do	Any of the participant archers are required to carry identification issued by Fairfax County and will produce it upon request.
I'm concerned about the remains of harvested deer being left in public view, what is being done about the harvested deer?	The only remnant of the harvesting process is the gut pile, which is not left in public view or near public use areas of the park. All other parts of the deer are required to be removed from the park.
How likely is it that a wounded deer won't be harvested by one of the archers?	The wound rate (deer wounded but not retrieved) is less than 4% and is dropping year over year.
Is the deer management activity going to be near my house	The only area adjacent to Cabells Mill is the plot of land south of Cabells Mill Dr between Walney and Heron. The rules of being 100 feet from the park boundary (i.e. the property line of the houses on Heron) apply to this area.

## Snow and Fire Hydrants

The winter months bring a special challenge to the Fairfax County Fire and Rescue Department. Large winter storms can often hide fire hydrants under a mountain of snow making them difficult to find quickly. In the event of a fire, firefighters have to locate and shovel out fire hydrants before hooking up to the system. Precious time is lost. It is critical that the fire and rescue department have access to hydrants during a fire. Locating and accessing obstructed or covered fire hydrants may take 5-7 minutes once firefighters arrive on the scene.

Normally, firefighters attempt to shovel every hydrant in their first due area, but sometimes this is difficult. Please take some time to help firefighters have access to a fire hydrant—don't let your neighborhood hydrants remain "undercover".

Firefighters are asking for your help by keeping fire hydrants closest to your residence or business clear of snow. A three-foot clearance is needed on ALL sides.

Please take time to clear away the snow around the Fire Hydrants; you would be grateful if it was your house burning down!

Addresses:

1. Indian Rock Rd opposite 5312
2. Cabells Mill Dr, 13721
3. Nanticoke Ct, 1371
4. Cabells Mill Dr, 13766
5. Northbourne, opposite 13718
6. Darrington Way/Eastcliff Cir
7. Ellicott Dr, 5277
8. Ellicott Ct, between 5211
9. Rushbrook Dr, 5207
10. Cabells Mill Dr, 13701
11. Cabells Mill Dr, 13992

## Snow and Christmas Tree Pickup

The board has contacted both AAA and American Disposal and both companies will be picking up Christmas trees (remove

decorations and tinsel) the first two Wednesdays in January.

Snow is just around the corner!

## SNOW!

- Please shovel your sidewalks, it makes it safer for kids to get to bus stops
- Clear out path so children can get onto bus at bus stops (last year we saw children standing in the street waiting for the bus!)
- Park in driveway so snow plows can move more snow off the roads
- If you park on the street after a snow storm you still need to park by the curb...not 2 feet from it!
- Clear snow away from Drainage Areas and Fire Hydrants

## Need a helper?

We have young adults/children who are willing to help around your house

- Babysitting
- Pet Sitting
- Pet Walking
- Raking Leaves
- Shoveling Snow
- Picking up mail while you are on vacation
- Pulling weeds (with supervision)
- Other

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

## Babysitting Co-Op

Jennifer Alvarez has started up the Babysitting Co-Op again. We have 10 families participating so far. Basic idea is that an adult will watch another person's kids and time will be traded among all participants. Please email Jennifer if you are interested in joining at [jen.alvarez@gmail.com](mailto:jen.alvarez@gmail.com).

## Safe Driving in Cold, Inclement Weather

As winter approaches, so does the possibility of snow. The last few years have seen some heavy snow fall in Cabells Mill. In the aftermath of these heavy snow storms, the board would like to provide some winter driving tips and requests for behavior in the event of a snow storm.

Safe driving in snow and ice can be a difficult task. Here are some tips to make your journey safer:

- If you don't have to go out, don't. Wait until the roads are clear and the snow has stopped before driving.
- If you must go out, give yourself extra time to arrive at your destination. Plan on your trip taking twice as long as it normally would.
- Consider taking supplies in case you become stuck. Blankets, food, water, a shovel and sand are all good items to have in your car for winter.
- Leave plenty of room between you and the car in front of you. Plan on three times as much distance to come to a stop as you would in a normal situation.

- Make sure your tires are properly inflated before driving this winter. The decrease in temperature from summer can severely lower tire pressure to the point where traction is impaired.
- For more safe driving tips, see a collection of articles from weather.com, AAA and MSNBC at <http://bitly.com/rI3QRq>

The board would like the residents of Cabells Mill to help make neighborhood safer during and after a snow storm. Please:

- Remove as many vehicles from the street as possible. The roads of our community are three vehicles wide but the snow plows generally are only able to plow one lane worth of snow because of the massive amount of cars on the street.
- If you must park on the street, park as close to the curb as possible. If you return home and can't make it to the curb because of the snow it is not acceptable to park in the middle of the street. Multiple cars were seen after the last snow storm parked three to six feet from the curb.

### Centreville



The Centreville Immigration Forum is proud to announce the opening of the Centreville Labor Resource Center

There will be an Open House to mark this event on Saturday, December 3, 2011, 12 noon until 4 p.m.

5956 Centreville Crest Lane, Centreville, VA 20120

*Ribbon-cutting at noon*



Community leaders will speak at 2 pm.

Refreshments will be served.

For additional information call the Labor Resource Center, 571-278-1961

or email,

[info@centrevilleimmigrationforum.org](mailto:info@centrevilleimmigrationforum.org)

[www.CentrevilleImmigrationForum.org](http://www.CentrevilleImmigrationForum.org)

# WINTERFEST

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December 3<sup>rd</sup>, 10 am – 3 pm (Silent Auction ends at 2 pm)

**CRAFT FAIR  
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**Some of our Silent Auction Items:**

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- Moe's Kids Restaurant Experience
- Wegman's Holiday Gift Basket
- One dozen cupcakes from Cupcakes Actually
- Olive Garden Gift Card
- Cheesecake Factory Gift Card
- Red Rocks Café and Tequila Bar Gift Card
- Little Italy Gift Card
- AUTOGRAPHED children's books
- Child Photography Package
- Two tickets to "The Gaming Table" at the Folger Shakespeare Theatre
- Four Performance Passes during the 2011-2012 season to a show at Creative Cauldron
- Four tickets to Spring Ballet of the Fairfax Ballet
- Art prints
- Visit [www.poplartrepta.com](http://www.poplartrepta.com) for an updated list of items

Attn: Cabells Mill Families  
You Are Invited...

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Visit Online for all the details—

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