

The Quaker Hill Quill

August 2008

Signs, Signs, Everywhere Signs

It's an election year, and political signs are springing up everywhere! Quaker Hill Community design standards dictate that only signs advertising property for sale can be displayed. Sale signs must meet applicable City of Alexandria regulations with respect to size, content, and removal.

Direct Debit for your Condo Fee

Going on vacation and forgot to pay your condo fee? Is it January and you can't find information about the new fee? Hate getting a letter saying you were off by one dollar? Make life easier. Contact Northern Virginia Management (NVM) and set up a direct debit account for your condominium fee. You'll never be late, your amount will never be wrong, and you'll have one less bill to think about. The direct debit account is a free service available to homeowners only.

What's On Your Mind?

The Quill newsletter staff welcomes your suggestions for articles. Please send them to NVM.

Creation of the Common Interest Community Board

Virginia House of Representatives Bill 516 amended several provisions of the Code of Virginia pertaining to common interest communities, including the creation of the Common Interest Community Board to oversee and enforce the licensing and certification of persons or entities offering management services to common interest communities. Effective July 1, 2008, the Board will require accreditation, certification, and regular training and testing programs. In addition, the Board will establish standards of conduct for community managers and their employees. In order to fund these initiatives, the Board may assess licensing fees for each community manager and annual registration fees for community associations. Additionally, the Board has the authority to adopt rules and regulations in order to enforce its objectives, which includes fines for violations.

For licensing and certification, a community manager must obtain and carry a fidelity bond or dishonesty insurance policy that protects both the community manager and the community association. The community management company must: 1) certify that it is in good standing and authorized to transact business, 2) establish a code of conduct for its employees, 3) ensure that all agreements with clients are in writing, 4) establish internal controls to prevent risk of fraud, and 5) ensure its records are independently reviewed or audited on an annual basis. Other regulations affected by this legislation will be covered in future editions of the newsletter.

Yale Sidewalk and Crossing Area

In Spring 2007, the Quaker Hill Board met with the City of Alexandria to request the installation of a sidewalk on the east side of Yale Drive between Ellsworth and the intersection of Dartmouth Road. The geography of the area and the mature tree on the corner hindered the installation of a complete sidewalk (the sidewalk now extends halfway up the block and stops). In response to our concerns about the safety of neighborhood children who walk to MacArthur Elementary School and the location of a nearby high school with new drivers, the City has now repainted the crosswalks at the intersection of Ellsworth and Quaker Hill Court. The City also is considering painting a "climbing bike path lane" on the east side of Yale near the Dartmouth Road intersection. A painted lane offers greater visibility, narrows the street, and slows traffic.

The Board also asked the City to install a calming table (a flat speed bump) similar to the one located on Yale Drive near the elementary school. City funds are not available to install a calming table at this time.



Trash Disposal

Residents of single-family detached homes and townhomes are reminded that trash containers may not be placed outside earlier than 5:00 p.m. on the evening before collection and must be returned to storage not later than 7:00 p.m. on the day of collection. Please put your trash can out of view on non-pick up days.

The regular trash collection day is Tuesday. During a week when Monday or Tuesday is a holiday, you may call the City's Office of Solid Waste at (703) 751-5872 or check the city of Alexandria Web site at <http://ci.alexandria.va.us> for information on trash collection.

TMP

Ever wonder what the Transportation Management Program (TMP) is? As a condition of approval for a multifamily development project, the City of Alexandria requires most communities



to participate in a city-wide program that promotes the use of mass transit. Part of our monthly assessment fee funds this program. As a bonafide resident of Quaker Hill, you are eligible to purchase certain mass transit media at a reduced price. The type of media, the pricing and how to obtain them are published in this newsletter. It is an excellent benefit of living in this beautiful community!

Transit media are available for half-price through the Quaker Hill TMP. The Program offers:

ITEM	COST TO YOU
\$20.00 Metrorail farecards (limit 3 per household per week)	\$10.00
Metrobus tokens (20)	\$13.50
Alexandria DASH pass (1 month unlimited rides)	\$15.00

You can place an order for these items in one of the following ways:

1. Call Northern Virginia Management at (703) 941-9002
2. Email Northern Virginia Management — NVManagement@erols.com
3. Send your order by mail to:
Northern Virginia Management
4306 Evergreen Lane, Suite 101
Annandale, VA 22003

Northern Virginia Management will send out your media, along with an invoice and stamped, return addressed envelope. Northern Virginia Management will honor resident's requests to mail media on a scheduled basis. For example, if a resident uses the Metrorail passes on a regular basis, then we can arrange to send the passes each week or every other week. Please note that all orders must be paid before subsequent orders can be processed.

Quaker Hill Community Association

People You Should Know

Board of Directors

Sam Hayes, President
Susan Thomas, Vice President
Marjorie Stein, Secretary
Rose Gillespie, Treasurer
Ed Lacy, Director

Committee Chairpersons

Covenants: Sharon Crosby
Landscape: Vacant
Newsletter/Web site: Rose Gillespie

Clubhouse Telephone

(703) 823-1911/1912

Northern Virginia Management

(703) 941-9002
NVManagement@erols.com
4306 Evergreen Lane, Suite 101
Annandale, Virginia 22003
Effective March 1, 2006

The Quaker Hill Community Association Board of Directors meets at 7:00 p.m. on the fourth Thursday of every month at the Quaker Hill clubhouse. Association members who wish to bring an issue before the Board should write to the Board in advance c/o NVM, 4306 Evergreen Lane, Suite 101, Annandale, Virginia 22003, or call any Board member. Meeting date changes will be posted on the clubhouse bulletin board.

Deck Maintenance Tips

❑ Provide proper ventilation to prevent moisture buildup.

- Standing water can lead to premature wood damage. Gaps between boards must be free from dirt, debris and twigs in order to allow water to drain freely. Air needs to flow in and around your deck to prevent moisture buildup.

❑ Protect your deck from water stains.

- Adequate drainage is needed for potted plants, umbrella stands or other flat heavy objects. Setting the pot or planter on the deck surface leaves a stain and may encourage wood decay in that area because moisture doesn't readily evaporate between the deck and planter. One solution is to move them around on a regular basis to decrease the effects. Alternatively, deck stand-offs (small decks or platforms made of wood, plastic, or metal) can be used.

❑ Maintain your deck throughout the year.

- Deck maintenance is essential. Clean your deck using a medium-stiff brush, garden hose, and a deck-specific wash designed for exterior wood. Cleaning your deck between treatments helps maintain the beauty of the wood.
- In winter, use a plastic snow shovel to clear a path on your deck. (A metal shovel may get caught on the boards and damage the wood.) Shovel along the boards lengthwise. Avoid using salt or ice melters as these products

leave a residue, may discolor or damage some coatings, and kill plants on or near the deck.

❑ Eliminate Mildew.

- Mildew should be removed from a deck soon after it appears. Allowing it to grow untreated, even in the winter, can lead to deck damage. Apply a mildew removal product to your deck with a soft bristle brush. After allowing the solution to set, simply rinse the surface clean.

❑ Replace Loose Nails/Screws.

- Because of changes in weather, wood shrinks and expands. This causes nails to pop out of deck boards. Conventional wisdom suggests that loose nails be replaced with deck screws. Deck screws are a better choice than nails because they hold more securely to the wood and offer a longer-term solution.

❑ Inspect and repair wood damage.

- Weather-damaged boards may twist out of shape, popping nails and creating an uneven walking surface. These boards often can be fixed rather than replaced. When new boards are needed to replace damaged sections of the deck, it's a good idea to use a biodegradable cleaner and a brightening agent on the older portions of the deck so that the new and old parts of the deck more closely match. A sealer also should be used to finish off the deck and guard against moisture.

You Can Teach an Old Dog a New Trick

With many pet owners in the Quaker Hill community, it's a good idea to remind residents about a few pet etiquette rules.

- **Clean up after your pet at all times.** Our community is well traveled by pet owners and others, especially around the pond. Please pick up after your dog with a plastic bag that can be tied or sealed to contain the unpleasant odor and deposit the waste in an appropriate receptacle. Several waste receptacles are located around the pond and on Yale Drive.
- **Keep your pet on a leash when leaving your yard.** It's the law. Unsupervised and/or uncontrolled interactions show a lack of respect for other residents and animals and may result in injury, medical bills, fines for violations, and legal fees.
- **Always ask the owner/walker for permission to approach and pet the dog.** It is always fun to meet and greet new pets and their owners but do so politely and carefully. Just because a dog's tail is wagging doesn't mean he is happy to have a stranger touch him. Some dogs may not like children, especially those who are at the "finger-in-the-eye" height. If you are given permission to pet the dog, then put your hand out and let the dog smell you first. That way the dog knows you are not a threat.



We have a great neighborhood partly because of our animals. Let's do everything we can to keep them and us safe and happy.

Did you Know?

Readers of AmericanStyle magazine selected the City of Alexandria as a top 25 arts destination for mid-sized cities—cities with populations of 100,000 to 499,999. The bimonthly magazine caters to art enthusiasts, collectors and cultural tourists. Alexandria ranked 12th, rising from its 20th place ranking last year.

Help Prevent Water Pollution

Polluted rainwater is the nation's number one water quality problem, and the City of Alexandria is hoping that you can help do something about it. Pollution from storm water runoff comes from many sources, such as parking lots, lawns, driveways, and roads. Rainwater that runs off these surfaces picks up contaminants from motor oil, fertilizer, and pesticides, and bacteria from pet waste. This runoff flows into storm drains and then into local streams and the Potomac River, which are sources of drinking water for many residents in the Washington, D.C. area. Contaminated runoff also contributes to pollution that affects the Chesapeake Bay.

To help prevent water pollution, please follow these simple tips:

- Dispose of used motor oil and household hazardous waste (e.g., paint, batteries, household cleaners) properly through the city's S.T.O.P. (Stop Throwing Out Pollutants) program rather than pouring it on the driveway or into the storm drain.
- Avoid excess fertilizer or pesticide use, especially before rain is predicted.
- Wash your car at a commercial carwash or in a location where the soapy water will not run into the storm drain.
- Sweep up dirt, grass clippings, and other yard waste instead of washing them down the driveway and into the gutter.
- Always pick up pet waste from your yard, sidewalk, or park area.

For more information about preventing water pollution, please call the City of Alexandria, Division of Environmental Quality at 703-838-4334 or visit the Environmental Quality web site at www.alexandriava.gov/tes/info/default.aspx?id=2820.

Noise

Almost every community prohibits excessive, unnecessary, and unreasonable noise. The City of Alexandria is no exception. City staff and police officers have the power to investigate noise complaints and enforce the ordinance through fines and shutdowns. The following rules apply:

For contractors:

- Monday-Friday: Construction work is prohibited before 7 a.m. and after 6 p.m.
- Saturday: Construction work is prohibited before 9 a.m. and after 6 p.m.
- Sunday and holidays: No construction work is allowed.

For homeowners:

- The general rule is construction-related work and excessive/unreasonable noise are prohibited before 7 a.m. and after 11 p.m.

Tot Lot Update

The tot lot equipment and fence have been removed, and the wrought iron fence has been recycled. The fence was used to block the path that leads to the shopping center. Over the years, foot traffic along the path eroded the slope and damaged plants. The Board is considering replanting and reseeding the slope and the former tot lot.

New Pool Drain

A new Virginia law requires all pools to have a minimum of two pool drains. The addition of a second pool drain will help prevent entrapment by suction, thereby reducing injuries and fatalities. The new pool drain will be added by May 2009.

Pool Wall

The recent pond dredging provided an opportunity to follow up on another critical Reserve Study finding. With the water level lowered, Gardner James Engineering, Inc. evaluated the crack in the pool wall. The results of the engineering study will be presented in the next newsletter.

Fall Gardening Tips

Autumn is the perfect time for certain gardening tasks such as aerating your lawn and planting trees, shrubs, or bulbs. Here are a few tips to get you thinking:

Pruning: Fall is the time to prune and cut back shrubs and bushes. Pruning should be done as soon as plants are dormant.

Watering: Cold weather doesn't mean the ground is frozen. The ground takes longer than air to cool off. As long as the ground is not frozen and can accept water, you should water your evergreens. While many plants are fairly dormant by now and not using much water, evergreens keep their needles all winter and can lose water through those needles.

Snow and ice on trees and shrubs: When snow piles up on trees and shrubs, gently brush it off. Don't shake the branches as this may cause them to break. If the snow is frozen on the branch and will not brush off easily, then it is best to let the snow melt to avoid damage to the tree or shrub. If tree limbs break because of the weight of ice or snow, then it is advisable to remove broken limbs as soon as the weather permits. Hanging branches can be a danger to passing pedestrians. Also, the tree will heal better if the wound has clean edges instead of ragged tears.

Holiday plant care: Most blooming holiday plants prefer to be in a cool room. This keeps the plant in flower longer. Most holiday plants also need a bright room; some do well with direct sun, others do not. Also keep in mind that some holiday plants, such as poinsettias, are poisonous to pets.

Firewood: Do not store firewood in the house. Leave the wood outside in a dry place until you are ready to build a fire. Firewood should never be treated with insecticides, which can release toxic chemical fumes into your home when burned.



Happenings in Alexandria

12th Annual Multicultural Arts, Crafts & Music Festival takes place on October 4, 10 a.m. to 6 p.m., along Mount Vernon Avenue, the main business street in the heart of Alexandria's Delray neighborhood. The festival features more than 300 artisans, entertainment, activities, and food. For more information about the festival, visit www.artontheavenue.org.

Doggie Happy Hour for four- and two-legged critters is scheduled every Tuesday and Thursday from 5 p.m. to 8 p.m. in the courtyard of the Hotel Monaco. Complimentary doggie snacks and plenty of fresh water are served.

Alexandria Plant clinic by Master Gardeners of Northern Virginia is open for business on Saturdays from 5:30-10:30 a.m. at Market Square, 301 King Street. For more information, call 703-838-5006.

Want to view past issues of our newsletter? You can find them at www.QHCA.org.

Quaker Hill Community Association

c/o Northern Virginia Management

4306 Evergreen Lane, Suite 101

Annandale, Virginia 22003

SCHOOL STARTS SEPTEMBER 2.

**PLEASE DRIVE
CAREFULLY.**

